



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSIONERS 2012

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4th District
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Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

OCTOBER 17, 2012

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS
RIVERSIDE, CALIFORNIA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

1.1 **ADOPTION OF REVISED 2012 PLANNING COMMISSION CALENDAR**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **GENERAL PLAN AMENDMENT NO. 1114** – Applicant: Monroe Properties, LLC. – Engineer/Representative: John Corella – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG:AG) (10 acre minimum) – Location: Southerly of Airport Blvd and easterly of Monroe Street – 23 Gross Acres – Zoning: Light Agriculture (A-1-20) (20 acre minimum) – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Agriculture: Agriculture (AG:AG) (10 acre minimum) Land Use Designation to Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) on 23 gross acres. Project Planner: Paul Rull at (951) 955-8631 or email prull@rctlma.org. (Legislative)

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 **TENTATIVE TRACT MAP NO. 36288** – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community

Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, easterly of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills) - **REQUEST:** The Tentative Tract Map proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. Continued from August 15, 2012. Project Planner: H. P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

- 3.2 **SURFACE MINING PERMIT NO. 162, REVISED PERMIT NO. 5 / VARIANCE CASE NO. 1883** – Intent to Adopt Mitigated Negative Declaration – Applicant: Foundation Wind Power (Matt Wilson) for Robertson's Ready Mix – Engineer/Representative: Craig Cook, RCE - Fifth Supervisorial District – The Pass & Desert Zoning District – The Pass Area Plan: Rural: Rural Desert (R-RD), Rural Residential (R-RR), Rural Mountainous (R-RM), Community Development: Light Industrial (CD-LI) – Location: Southerly of Interstate 10 between Apache Trail and Fields Road at 13990 Apache Trail – 517 Gross Acres – Zoning: Controlled Development Areas - 10 Acre Minimum (W-2-10), Controlled Development Areas - 5 Acre Minimum (W-2-5), and Manufacturing – Service Commercial (M-SC) - **REQUEST:** Existing Surface Mine with production rate of up to 4.5 million tons of material per year proposes addition of two (2) one megawatt (MW) wind turbines at 338.6 feet in height for on-site power generation and for participation in California's Net Energy Meter Program, with proposed Variance to modify Section 15.2 (Development Standards) of Ordinance No. 348 (Land Use and Zoning) to increase height limits of the Controlled Development Areas -10 Acre Minimum (W-2-10) zone from 105 feet to 338.6 feet to accommodate the proposed wind turbines. Project Planner: Jay Olivas at (951) 955-1195 or email jolivas@rctlma.org. (Quasi-judicial)
- 3.3 **TENTATIVE PARCEL MAP NO. 36256** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robert Parker – Engineer/Representative: Southland Engineering – First/First Supervisorial District – Alberhill and Temescal Zoning Areas - Elsinore Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) - Location: Northerly of I-15, southerly of Temescal Canyon Road, and westerly of Horsethief Canyon Road – 10.4 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870). Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)
- 3.4 **CHANGE OF ZONE NO. 7788** – No New Environmental Documents Required – Applicant: Dedrick Phillips – Engineer/Representative: Alicen Wong – Fifth/Fifth Supervisorial District – Homeland Zoning Area – Lakeview / Nuevo Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Road, and southerly of Juniper Flats Road – 1.09 Net Acres - Zoning: Commercial Retail (C-R) - **REQUEST:** The zone change proposes to change the zoning classification for the subject property from Commercial Retail (C-R) to Rural Agricultural – 1 Acre Minimum (R-A-1). Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)
- 3.5 **SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT NO. 951, CHANGE OF ZONE NO. 7723** - Certify an Environmental Impact Report – Applicant: Hanna Marital Trust – Engineer/Representative: Geoff Scott – Third Supervisorial District – French Valley Community – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Highway 79 Policy Area – Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately ½ mile south of Scott Road and westerly of State Highway 79 – 201.1 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:**

The Specific Plan proposes eight (8) land use Planning Areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes up to 400,000 square feet of commercial retail uses and up to 200,000 square feet of commercial office uses on 13.9 acres, medium density residential uses (up to 73 dwelling units with a minimum lot size of 5,000 sq.ft.) low density residential uses (up to 22 dwelling units with ½ acre minimum lot sizes) on 36.4 acres, 21.6 acres for mixed use (up to an additional 225 housing units within a Continuing Care Retirement Community), 61.1 acres for open space conservation, and 20.2 acres for master plan roadways. The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development, and amend the land use designation from Rural Residential (R: RR) to Community Development Specific Plan: (CD:SP) with Community Development: Low Density Residential (CD:LDR), Community Development: Medium Density Residential (CD:MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan. The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone and establish legal boundaries for each of the 8 Planning Areas. The Environmental Impact Report has analyzed the potential environmental impacts of the proposed project. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rciltma.org. (Legislative)

4.0 WORKSHOPS:

4.1 NONE

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS

2.1

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Paul Rull
Planning Commission: October 17, 2012

General Plan Amendment No. GPA1114
(Agriculture Amendment)
Applicant: Monroe Properties, LLC
Engineer/Representative: John Corella

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1114 proposes to amend the Riverside County General Plan Land Use Element from Agriculture: Agriculture (AG: AG) (10 acre minimum) Land Used Designation to Community Development: Commercial Retail (CD: CR) (0.25 – 0.35 Floor Area Ratio).

The proposed Amendment is located in the Eastern Coachella Area Plan; more specifically, the project is located southerly of Airport Blvd and easterly of Monroe Street.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four

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categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1114 falls into the Agriculture Foundation Amendment category which involves amendment to property designation in the General Plan as Agriculture.

The Administration Element of the General Plan explains that findings must be made for the proposal that will be changing from an Agriculture Foundation to a Community Development designation. The required findings for this section of the analysis are:

- 1) The amendment would contribute to the achievement of the purposes of the General Plan.
- 2) The amendment would not be detrimental to the purposes of the General Plan.

Additionally, the Agriculture foundation allows up to seven percent of all the land within one of three designated areas to be converted to another Foundation and Land Use Designations (LUDs) during a two and a half year cycle. In the event that the seven percent threshold has been exceeded, an Agricultural Task Force would review the project. The proposed Amendment is in the Eastern Coachella Land Use Plan which is part of the "Palo Verde, Desert Center, and the Eastern Coachella" designated area, one of the three designated areas prescribed by the Administration Element. General Plan Amendment No. 1114 proposes to remove twenty-three (23) acres from the Agriculture Foundation into the Community Development: Commercial Retail. Pursuant to a County of Riverside GIS Analysis, 920.10 acres of property located within the Agriculture Foundation component has been removed and converted to another Foundation consistent with the Administration Element of the General Plan from October 1, 2003 to December 31, 2010 among all three sub-areas as listed above. This amount is well below the 7% threshold in any sub-area during the first 2 ½ - year cycle and the County is currently within our third, 2 ½ - year, review cycle.

Therefore, the adoption of GPA No. 1114 will not result in the 7% threshold being exceeded, within the third Agriculture Foundation review cycle (2009 – 2011). Based upon the threshold not being met, the Planning Department is not required to request that the Board of Supervisors convene the Agricultural Task Force as identified in Chapter 10 of the General Plan.

Consideration Analysis:

First Required Agriculture Finding: This proposal would change the Land Use designation from Agriculture to Community Development: Commercial Retail; therefore, it must be established that this designation would contribute to the achievement of the purposes of the General Plan.

The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The proposed General Plan Amendment would positively contribute towards the purposes of the General Plan by providing a growing and diversified job base within which many residents may find income opportunities. The creation of jobs and retail sales will contribute to the financial standing of the surrounding community and improve the health and well being of its residents. The proposed Commercial Retail designation would provide much needed retail infrastructure and community services in the area, particularly to the tract communities to the west in the City of La Quinta. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

Second Required Agriculture Finding: The Agricultural Foundation changes of the proposed Amendment must also not be detrimental to the purposes of the General Plan.

The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. As previously mentioned, the General Plan uses a seven (7) percent conversion threshold before the Agricultural Task Force review is required.

The seven percent threshold is applied as the project is scheduled for discretionary action by the Board of Supervisors. Several projects are in process in the Eastern Coachella Valley. It is unlikely that the proposed Amendment will exceed the seven percent threshold. A review by the Agricultural Task Force would be required in the event the project exceeds the threshold, at the direction of the Board. It also stands to note that the Riverside County Vision explains that agriculture needs to remain a strong component of the economy in the County, that the preservation of agricultural lands is vital to the County in many ways. An Amendment of this size does not significantly affect the agricultural identity of the County. The seven percent threshold was established in an effort to quantify the relationship identified in the Vision. Again, the intent of the Agricultural Task Force is to solicit direction from the industry itself, not to force preservation of lands that cannot viably produce sustainable amounts of agricultural products. In essence, taking control from the industry could result in blighted agricultural landscapes. While the proposed Amendment may appear to be in conflict with the Vision of the County, it is important to understand that the General Plan is structured to address this issue on a case-by-case basis, with the help of the Agricultural Task Force. This project has not been presented to the Agricultural Task Force and can only do so at the direction of the Board of Supervisors.

With the information available at this time the finding cannot be made; however, satisfying the finding would require action by the Agriculture Task Force, so it is appropriate to allow the proposed Amendment proceed.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #6): | Agriculture: Agriculture (AG: AG) (10 acre minimum) |
| 2. Proposed General Plan Land Use: | Community Development: Commercial Retail (0.20 – 0.35 Floor Area Ratio) |
| 3. Existing Zoning (Ex. #2): | Light Agriculture-20 acre minimum (A-1-20) |
| 4. Surrounding Zoning (Ex. #2): | Light Agriculture-20 acre minimum (A-1-20), Rural Commercial (C-R). The adjacent properties to the west are within the City of La Quinta. |
| 5. Existing Land Use (Ex. #1): | Vacant land and single family residences |
| 6. Surrounding Land Use (Ex. #1): | Vacant land, single family residences, Westside Elementary School. The adjacent properties to the west are single family residences and are within the City of La Quinta. |
| 7. Project Data: | Total Acreage: 23 acres (gross) |
-

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1114. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. An Airport Influence Area;
 - c. A CVMSHCP Criteria Area;
 - d. The Stephen's Kangaroo Rat Fee Area (Ordinance No. 663.10)
 - e. A High Fire Area;
 - f. A Flood Zone; or,
 - g. A Fault Zone.
3. The project site is located within:
 - a. A Redevelopment Area (Desert Communities Project Area)
 - b. The City of La Quinta Sphere of Influence;
 - c. A Community Development General Plan Policy Overlay;
 - d. An Area High Liquefaction Potential;
 - e. An Area Susceptible to Subsidence;
 - f. A Development Impact Fee Area (Ordinance No. 659);
 - g. A Circulation Element Right-Of-Way (Arterial 128' ROW)
 - h. A High Paleontological Potential (High A);
 - i. Coachella Valley Unified School District;
 - j. A County Service Area (Thermal #125 – Street Lighting);
 - k. The Community of Thermal;
 - l. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (41.33 miles).
4. The subject site is currently designated as Assessor's Parcel Numbers: 764-070-001, 764-070-002, 764-070-003, 764-080-002, 764-080-003, 764-080-011

XX:xx

Y:\Planning Case Files-Riverside office\GPA01114\DH-PC-BOS Hearings\DH-PC\GPA01114 Initiation Staff Report 10-17-12.docx

Date Prepared: 10/20/08

Date Revised: 9/10/12

AGRICULTURE AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1114 Supervisorial District: Four Existing Zoning: Existing Zoning
Agriculture- 20 acre minimum (A-1-20)

Area Plan: Eastern Coachella Valley Area Plan
Acreage: 23 Gross

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Agriculture (AG)

Existing General Plan Land Use Designation: Agriculture (AG) (10 acre minimum)

Existing Policy Area(s) or Overlay(s): Community Development

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)

Proposed General Plan Land Use Designation: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)		X	
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		High
High Fire Area		X	
Code Compliant	X		Abatement, neighborhood enforcement
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	
Water / Sewer Issues		X	
City Sphere of Influence	X		City of La Quinta
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

ENTITLEMENT/POLICY FINDINGS *(Check all that apply)*

Is there a reasonable possibility that the following findings can be made?*

Finding	Yes	No	Comment
<p>The amendment would contribute to the achievement of the purposes of the General Plan.</p>	X		<p>The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The proposed General Plan Amendment would positively contribute towards the purposes of the General Plan by providing a growing and diversified job base within which many residents may find income opportunities. The creation of jobs and retail sales will contribute to the financial standing of the surrounding community and improve the health and well being of its residents. The proposed Commercial Retail designation would provide much needed retail infrastructure and community services in the area, particularly to the tract communities to the west in the City of La Quinta. The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.</p>
<p>The amendment would not be detrimental to the purposes of the General Plan.</p>	X		<p>The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. As previously mentioned, the General Plan uses a seven (7) percent conversion threshold before the Agricultural Task Force review is required.</p> <p>The seven percent threshold is applied as the project is scheduled for discretionary action by the Board of Supervisors. Several projects are in process in the Eastern Coachella Valley. It is unlikely that the proposed Amendment will exceed the seven percent threshold. A review by the Agricultural Task Force would be required in the event the project exceeds the threshold, at the direction of the Board. It also stands to note that the Riverside County Vision explains that agriculture needs to remain a strong component of the economy in the County, that the preservation of agricultural lands is vital to the County in many ways. An Amendment of this size does not significantly affect the agricultural identity of the County. The seven percent threshold was established in an effort to quantify the relationship identified in the Vision. Again, the intent of the Agricultural Task Force is to solicit</p>

		<p>direction from the industry itself, not to force preservation of lands that cannot viably produce sustainable amounts of agricultural products. In essence, taking control from the industry could result in blighted agricultural landscapes. While the proposed Amendment may appear to be in conflict with the Vision of the County, it is important to understand that the General Plan is structured to address this issue on a case-by-case basis, with the help of the Agricultural Task Force. This project has not been presented to the Agricultural Task Force and can only do so at the direction of the Board of Supervisors.</p> <p>With the information available at this time the finding cannot be made; however, satisfying the finding would require action by the Agriculture Task Force, so it is appropriate to allow the proposed Amendment proceed.</p>
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*** THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

Department	Comments
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

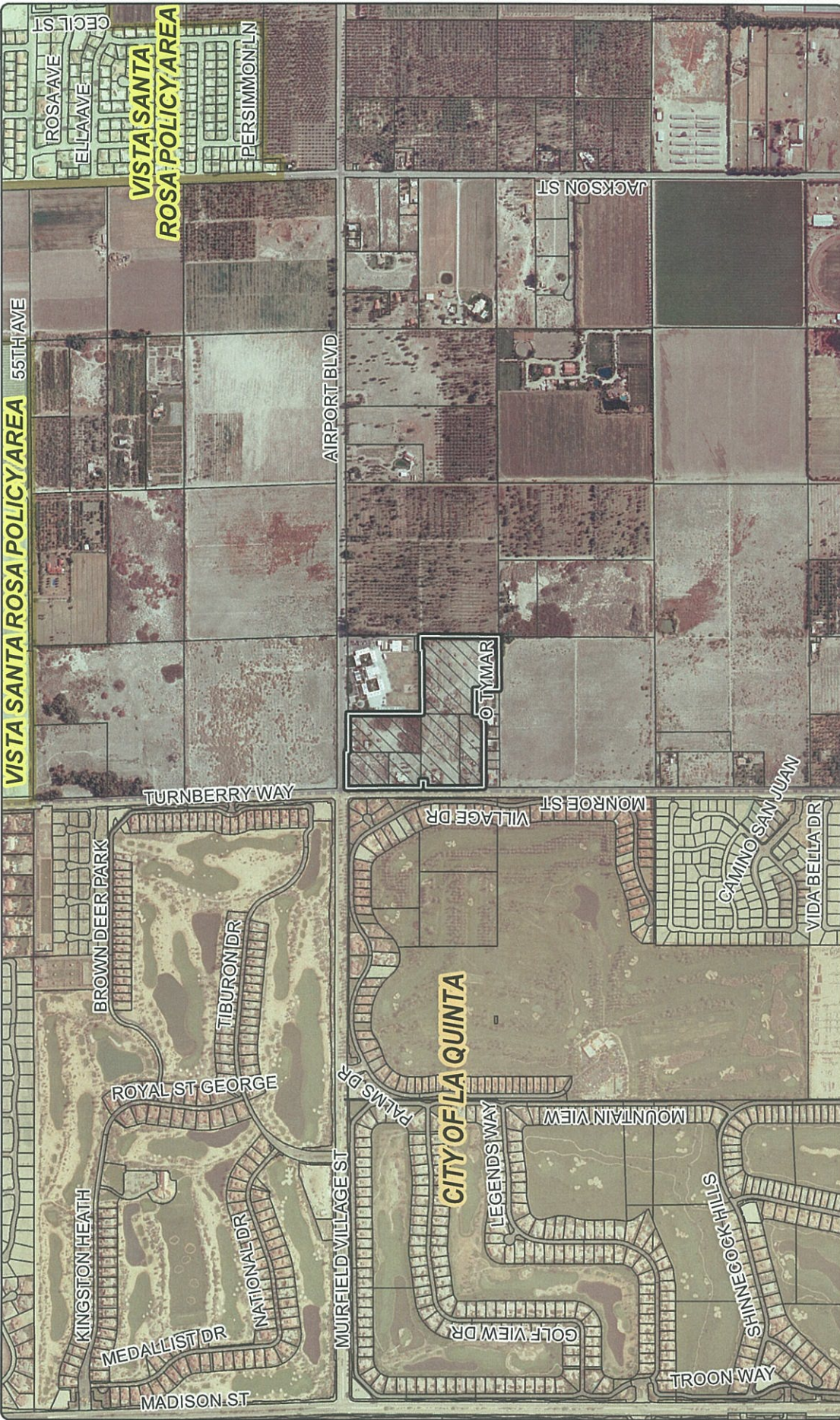
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA011114

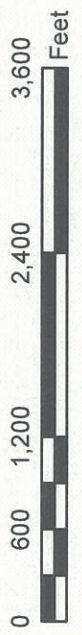
VICINITY/POLICY AREAS

Supervisor Benoit
District 4

Date Drawn: 8/16/2012
Vicinity Map



Assessors Bk. Pg. 764-070,080
Thomas Bros. Pg. 5530 F5
Edition 2011



Zoning District: El Cerrito
Township/Range: T6SR7E
Section: 23

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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lfma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

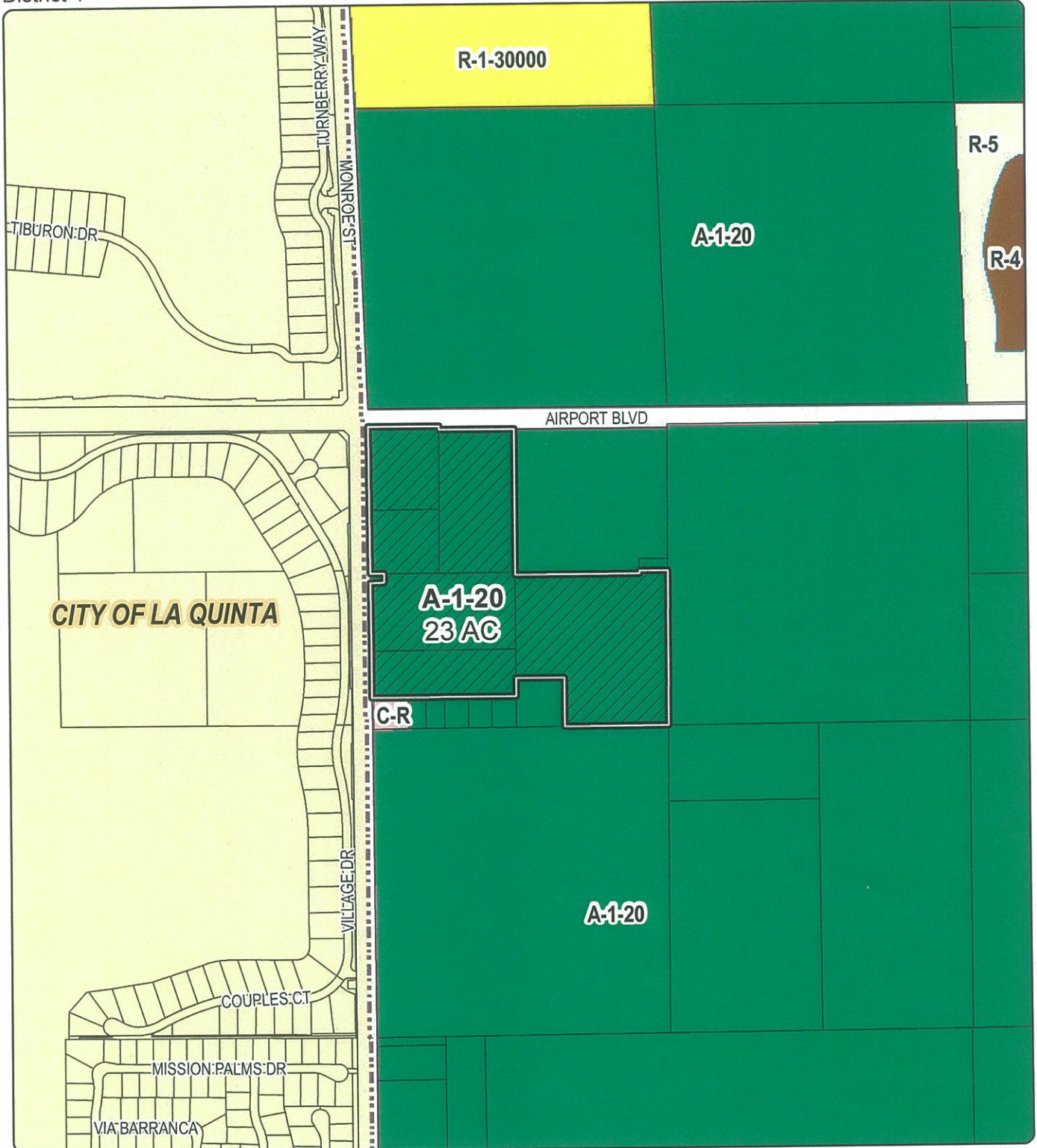
GPA01114

EXISTING ZONING

Date Drawn: 08/16/2012

Exhibit 2

Supervisor Benoit
District 4



Zoning District: El Cerrito
Township/Range: T6SR7E
Section: 23



Assessors Bk. Pg. 764-070,080
Thomas Bros. Pg. 5530 F5
Edition 2011

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RIVERSIDE COUNTY PLANNING DEPARTMENT

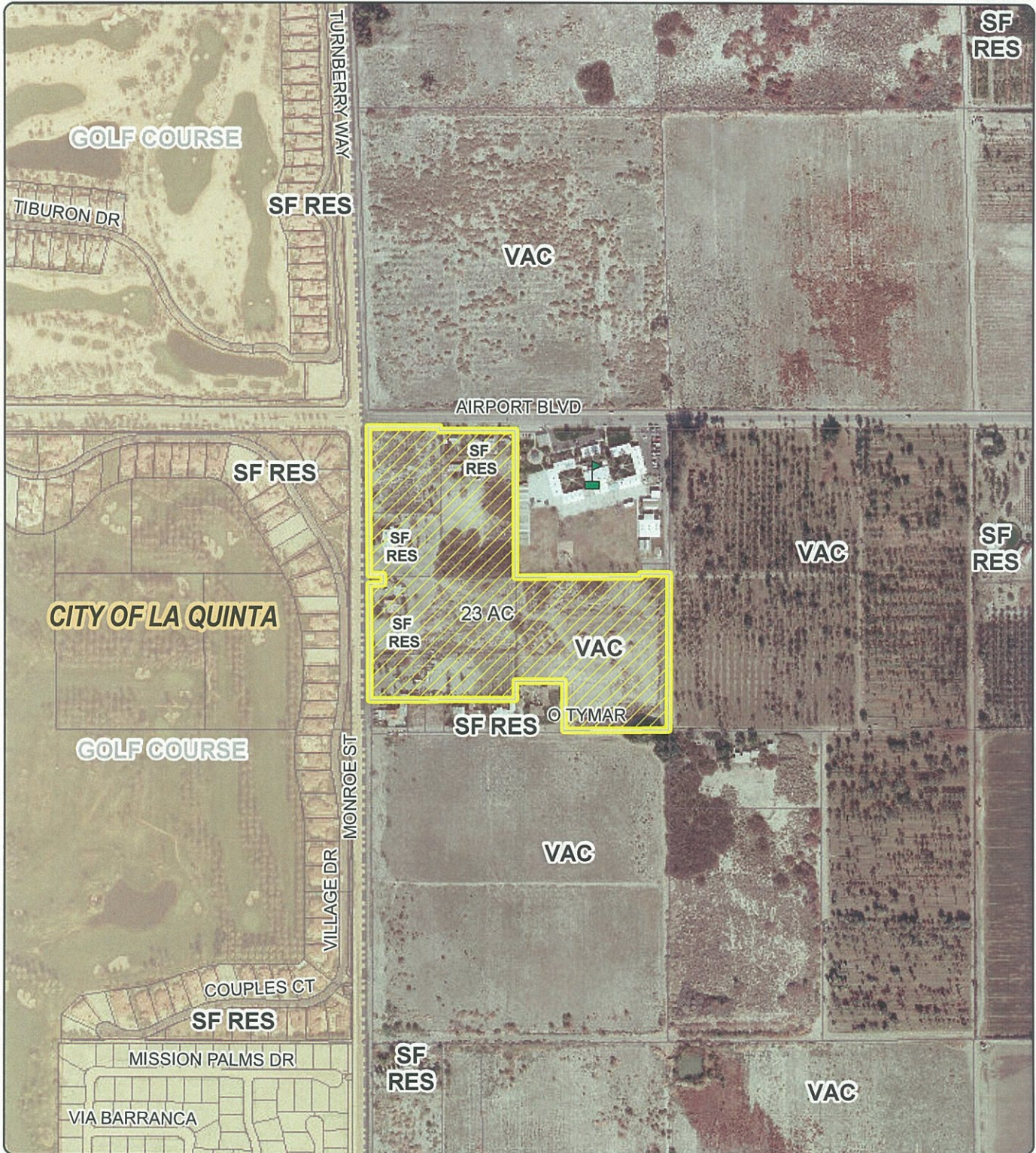
GPA01114

LAND USE

Supervisor Benoit
District 4

Date Drawn: 8/16/2012

Exhibit 1



Zoning District: El Cerrito
Township/Range: T6SR7E
Section: 23



Assessors Bk. Pg. 764-070,080
Thomas Bros. Pg. 5530 F5
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

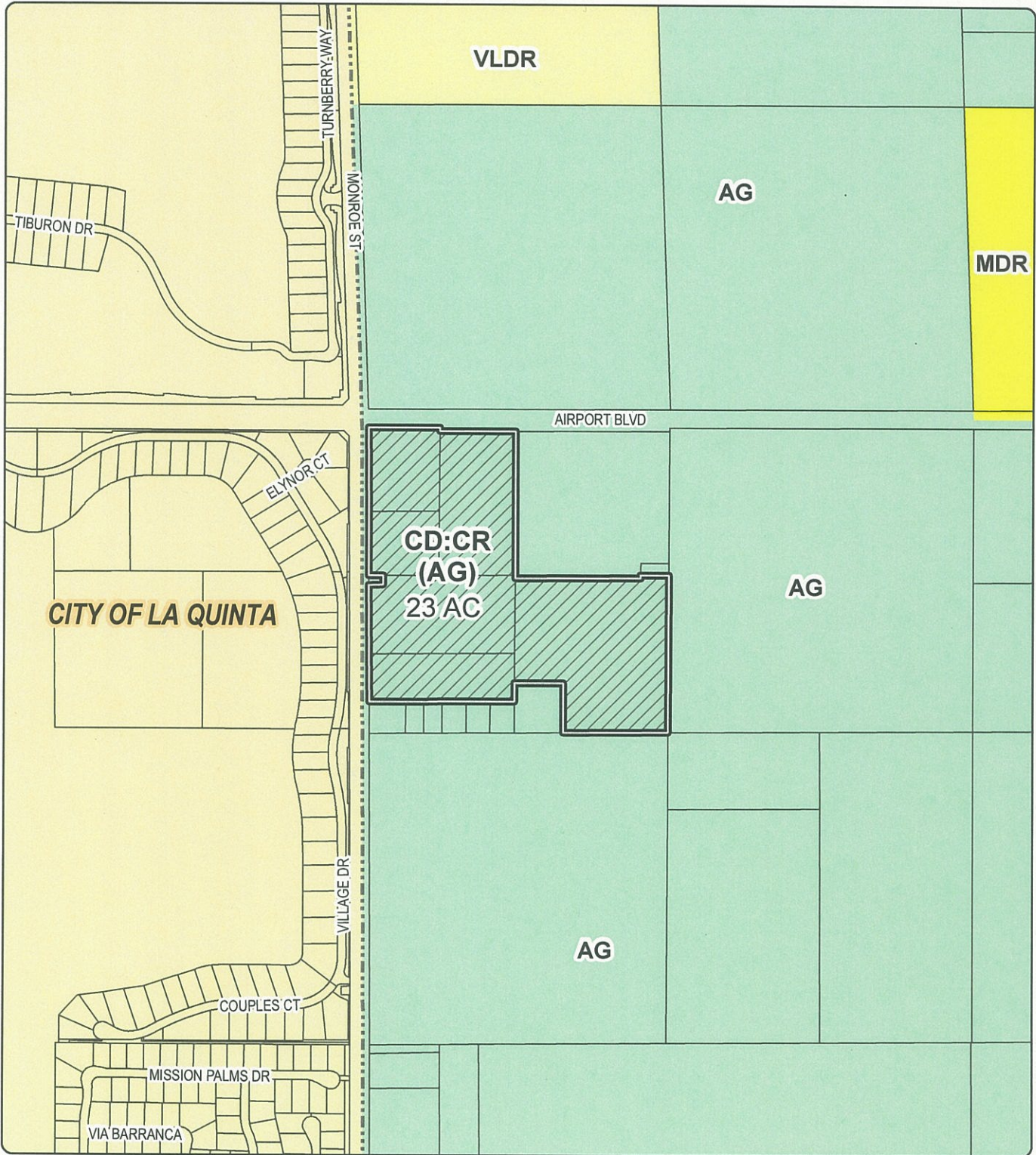
GPA01114

PROPOSED GENERAL PLAN

Date Drawn: 08/16/2012

Exhibit 6

Supervisor Benoit
District 4



Zoning District: El Cerrito
Township/Range: T6SR7E
Section: 23

Assessors Bk. Pg. 764-070,080
Thomas Bros. Pg. 5530 F5
Edition 2011



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Monroe Properties, LLC
C/O: Ancore International Associates, Inc.
155 Loma Street
Beaumont, CA 92223
760-404-8449
ancoreint@aol.com

June 11, 2012

Josh Lee – Urban Regional Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

Subject: Monroe Properties, LLC; Application for General Plan Amendment Review for property located at the southeast corner of Airport Blvd. and Monroe Street in the Vista Santa Rosa Area.

Dear Mr. Lee;

We are formally requesting that the Request for a General Plan Amendment Review application that we submitted to the County of Riverside on May 3, 2012 for a Planned Mixed Use Area with a Specific Plan be changed to a **Commercial Retail General Plan** designation.

As related to our discussions on the subject property and the proposed intended uses, we agree that the change to a **Commercial Retail General Plan** designation affords more “Senior Use” possibilities.

Please incorporate this revision into our current application.

I would like to thank you in advance for your help.

If you have any questions, please contact me at 760-404-8449 or ancoreint@aol.com.

Sincerely,



John A. Corella
Representative for Monroe Properties, LLC



Vance Campbell
Property Owner



John Damian
Property Owner

Cc.: Vance Campbell
John Damian

mkrl: campelljune11,2012



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01114 DATE SUBMITTED: 5/3/12

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: MONROE PROPERTIES, LLC E-Mail: vanzcam@yahoo.com

Mailing Address: 10685 ROSELLE ST. #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1840

Engineer/Representative's Name: JOHN CORELLA E-Mail: ancoreint@aol.com

Mailing Address: 10685 ROSELLE ST #200
SAN DIEGO CA 92121
City State ZIP

Daytime Phone No: (760) 404-8449 Fax No: (858) 857-1860

Property Owner's Name: SAME AS APPLICANT E-Mail: vanzcam@yahoo.com

Mailing Address: SAME AS APPLICANT
Street
City State ZIP

Daytime Phone No: (619) 884-7763 Fax No: (858) 857-1860

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all 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.

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.

MONROE PROPERTIES, LLC
PRINTED NAME OF APPLICANT

Vance Campbell MANAGING MEMBER
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.

MONROE PROPERTIES, LLC
PRINTED NAME OF PROPERTY OWNER(S)

Vance Campbell
SIGNATURE OF PROPERTY OWNER(S)

John Damian
PRINTED NAME OF PROPERTY OWNER(S)

John Damian
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): SEE ATTACHED EXHIBIT "B"
Section: 23N Township: 6S Range: 7E
Approximate Gross Acreage: 23 ACRES

Applicant/Eng-Rep:

Monroe Properties LLC
10685 Roselle St
San Diego, CA 92121

Owner:

John Damian
41226 Brodmoor Dr
Indio, CA 92203

Agenda Item No.: 3.1
Area Plan: Harvest Valley/Winchester
Zoning District: Winchester
Supervisory District: Third/Third
Project Planner: H. P. Kang
Continued From: August 15, 2012

TENTATIVE TRACT MAP NO. 36288
Environmental Assessment No. 42327
Applicant: Sierra Linda Development
Engineer/Representative: Pangaea Land
Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Tract Map is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with a minimum lot sizes ranging from 3,600 to 8,190 square feet, and two (2) water quality basin lots.

The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.

FURTHER PLANNING CONSIDERATIONS:

October 17, 2012

At the Planning Commission meeting date August 15, 2012, the Commissioners discussed the concerns related to density, lot size, mix of products, and lot depth ratio. Staff has been working with the applicant to address the concerns of the Commission.

BACKGROUND:

The location of the tentative tract map was originally approved in Specific Plan No. 293 for a school site. On April 4, 2007, Hemet Unified School District provided a letter to the applicant indicating their intent to abandon their interest in using the property as a school site. The applicant has since moved forward with a Tentative Tract Map in place of the school site as allowed under Specific Plan No. 293.

The CEQA determination for this project is that an Addendum be prepared to include with previous Mitigated Negative Declaration for Environmental Assessment No. 41176. An addendum was determined appropriate in order to include an analysis of greenhouse gases that would be generated as a result of the proposed project. The results of this analysis concluded that greenhouse gases produced by the project were less than significant and this finding is discussed in more detail in the greenhouse gas section of this document. There are no major changes or additions to the previous CEQA document, as a result of the proposed subdivision. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared only if minor technical changes or additions are necessary or none of the conditions are present as described in Section 15162 calling for the preparation of a subsequent negative declaration.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Specific Plan No. 293, Amendment No. 5, Planning Area No. 19 (Community Development: Medium High Density Residential) (CD: MHDR) (5-8 Dwelling Units Per Acre)
2. Surrounding General Plan Land Use (Ex. #5): Specific Plan No. 293 to the north, east, and south Community Development - Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west

D.M.

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Specific Plan No. 293, Planning Area No. 19 |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan No. 293 to the north, east, and south and Rural Residential (R-R) to the west |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant to the north, east, south, and west |
| 7. Project Data: | Total Acreage: 10.00
Total Proposed Lots: 72
Proposed Min. Lot Size: 3,600 square feet
Schedule: "A" |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

CONSIDERATION of an Addendum to a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41176**, based on the findings incorporated in the initial study (EA42327) and the conclusion that none of the conditions described in California Code of Regulations, Section 15162 exist; and,

LENGTH TO WIDTH WAIVER of lots 1-5, 13-15, 29, 30, 37, 38, 45 and 46; and,

APPROVAL of **TENATIVE TRACT MAP NO. 36288**, and an **EXCEPTION**, as per Section 3.1.C & D. of Ordinance No. 460, to Section 3.8.C. (LOT DEPTH TO WIDTH RATIO) for Lot Nos. 1-5, 13-15, 29, 30, 37, 38, 45 and 46, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Specific Plan No. 293, Planning Area No. 19, (Community Development: Medium High Density Residential) (CD: MHDR) (5-8 Dwelling Units Per Acre) and with all other elements of the Specific Plan No. 293.
2. The proposed project is in conformance with the Highway 79 Policy Area.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The project is consistent with the applicable provisions of Ordinance No. 460 Section 3.8.C except for lots 1-5, 13-15, 29, 30, 37, 38, 45 and 46 where an exception is being requested per Section 3.1.C & D.
7. The proposed project will not have a significant effect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Specific Plan No. 293 in the Harvest Valley/Winchester Area Plan.
2. The tentative map proposes two lots for water quality basins and seventy-two (72) single family residential lots ranging in size from 3,600 to 8,190 square feet. The tentative map's density of 7.2 dwelling units per acre is within the 5-8 dwelling units per acre range of Community Development: Medium High Density Residential (CD: MHDR), as established through the adopted Specific Plan for Planning Area No. 19.
3. Specific Plan No. 293, Amendment No. 5 (SP00293A5) is located within the Highway 79 Policy Area. SP00293A5 analyzed this policy area and was determined to be consistent with the requirements of Highway 79 Policy Area. The proposed project is in conformance with SP00293A5 and is therefore also in conformance with the Highway 79 Policy Area.
4. The project site is surrounded by properties which are designated Specific Plan No. 293 and Medium Density Residential to the west.
5. The zoning for the subject site is Specific Plan No. 293, Planning Area 19.
6. The proposed use, seventy-two (72) single family residences, is consistent with the Planning Standards set forth in the Specific Plan No. 293, Planning Area 19.
7. The project site is surrounded by properties which are within Specific Plan No. 293 to the north, east and south and Rural Residential (R-R) to the west.
8. Residential uses are intended to be constructed in the near future and will operate in the project vicinity.
9. Lots requested for the lot depth to width ratio exception are from 1 to 2 feet less than the required widths which are not a substantive reduction to prevent the granting of an exception.
10. Lots requested for the lot depth to width ratio have the same or similar widths as the remaining lots in the proposed tentative map.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
12. Addendum to Environmental Assessment No. 41176 did not identify any additional potentially significant impacts different than those previously identified. None of the conditions described in California Code of Regulations, Section 15162 exist.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. Tribal Land;
 - c. Airport Influence Area;
 - d. High Fire Area;
 - e. Fault Zone;
 - f. City Sphere of Influence; and,
 - g. Historic Preservation District.

3. The project site is located within:
 - a. The boundaries of the Harvest Valley/Winchester Area Plan;
 - b. The boundaries of the Highway 79 Policy Area;
 - c. San Jacinto Valley Watershed;
 - d. County Service Area #146 – Street Lighting and Library; and,
 - e. Mount Palomar Observatory – Lighting (Ordinance No. 655) Zone B, 27.63 miles.

4. The subject site is currently designated as Assessor's Parcel Number 461-160-044.

HK:hk

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Date Revised: 09/27/12



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
AUGUST 15, 2012**

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

2.1 NONE

3.0 PUBLIC HEARINGS

3.1 Staff Recommendation:

Consideration of an Addendum to a Mitigated Negative Declaration for EIR; Length to Width Waiver; and Approval of Tentative Tract Map

Staff Recommendation at Hearing:

Consideration of an Addendum to a Mitigated Negative Declaration for EIR; Length to Width Waiver; and Approval of Tentative Tract Map

Planning Commission Action:

Continued to October 17, 2012
(4-0 Vote)

TENTATIVE TRACT MAP NO. 36288 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, easterly of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills) - **REQUEST:** The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. Project Planner: Kinika Hesterly at (951) 955-1888 or email khesterl@rctlma.org. (Quasi-judicial)

4.0 WORKSHOP

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS

TR36288 Vicinity Map



LEGEND



CASE



INTERSTATES



HIGHWAYS



PARCELS

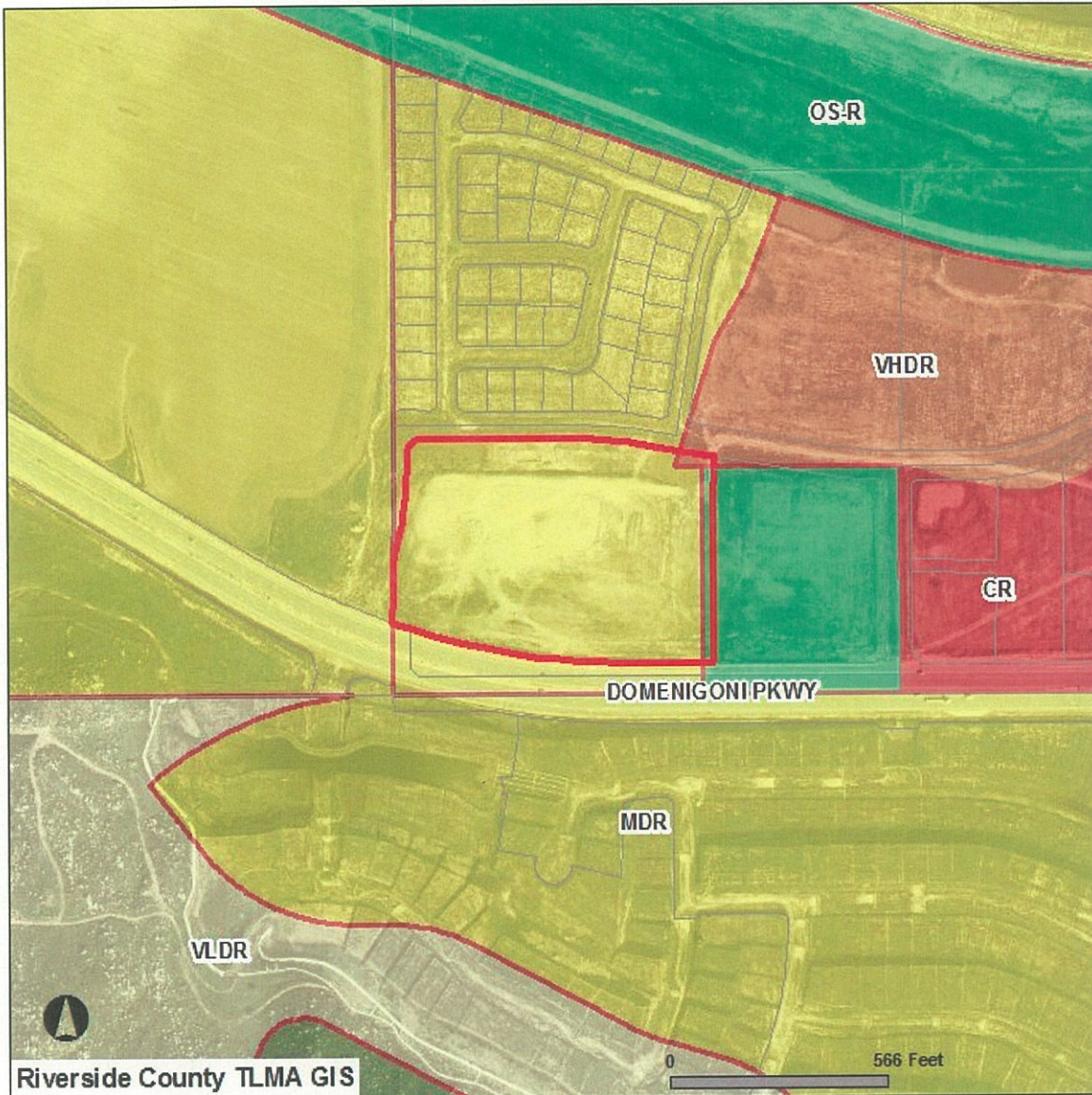
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Version 120712

TR36288



LAND USE

- CASE
- CR - COMMERCIAL RETAIL
- VHDR - VERY HIGH DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL
- OS-C - CONSERVATION
- OS-R - OPEN SPACE RECREATION
- PARCELS

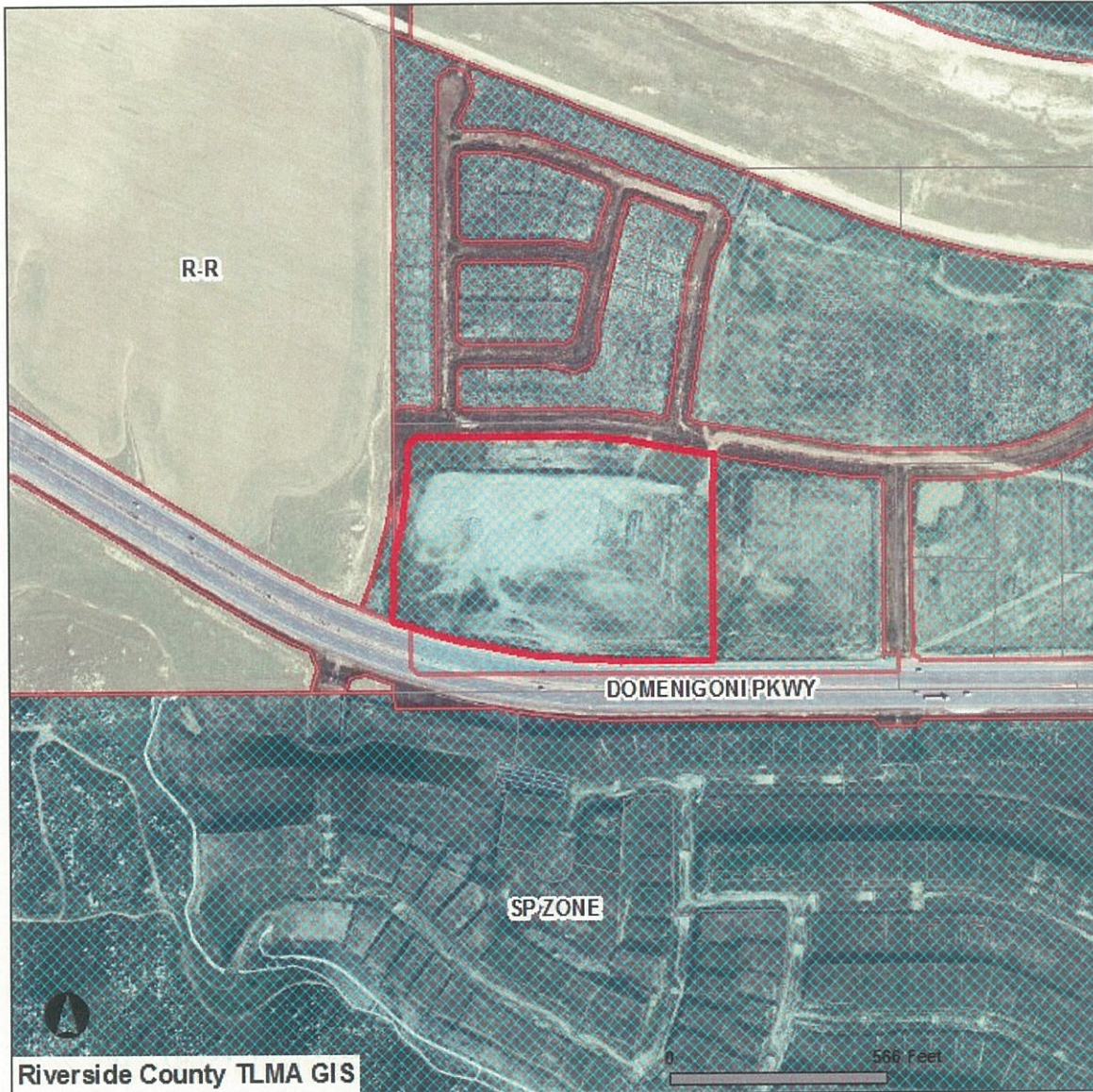
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ZONING

-  CASE
-  INTERSTATES
-  HIGHWAYS
-  PARCELS
-  ZONING BOUNDARY
-  R-R
-  SP ZONE

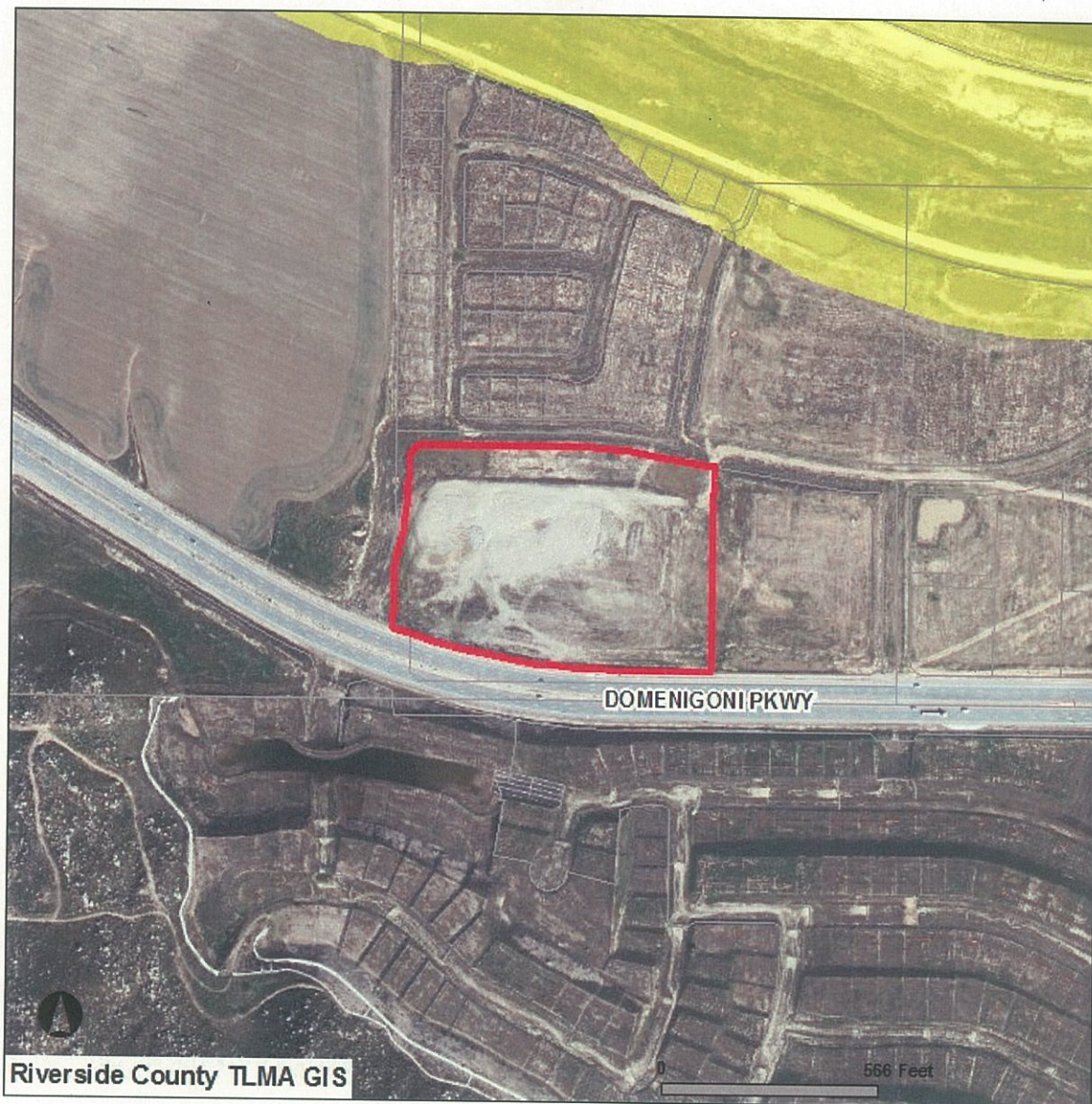
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FLOOD ZONES

- CASE
 - N INTERSTATES
 - N HIGHWAYS
 - PARCELS
- FLOOD ZONES

IMPORTANT
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INDIAN TRIBAL LANDS

CASE

INTERSTATES

HIGHWAYS

PARCELS

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FAULT ZONES

 CASE

 INTERSTATES

 HIGHWAYS

 PARCELS

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AIRPORTS

 CASE

 INTERSTATES

 HIGHWAYS

 PARCELS

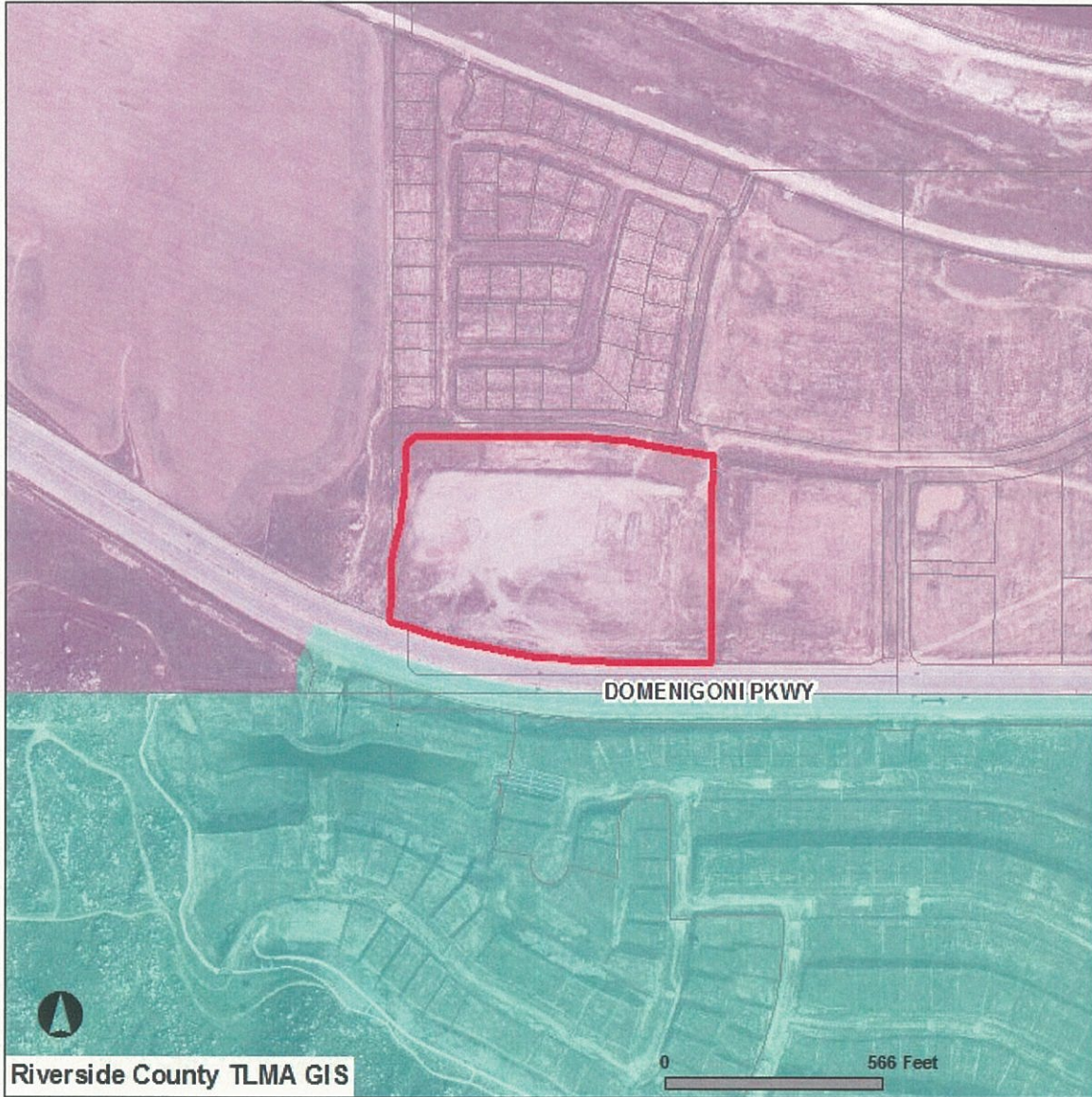
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TR36288



Riverside County TLMA GIS

DOMENIGONI PKWY

0 566 Feet

COUNTY SERVICE AREAS

- CASE

LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146
- N INTERSTATES

SUN CITY #84
- N HIGHWAYS

PARCELS

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TR36288



HISTORIC PRESERVATION DISTRICTS

- CASE
- N INTERSTATES
- M HIGHWAYS
- PARCELS
- HISTORIC DOWNTOWN IDYLLWILD

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TR36288



CITY BOUNDARY/SPHERE

 CASE

 INTERSTATES

 HIGHWAYS

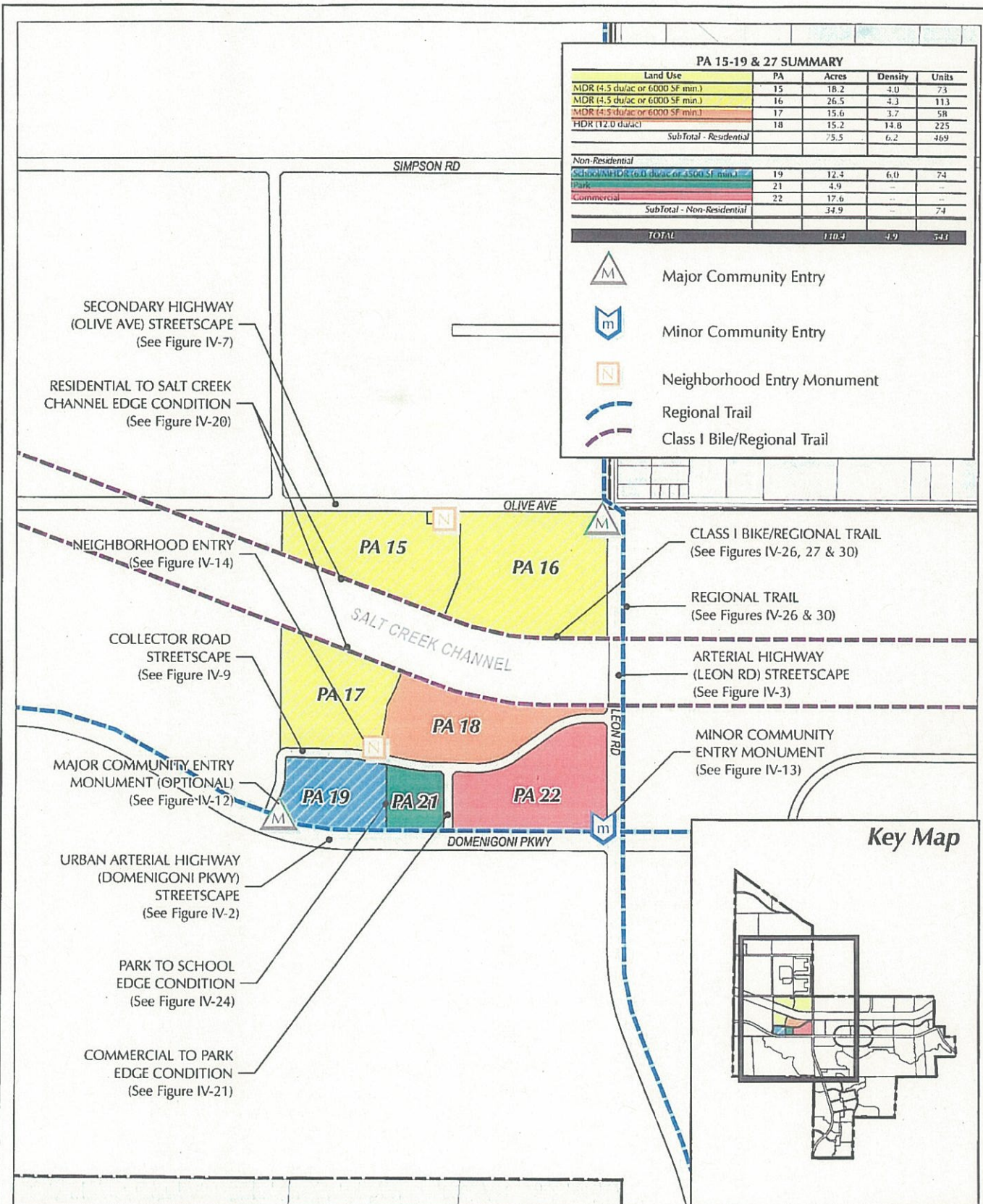
 PARCELS

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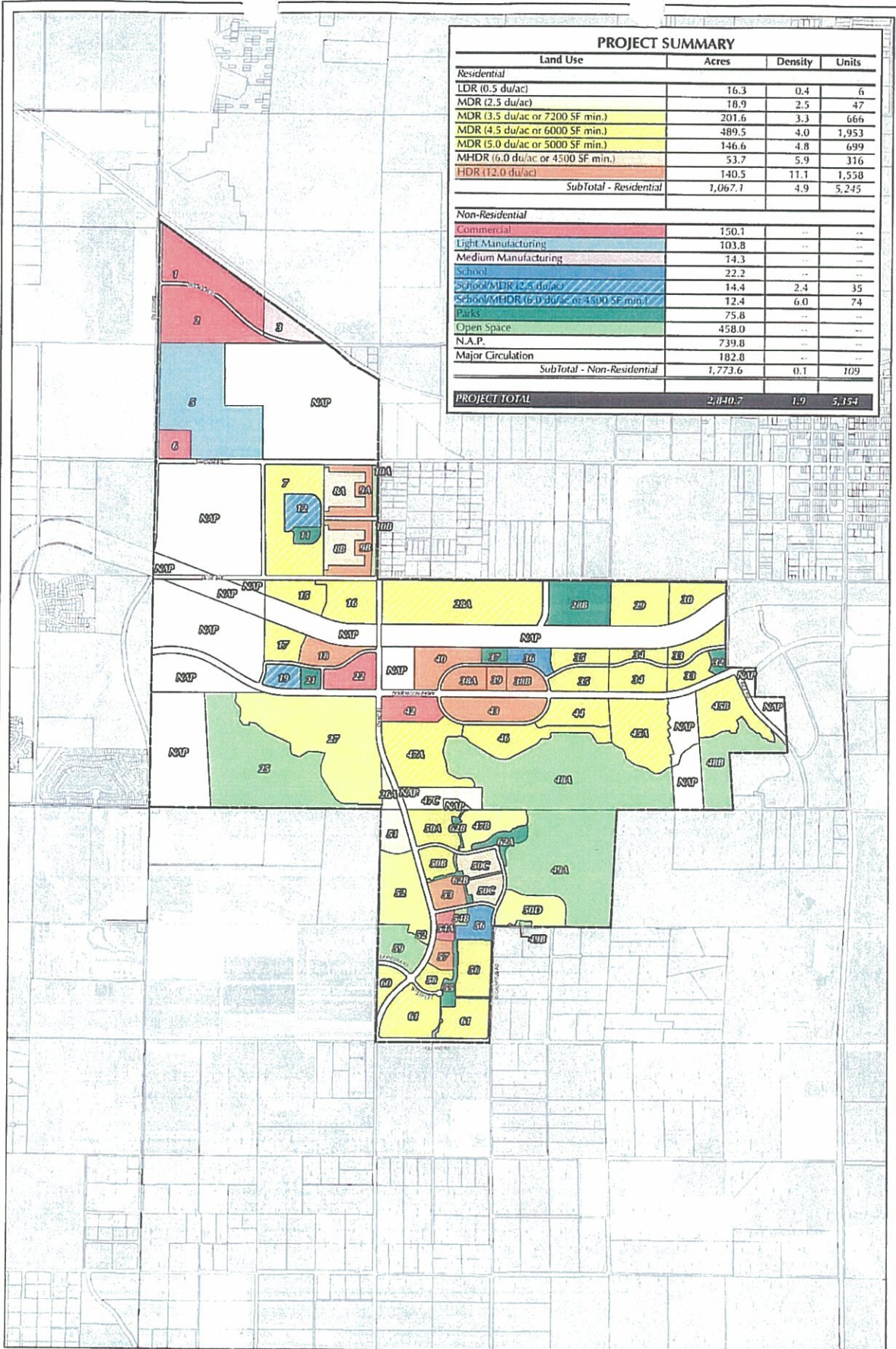
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WINCHESTER HILLS

Figure III-3

Planning Areas 15-19, 21 & 22



PROJECT SUMMARY			
Land Use	Acres	Density	Units
Residential			
LDR (0.5 du/ac)	16.3	0.4	6
MDR (2.5 du/ac)	18.9	2.5	47
MDR (3.5 du/ac or 7200 SF min.)	201.6	3.3	666
MDR (4.5 du/ac or 6000 SF min.)	489.5	4.0	1,953
MDR (5.0 du/ac or 5000 SF min.)	146.6	4.8	699
MHDR (6.0 du/ac or 4500 SF min.)	53.7	5.9	316
HDR (12.0 du/ac)	140.5	11.1	1,558
SubTotal - Residential	1,067.1	4.9	5,245
Non-Residential			
Commercial	150.1	--	--
Light Manufacturing	103.8	--	--
Medium Manufacturing	14.3	--	--
School	22.2	--	--
School/MDR (2.5 du/ac)	14.4	2.4	35
School/MHDR (6.0 du/ac or 4500 SF min.)	12.4	6.0	74
Parks	75.8	--	--
Open Space	458.0	--	--
N.A.P.	739.8	--	--
Major Circulation	182.8	--	--
SubTotal - Non-Residential	1,773.6	0.1	109
PROJECT TOTAL	2,840.7	1.9	5,354

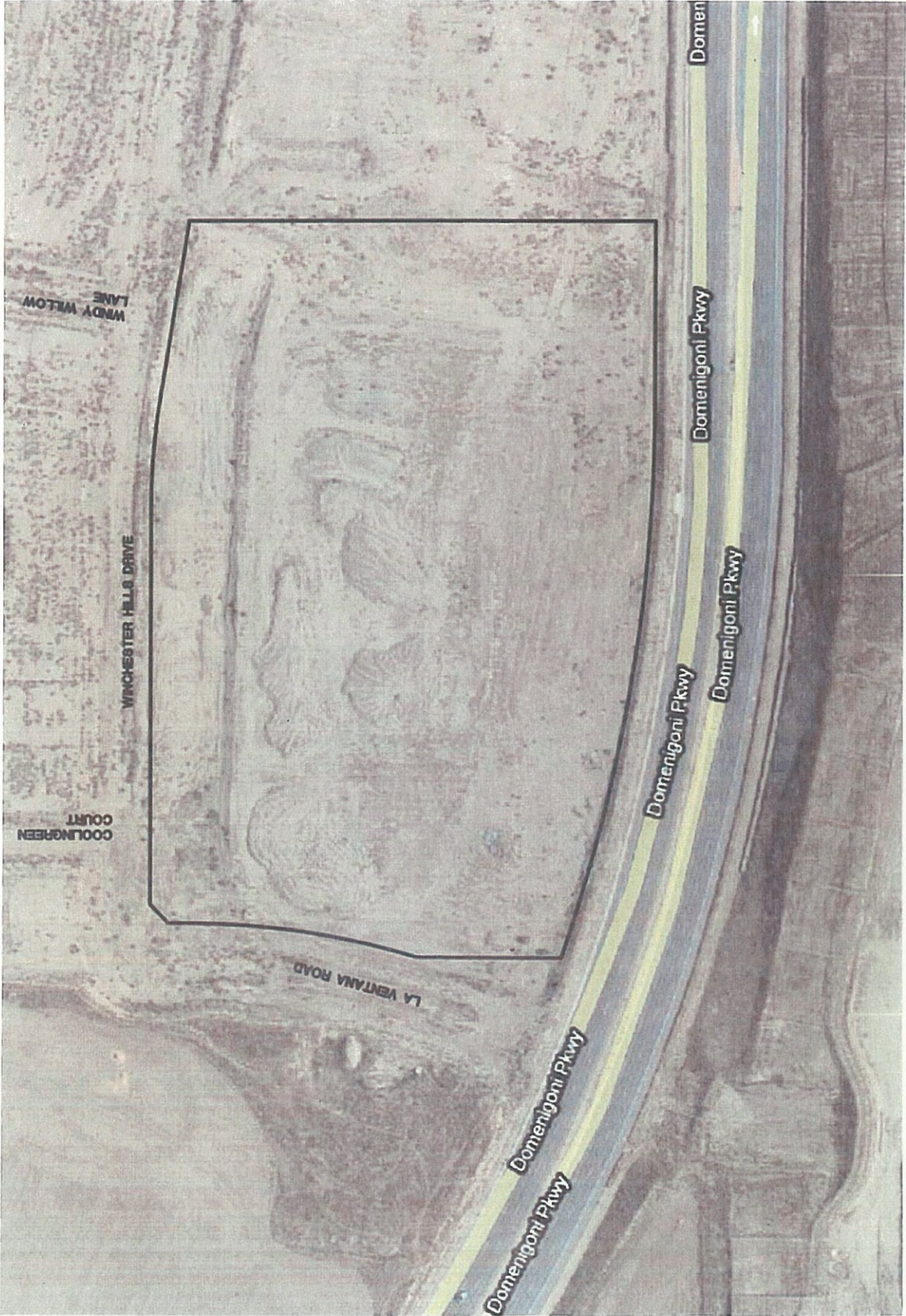
WINCHESTER HILLS



Figure II-1

Specific Plan Land Use Plan Amendment No. 5

TRACT 36288
AERIAL PHOTOGRAPH

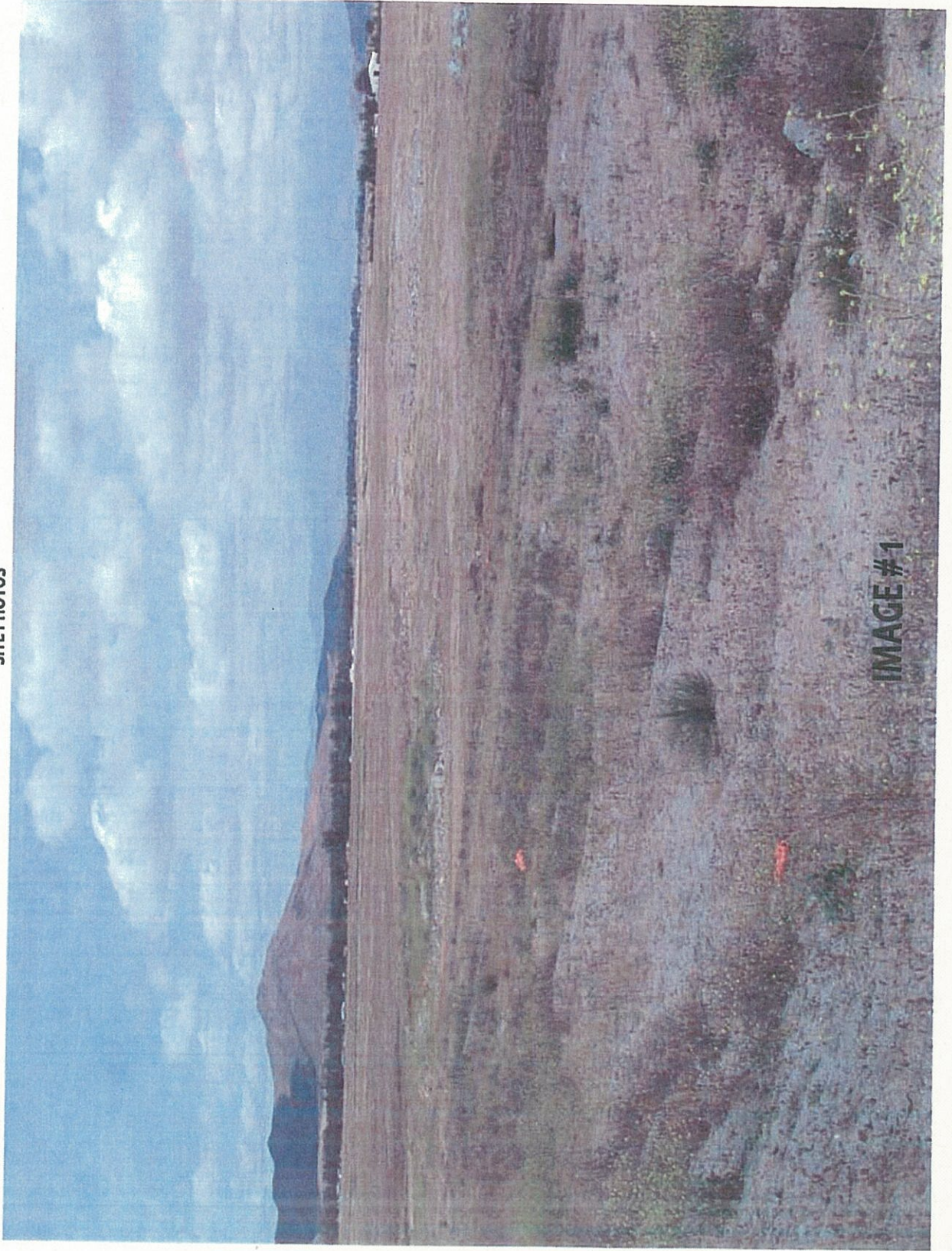


TRACT 36288

SITE PHOTOS



TRACT 36288
SITE PHOTOS



TRACT 36288
SITE PHOTOS



IMAGE # 2

TRACT 36288
SITE PHOTOS



TRACT 36288

SITE PHOTOS

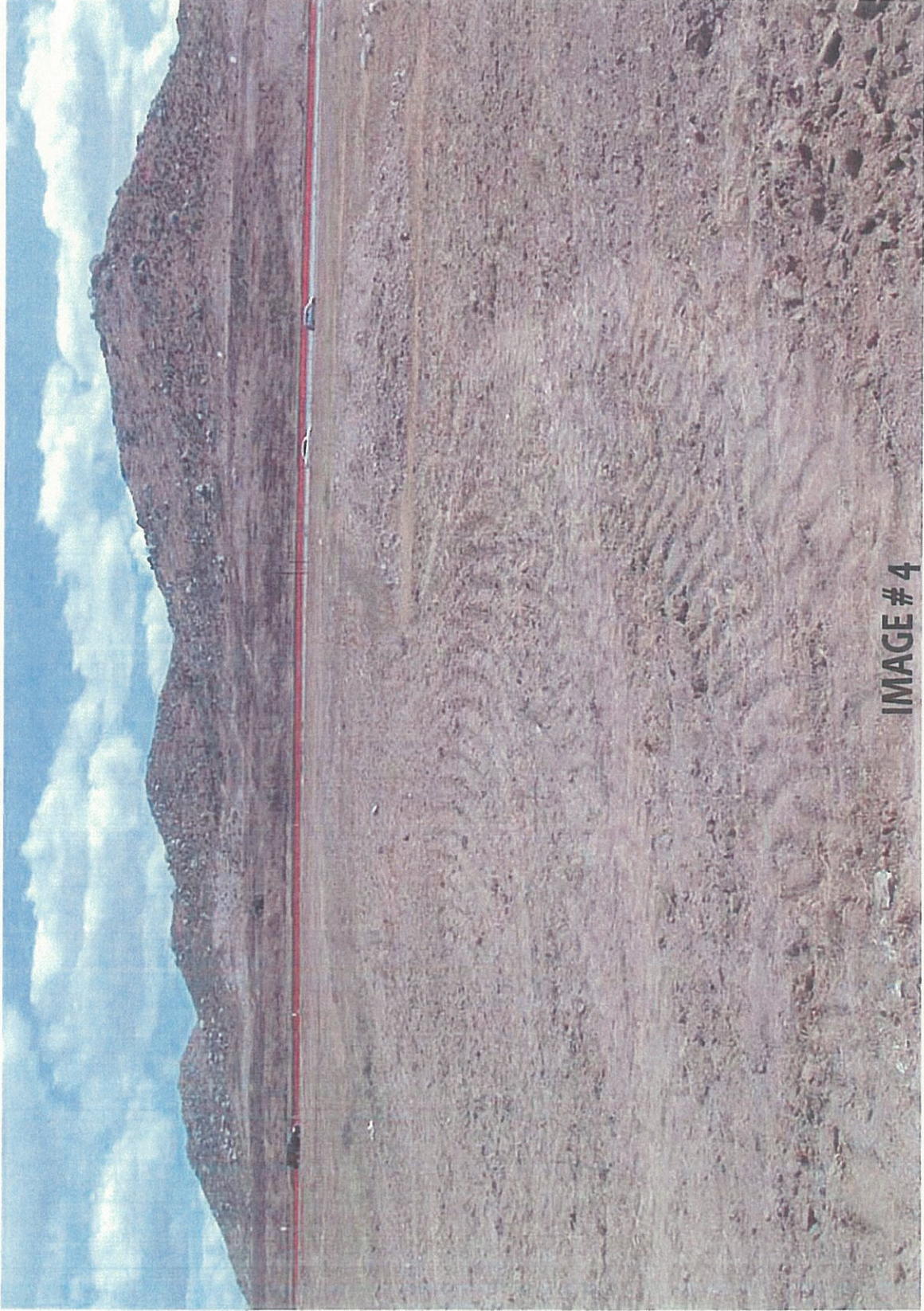


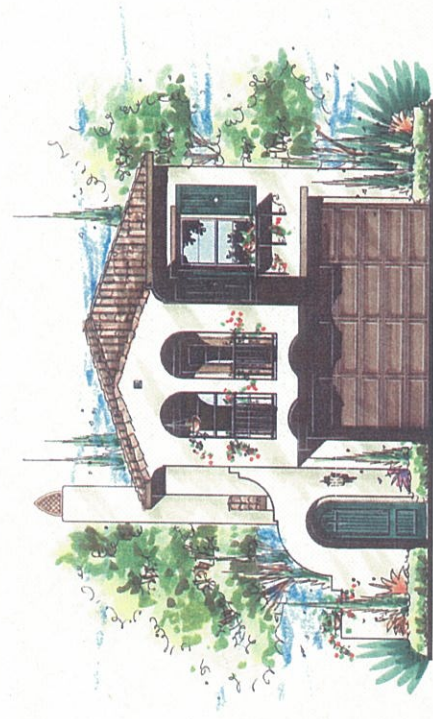
IMAGE # 4



SPANISH COLONIAL



TUSCANY



SANTA BARBARA

TESORO

SHADOW VALLEY HEIGHTS, LLC

CITY OF CATHEDRAL CITY

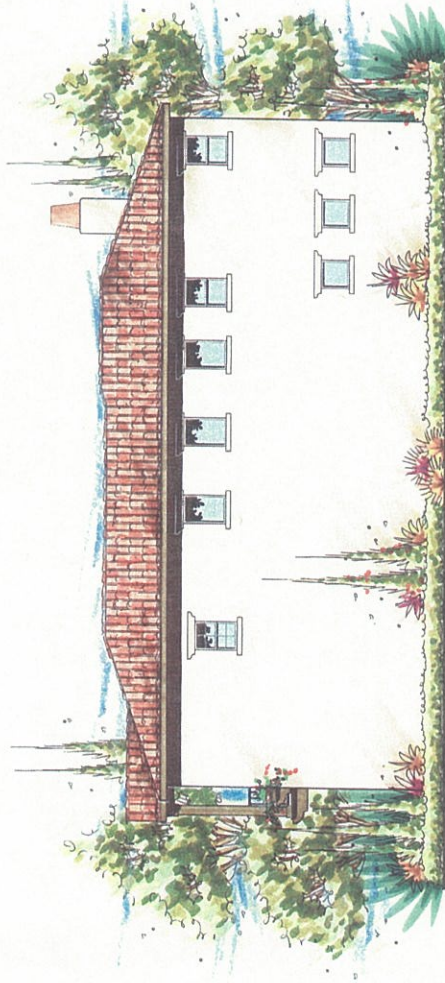
PLAN ONE



DHP ARCHITECTS
 1000 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 T 949.881.8827 F 949.848.2043
 20043 03.22.05



LEFT



RIGHT



REAR

TESORO

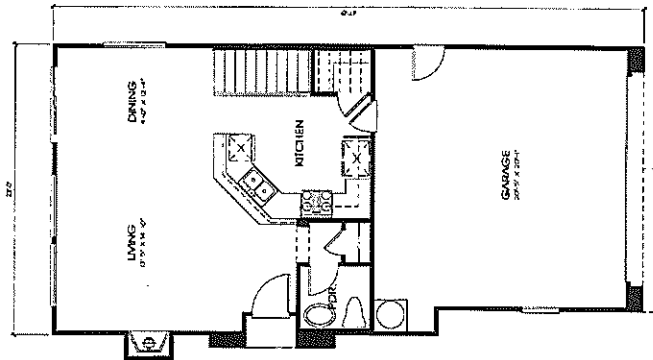
SHADOW VALLEY HEIGHTS, LLC

PLAN ONE
SPANISH COLONIAL

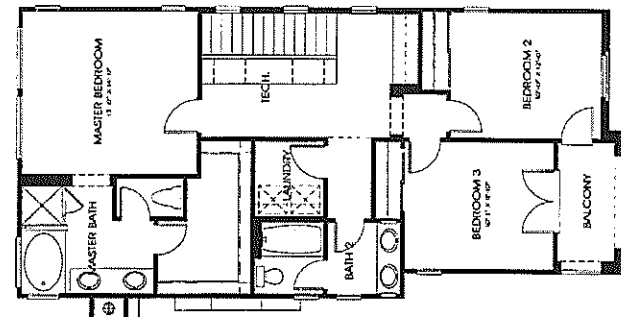


dhp ARCHITECTS
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1111 FAX: 303.733.1111

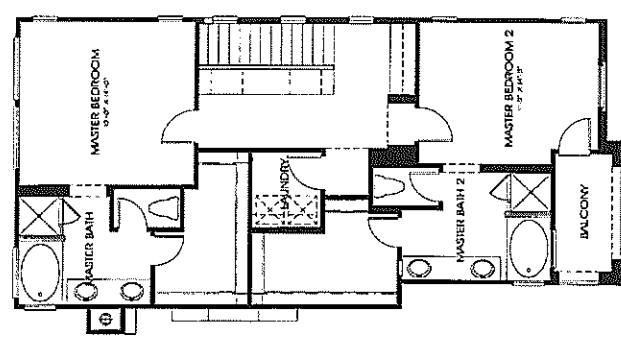
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FIRST FLOOR PLAN
543 S.F.
1,546 S.F.



SECOND FLOOR PLAN
963 S.F.



MASTER BEDROOM 2 OPTION

SHADOW VALLEY
AT DESERT COVE
SHADOW VALLEY HEIGHTS, LLC

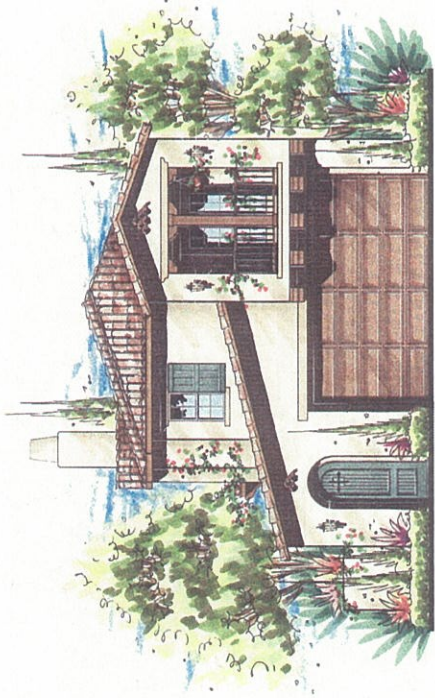
CITY OF CATHEDRAL CITY

SHADOW VALLEY HEIGHTS, LLC

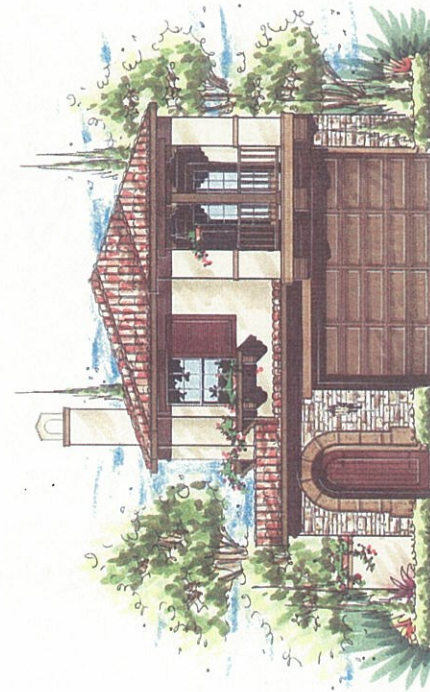
PLAN ONE



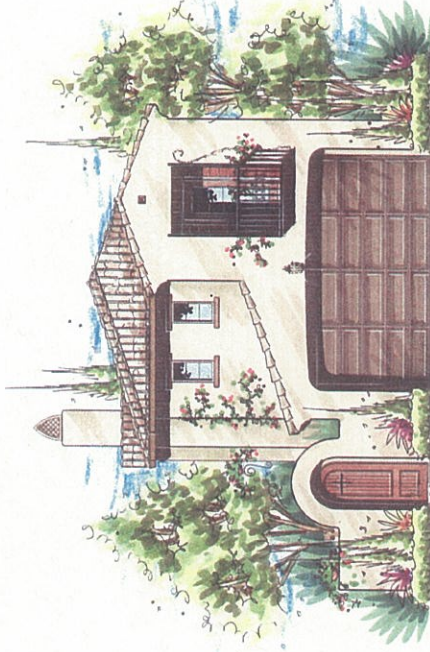
CHP ARCHITECTS
ARCHITECTURAL FIRM
11000 W. 11TH ST.
TUCSON, AZ 85743
520.735.2200



SPANISH COLONIAL



TUSCANY



SANTA BARBARA

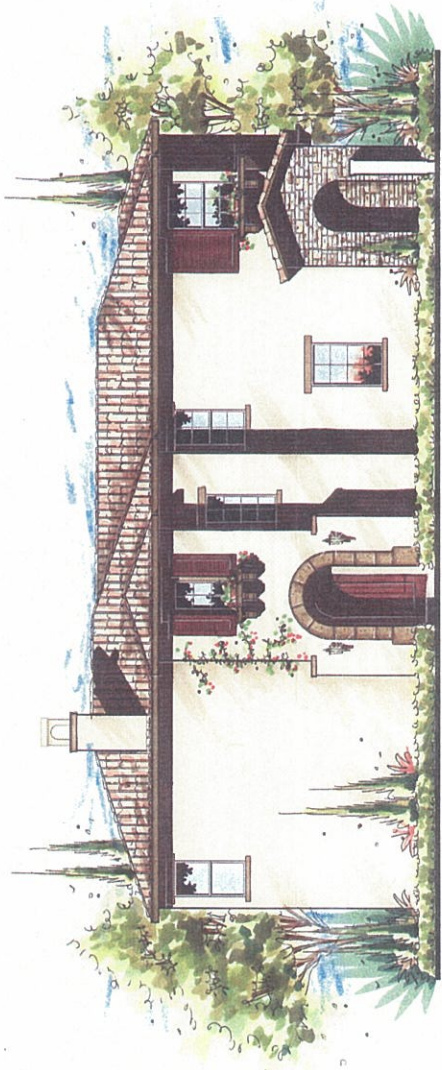
TESORO

SHADOW VALLEY HEIGHTS, LLC

PLAN TWO



dhp
 DHP ARCHITECTS
 1100 S. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100 FAX: 303.733.1101
 WWW.DHPARCHITECTS.COM
 25043 06.29.05



LEFT



RIGHT



REAR

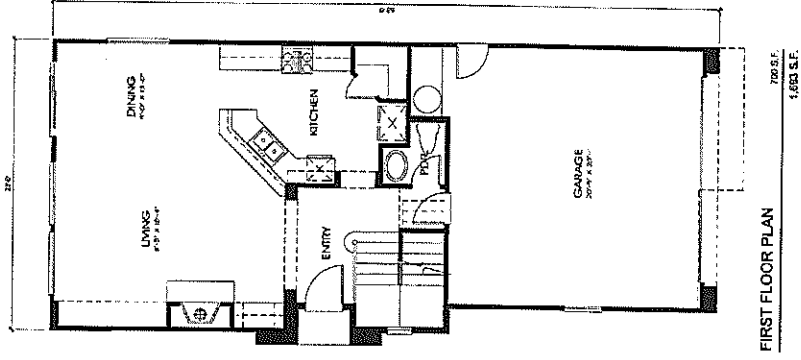
PLAN TWO
TUSCANY



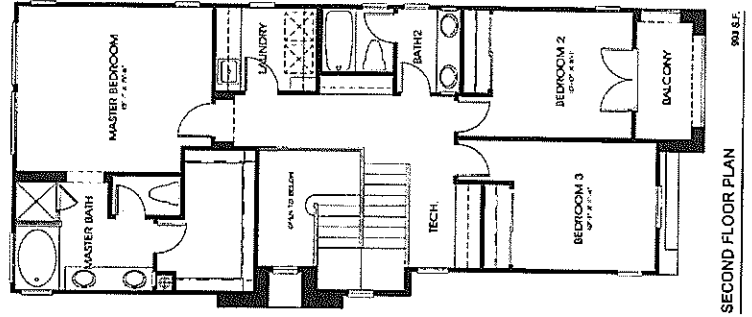
CITY OF CATHEDRAL CITY

TESORO

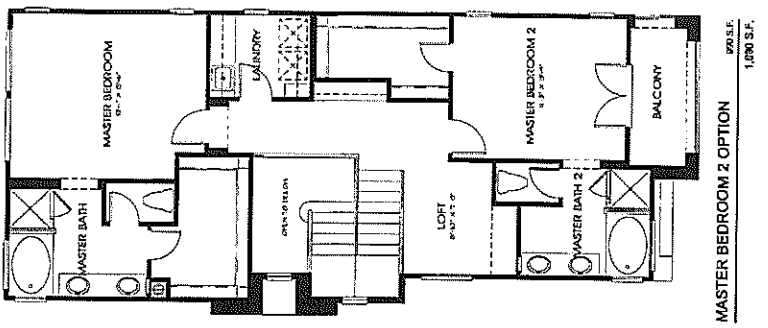
SHADOW VALLEY HEIGHTS, LLC



FIRST FLOOR PLAN



SECOND FLOOR PLAN



MASTER BEDROOM 2 OPTION

PLAN TWO

DVP ARCHITECTS
1100 S. 10th St., Suite 200
Tucson, AZ 85724
520.545.1234

CITY OF CATHEDRAL CITY

SHADOW VALLEY
AT DESERT COVE
SHADOW VALLEY HEIGHTS, LLC



SPANISH COLONIAL



TUSCANY



SANTA BARBARA

TESORO

SHADOW VALLEY HEIGHTS, LLC

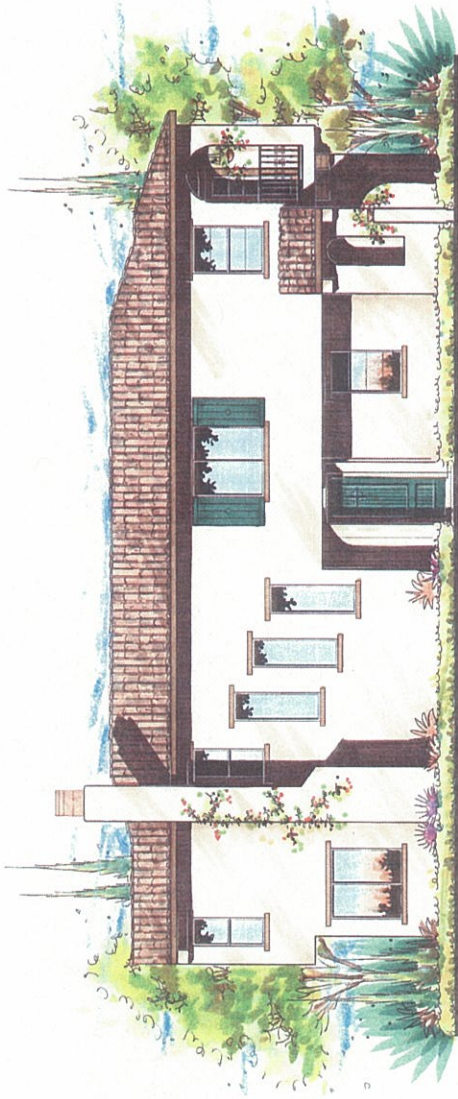
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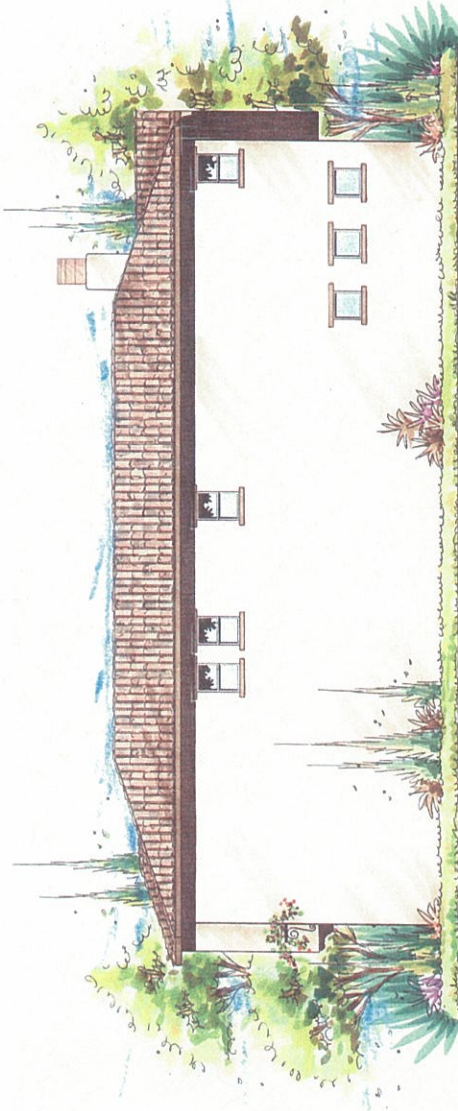
16

dhp
 ARCHITECTS
 1000 SOUTH STATE STREET
 SUITE 100
 DENVER, COLORADO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.DHPARCHITECTS.COM

06.28.05



LEFT



RIGHT



REAR

TESORO

SHADOW VALLEY HEIGHTS, LLC

CITY OF CATHEDRAL CITY

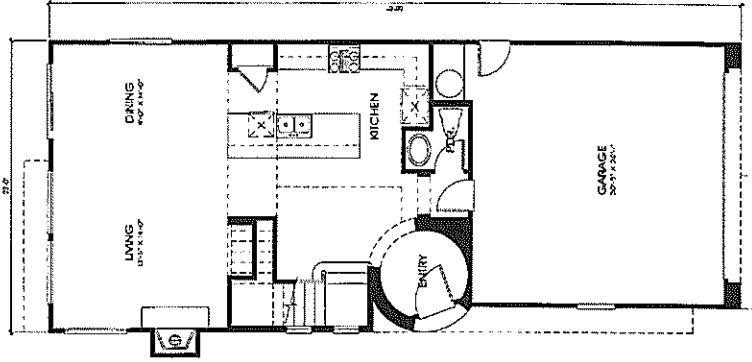
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SANTA BARBARA



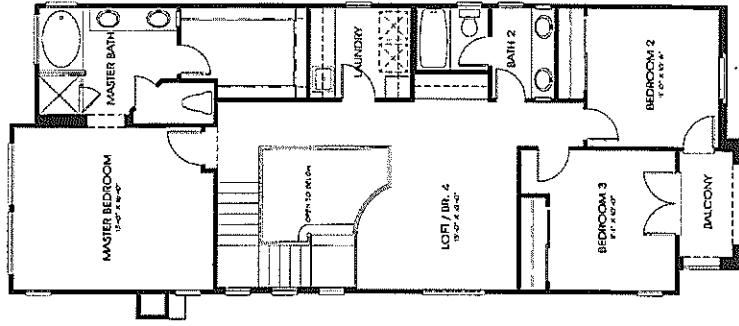
DHP ARCHITECTS
1000 UNIVERSITY AVENUE
SANTA BARBARA, CA 93101
TEL: 805 / 961-5400
WWW.DHPARCHITECTS.COM



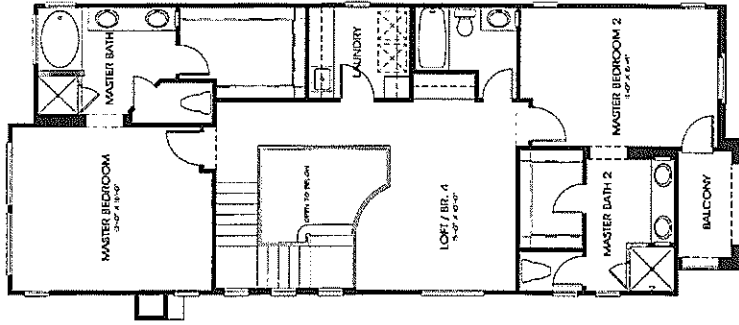
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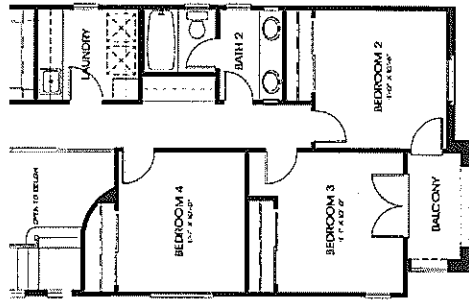
FIRST FLOOR PLAN
747 S.F.
1,067 S.F.



SECOND FLOOR PLAN
1,122 S.F.



MASTER BEDROOM 2 OPTION



BEDROOM 4 OPTION

**SHADOW VALLEY
AT DESERT COVE**

CITY OF CATHEDRAL CITY

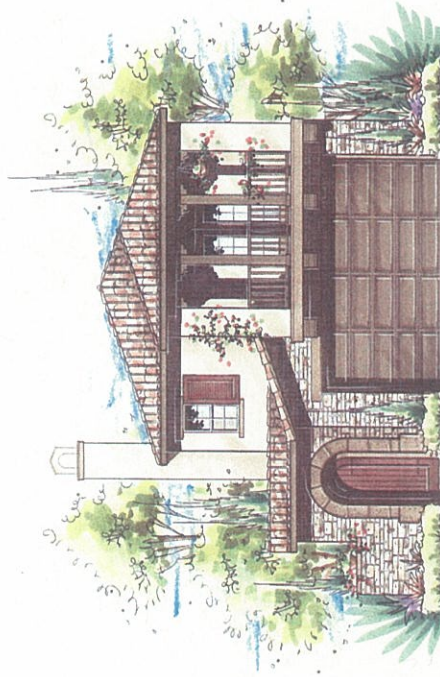
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PLAN THREE

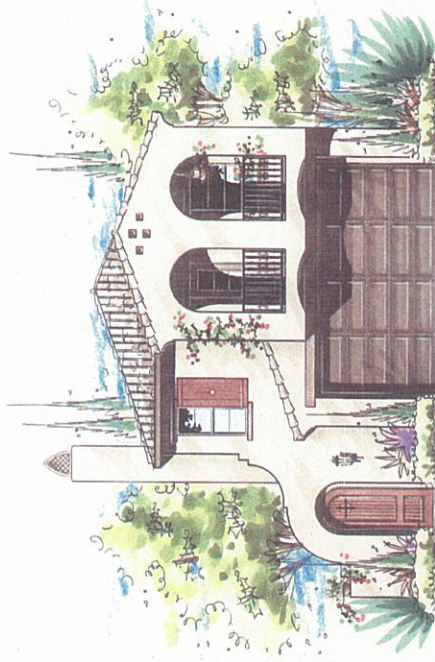




SPANISH COLONIAL



TUSCANY



SANTA BARBARA

TESORO

SHADOW VALLEY HEIGHTS, LLC

PLAN FOUR



16





LEFT



RIGHT



REAR

TESORO

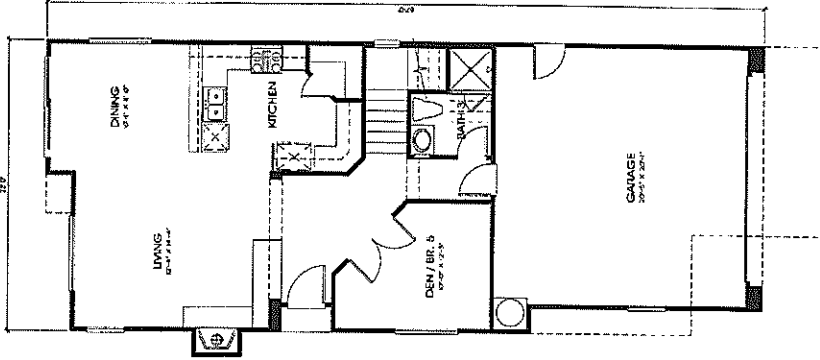
SHADOW VALLEY HEIGHTS, LLC

PLAN FOUR
SPANISH COLONIAL

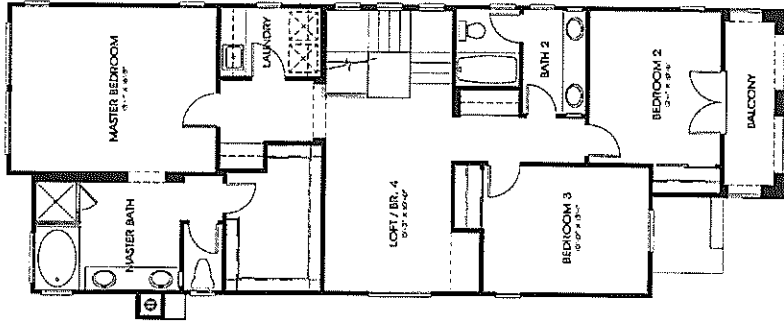


DHP ARCHITECTS
8000 ROCKY STREET APO
FPO BOX 20000
Ft. Huachuca, AZ 85623
PH: 520.625.2500 FAX: 520.625.2503

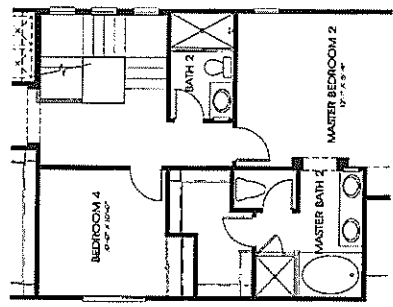
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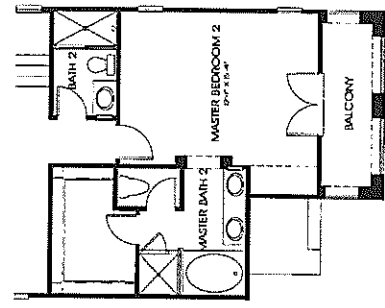
FIRST FLOOR PLAN
1,966 S.F.



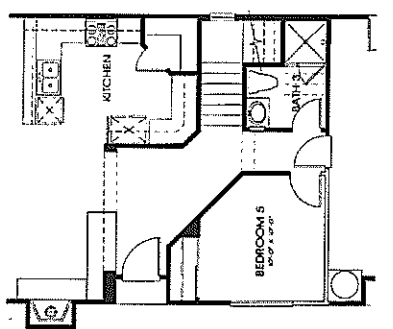
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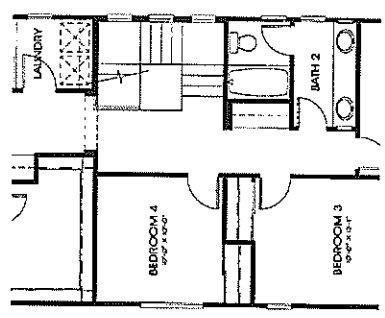
BEDROOM 4 OPTION AT MBR 2



MASTER BEDROOM 2 OPTION



BEDROOM 5 OPTION



BEDROOM 4 OPTION

PLAN FOUR

CITY OF CATHEDRAL CITY

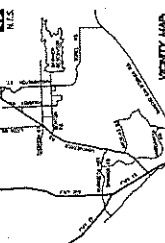
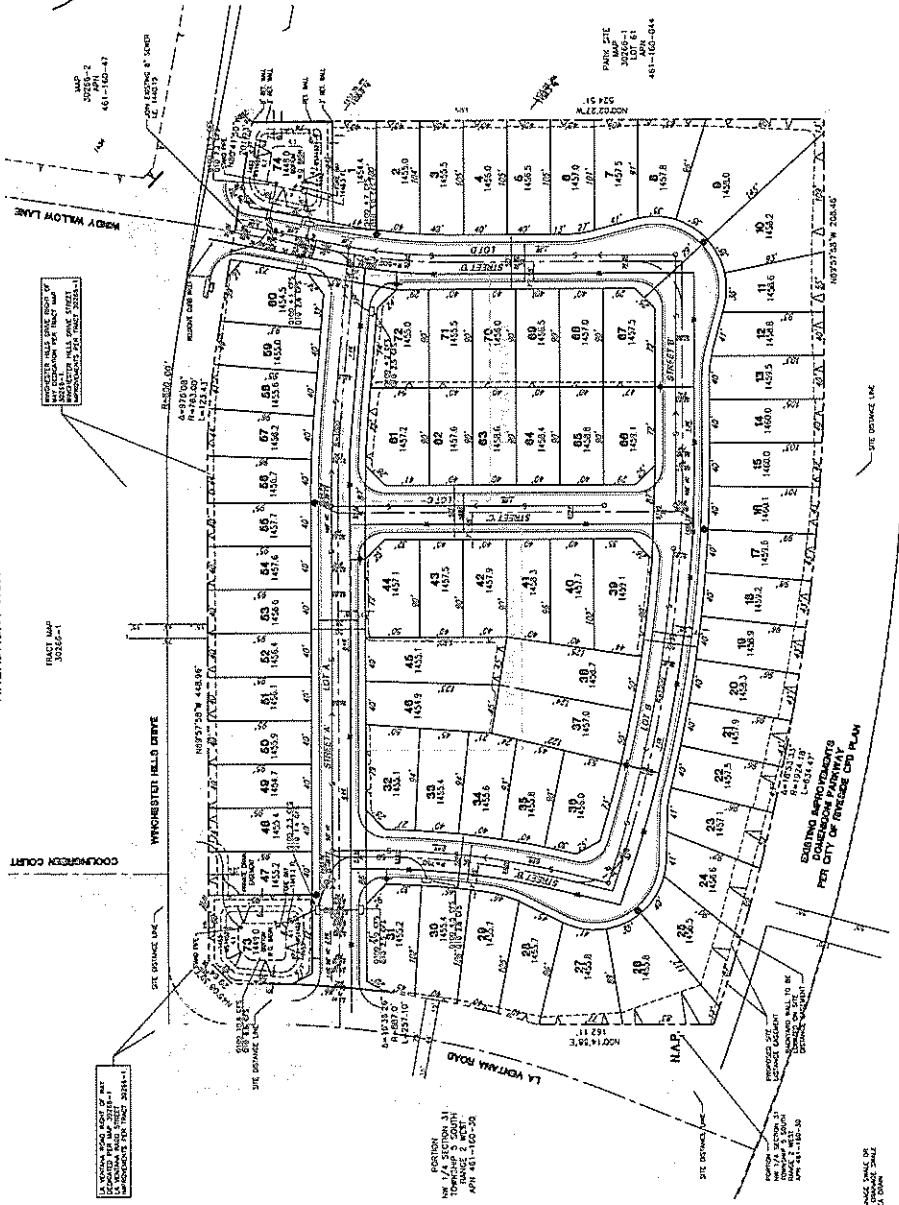
SHADOW VALLEY
AT DESERT COVE

SHADOW VALLEY HEIGHTS, LLC



COUNTY OF RIVERSIDE TENTATIVE TRACT NO. 36288 WINCHESTER HILLS PA-19 AMENDMENT NO. 1

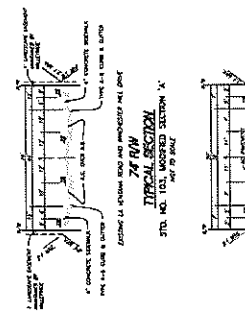
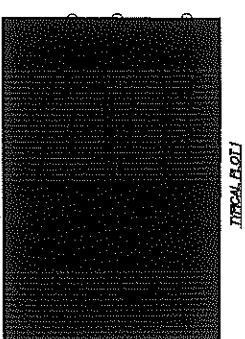
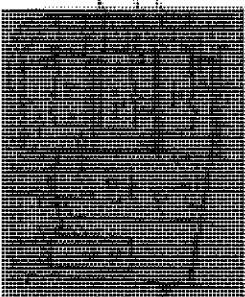
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LOT NUMBER	ACRES	LOT NUMBER	ACRES
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2	0.11	2	0.11
3	0.11	3	0.11
4	0.11	4	0.11
5	0.11	5	0.11
6	0.11	6	0.11
7	0.11	7	0.11
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97	0.11	97	0.11
98	0.11	98	0.11
99	0.11	99	0.11
100	0.11	100	0.11



SUBMITTALS:
 1. ALL PLANS SHALL BE SUBMITTED TO THE COUNTY ENGINEER AND THE COUNTY PLANNING DEPARTMENT.
 2. ALL PLANS SHALL BE SUBMITTED TO THE COUNTY ENGINEER AND THE COUNTY PLANNING DEPARTMENT.
 3. ALL PLANS SHALL BE SUBMITTED TO THE COUNTY ENGINEER AND THE COUNTY PLANNING DEPARTMENT.

GENERAL NOTES:
 1. THE TRACT IS TO BE DEVELOPED AS A RESIDENTIAL TRACT.
 2. THE TRACT IS TO BE DEVELOPED AS A RESIDENTIAL TRACT.
 3. THE TRACT IS TO BE DEVELOPED AS A RESIDENTIAL TRACT.

LEGEND OF AMENDMENT LAYER:
 1. 1" = 10' HORIZONTAL SCALE TO BE USED FOR ALL DIMENSIONS EXCEPT WHERE SHOWN OTHERWISE.
 2. 1" = 10' HORIZONTAL SCALE TO BE USED FOR ALL DIMENSIONS EXCEPT WHERE SHOWN OTHERWISE.
 3. 1" = 10' HORIZONTAL SCALE TO BE USED FOR ALL DIMENSIONS EXCEPT WHERE SHOWN OTHERWISE.



GENERAL NOTES:
 1. THE TRACT IS TO BE DEVELOPED AS A RESIDENTIAL TRACT.
 2. THE TRACT IS TO BE DEVELOPED AS A RESIDENTIAL TRACT.
 3. THE TRACT IS TO BE DEVELOPED AS A RESIDENTIAL TRACT.

COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 NO. 36288
 AMENDMENT NO. 1

APPROVED: _____ DATE: _____

PREPARED BY: _____

PANGAEA
 ENGINEERS AND ARCHITECTS
 1000 LA HABRA DRIVE, SUITE 111
 LA HABRA, CA 91748
 TEL: 714.962.1111
 FAX: 714.962.1112

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF CALIFORNIA
 NO. 41512

REGISTERED PROFESSIONAL ARCHITECT
 ARCHITECTURE
 STATE OF CALIFORNIA
 NO. 10100

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42327
Project Case Type (s) and Number(s): Tentative Tract Map No. 36288
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: 951-955-1888
Applicant's Name: Sierra Linda Development
Applicant's Address: 2834 La Mirada Drive, Suite E, Vista, CA 92081

I. PROJECT INFORMATION

Project Description: Tentative Tract Map No. 36288 is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with a minimum net lot sizes ranging from 3,600 to 7,200 square feet, and two (2) water quality basin lots.

The CEQA determination for this project is that an Addendum be prepared to include with previous Mitigated Negative Declaration for Environmental Assessment No. 41176. An addendum was determined appropriate in order to include an analysis of greenhouse gases that would be generated as a result of the proposed project. The results of this analysis concluded that greenhouse gases produced by the project were less than significant and this finding is discussed in more detail in the greenhouse gas section of this document. There are no major changes or additions to the previous CEQA document, as a result of the proposed subdivision. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared only if minor technical changes or additions are necessary or none of the conditions are present as described in Section 15162 calling for the preparation of a subsequent negative declaration.

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

B. Total Project Area: 10.00 gross acres

Residential Acres: 10.00	Lots: 72	Units	Projected No. of Residents: 210
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): 461-160-044

Street References: The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South Range 2 West Section 31

E. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently vacant but disturbed without much vegetation. Surrounding properties within the SP 293 have been graded with pads for residential development. Property to the west is vacant and is designated Medium Density Residential in the General Plan, but no development activities have occurred at this time.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Specific Plan No. 293 Planning Area No. 19 land use designation and all applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is partially located within a high fire hazard area, a subsidence susceptible area, the Diamond Valley Lake dam inundation area, and a 100-year FEMA flood zone. The proposed project is not located within any other special hazard zone (including fault zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design and conditioning of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Harvest Valley/Winchester

C. **Foundation Component(s):** Specific Plan

D. **Land Use Designation(s):** Specific Plan

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

F. **Policy Area(s), if any:** Highway 79 Policy Area

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Winchester Hills SP 293
2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 19

I. Existing Zoning: Specific Plan

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Specific Plan and Rural Residential (R-R)

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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <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

July 9, 2012

Date

Kinika Hesterly, Project Planner

Printed Name

For Carolyn Syms Luna, 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project is not located within, or proximate to a scenic highway corridor, therefore the project would not have a substantial effect upon a scenic highway corridor.

b) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

a) The project proposes lighting; however, the potential environmental impacts of the project were fully studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The project will not expose residential property to unacceptable light levels.

The project proposes lighting; however, the potential environmental impacts of the project were fully studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land	<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
<u>within a Riverside County Agricultural Preserve?</u>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a-d) Potential impacts to Agricultural Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest				
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 section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project will not 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)).

b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a-f) Potential impacts to Air Quality were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

Potential impacts to Biological Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Potential impacts to Historic Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-d) Potential impacts to Archaeological Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Potential impacts to Paleontological Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) 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: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) Potential impacts to the Alquist-Priolo Earthquake Zone or County Fault Hazard Zones were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Potential impacts to Liquefaction were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Potential impacts to Ground-shaking were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Potential Landslide Risk impacts were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Potential impacts to Ground Subsidence were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Potential impacts to Other Geologic Hazards were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) Potential impacts to Slopes were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) Potential impacts to Soils were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) Potential impacts to Erosion were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Greenhouse Gas and Climate Change Impact Analysis, prepared by Pangaea Land Consultants, Inc. and Climate Change Report Review and Analysis, dated June 12, 2012, prepared by Hogle-Ireland Planning & Development Consulting

Findings of Fact:

a) The Greenhouse Gas and Climate Change Impact Analysis, prepared by Pangaea Land Consultants, Inc. and Climate Change Report Review and Analysis, dated June 12, 2012, prepared by Hogle-Ireland Planning & Development Consulting indicates that the project's annual GHG emissions will be 1,710 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,500 MTY CO₂e per year for residential projects proposed by the South Coast Air Quality Management District. Therefore, the project will not result in significant generation of greenhouse gases that will have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. With implementation of State Regulations and design features, the GHG emissions from the proposed project will be reduced by 30% to 1,179 MTCO₂e per year. This meets the County's 30% Business As Usual (BAU) reduction standard and will not be considered a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter 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	<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
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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?

Source: Project Application Materials

a-e) Potential impacts to Hazards and Hazardous Materials were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. 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 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: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Potential impacts to Airports were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area

a) 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?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Potential impacts due to a Hazardous Fire Area were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) 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?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-h) Potential impacts to Hydrology and Water Quality were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

Potential impacts to Floodplains were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a-b) Potential impacts to Land Use/Planning were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) Potential impacts to Planning were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. 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) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) Potential impacts to Mineral Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?

NA A B C D

b) 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?

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Potential impacts to Airport Noise were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

Potential impacts to Railroad Noise were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potential impacts due to Highway Noise were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a) No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-d) Potential impacts due to Noise Effects on or by the Project were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing 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) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-f) Potential impacts to Population and Housing were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potential impacts to Fire Services were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Sheriff Services were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential impacts to Schools were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Libraries were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Health Services were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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-c) Potential impacts to Parks and Recreation were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Potential impacts to Recreation Trails were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a 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"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Transportation/Traffic were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Potential impacts to Bike Trails were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

Potential impacts to Water were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Potential impacts to Sewer were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) Potential impacts to Solid Waste were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a-g) Potential impacts to Utilities were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a) Potential impacts to Energy Conservation were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project 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?

Source: Staff review, Project Application Materials

Findings of Fact: 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.

51. Does the project 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: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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: Environmental Assessment No. 41176

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Revised: 7/24/2012 10:54 AM
Environmental Assessment.TR36288_8.15.12

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "A" subdivision of ten (10) gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.

10. EVERY. 1 SP - Hold Harmless INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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 TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10. EVERY. 2

MAP - HOLD HARMLESS (cont.)

RECOMMND

any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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.

10. EVERY. 2

SPA - Amendment Description

INEFFECT

This Specific Plan Amendment alters the Specific Plan as follows:

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;
- 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B;
- 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6) Designate Planning Areas 10A and 10B as Open Space;
- 7) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 8) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 9) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B;
- 10) Designate Planning Area 47A as Medium Density Residential;
- 11) Designate Planning Area 47B as Medium Density Residential;
- 12) Designate Planning Area 47C as Low Density Residential;
- 13) Designate Planning Area 50C as Medium High Density

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10. GENERAL CONDITIONS

10. EVERY. 2 SPA - Amendment Description (cont.) INEFFECT

Residential;
14) Designate Planning Area 50D as Medium Density Residential;
15) Designate Planning Area 53 as High Density Residential;
16) Designate Planning Area 54B as open space;
17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
18) Create Planning Areas 62A and 62B and designate as Open Space;
19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;
20) Redesignate Planning Area 39 from Commercial to High Density Residential;
21) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;
22) Contract Planning Area 45B, thereby contracting the Specific Plan boundaries;
23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);
24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;
25) Adjust park construction triggers in accordance with updated funding plans for the parks.

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36288 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36288, Amended No. 1, dated April 23, 2012.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous

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10. GENERAL CONDITIONS

10. EVERY. 3 SPA - Replace all previous (cont.) INEFFECT

amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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.

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No. 293 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 380 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.) INEFFECT

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 293 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 293 , Amendment No. 5.

CHANGE OF ZONE = Change of Zone No. 7461.

GPA = General Plan Amendment No. 1061.

EIR = Environmental Impact Report No. 380.

10. EVERY. 6 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 7 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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.

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10. GENERAL CONDITIONS

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR

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10. GENERAL CONDITIONS

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING (cont.) INEFFECT

LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

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).

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10. GENERAL CONDITIONS

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 17 MAP - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 22 MAP - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36288 is proposing Eastern Municipal Water District (EMWD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Any existing onsite wastewater treatment systems (OWTS) and/or water wells shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 1 SP - SCREEN CHECK NO 2 A5 INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the SP002932A5 and has no objections.

10.E HEALTH. 2 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

The standard practice is for Riverside County Department of Environmental Health, Environmental Cleanups Program (RCDEH-ECP) to review Phase 1 Environmental Site Assessments and provide clearances prior to grading and/or disturbance of the soil. However, rough grading was previously conducted at this project area. As such, the soil has been disturbed and representative sampling in any potential areas of environmental concern will not be possible.

As with any real property, if previously unidentified contamination is discovered at this property, assessment, investigation, and/or cleanup shall be required. For further information, contact RCDEH-ECP at (951) 955-8982.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 ENV CLEANUPS PROGRAM-COMMENTS (cont.) RECOMMND

This information has also been added to the County of Riverside, Planning Department project file.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 SP-#56-IMPACT MITIGATION INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 4 SP-#87-OFF-SET FUNDING INEFFECT

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

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10. GENERAL CONDITIONS

10.FIRE. 5 SP-#95-HAZ FIRE AREA INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 6 SP-#96-ROOFING MATERIAL INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 7 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 8 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 9 SP*-#100-FIRE STATION INEFFECT

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to _ fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

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10. GENERAL CONDITIONS

10.FIRE. 10 SP-#101-DISCL/FLAG LOT INEFFECT

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 11 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 12 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 36288 is a proposal to subdivide an approximately 10-acre site for single family residential lots along with 2 water quality basins. The site is located in the Winchester area on the north side of Domengoni Parkway west of Leon Road. The site is Planning Area 19 of Specific Plan 293 (Winchester Hills)

The improvements associated with the construction of Domengoni Parkway and the grading of the development located south of the site (Tract 31892) provides this development protection from offsite runoff.

Onsite runoff is directed to one of two water quality basins located in the northwest or northeast corners of the development along Winchester Hills Drive. The site's drainage is essentially divided in 2 halves with each basin receiving approximately half of the site's storm runoff. It is proposed that the outlets for the basins will connect to storm drains constructed by Tract 30266 - 1 located north of this development. Tract 30266 - 1 has been rough graded but the drainage infrastructure or street improvements have not been constructed. Tract 36288 will be required to construct the storm drains from the basins to Salt Creek Channel or wait until these facilities are constructed. Since these storm drains discharge directly into Salt Creek Channel, Tract 36288 does not have to mitigate for increased runoff. The storm drain plans for the downstream facilities have been signed (Project No. 4-0-00574) and the necessary rights of way and easements for these facilities recorded on the final map for Tract 30266 - 1.

The water quality basins will be designed to mitigate the water quality impacts associated with this development and would be designed to pass through the tributary 100-year flow rate. To remove pollutants, pathogens and viruses, an 18-inch thick layer of sand will be required for the bottom of the basin. If the depth of the basin exceeds 4-feet, access ramps for maintenance will be required. The outlet pipe shown for the northwest basin shall be designed to not cross through a residential lot (Lot 47). An emergency escape spillway onto an adjacent street shall be provided for the basins.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

If Tract 36288 proceeds prior to the construction of the approved street improvements for Tract 30266 - 1, then Tract 36288 will construct those street improvements as required by the Transportation Department. Additional water quality mitigation measures may be required than those shown on the approved street improvement plans for Tract 30266 - 1 in order to comply with the current requirements of the permit. A maintenance entity such as a Lighting and Landscaping Maintenance District (LLMD) will be required for the maintenance of any bio-swales or other mitigation BMP's.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT INEFFECT

Specific Plan 293, Amendment No. 5, Screencheck No. 2 is a proposal to develop 2841 acres with approximately 5,245 dwelling units, commercial and industrial uses, schools and parks. The site is located in the Harvest Valley/Winchester Area Plan westerly of State Highway 79, easterly of Briggs Road and northerly of Holland Road.

The Specific Plan Amendment No. 5 in general proposes to adjust boundaries, re-designate planning areas and change densities.

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south. Thus, the Specific Plan (SP) can be divided into two regional drainage basins. Most of the SP (northern) drains to Salt Creek while the southern 3/4 square mile of the SP drains southerly and then west.

Northern Portion Drainage Plan-

The master drainage plan for the northern portion originally proposed with the SP collects flows and conveys them to Salt Creek. The master drainage plan has been modified and expanded in scope (2006) to more completely accomplish the intent of the original SP drainage plan.

Ultimate improvements for the Salt Creek Channel from

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.)

INEFFECT

Lindenberger Road upstream through the City of Hemet have been completed and the existing undersized box culverts under Rice Road were removed and replaced by a dip crossing to allow full containment of storm water within Salt Creek Channel. Salt Creek Channel is considered as a regional facility that would serve as an adequate outlet to all of the developments in the northern basin of the SP. Therefore, any development in the northern drainage basin has to construct the necessary drainage facility to Salt Creek.

Although the improvements to Salt Creek Channel and the removal of the boxes have reduced flooding, some portion of the SP is still shown within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2060G and 060245 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Southern Portion Drainage Plan- The master drainage plan proposed with the original SP for the southern portion (Planning Areas 47b, 49, 50, and 51 thru 61) of the site (specifically for Tract 30976, 30977, and 32318) proposed to terminate the storm drain for these tracts at the intersection of Holland Road and Leon Road.

A drainage plan prepared by Artiga Civil Design and dated May 2007 was reviewed and approved by the District. This drainage plan proposes to construct a regional facility that would collect storm runoff from the southern portion of the SP and the valley south of the SP. This drainage plan, proposed by the developer to the south of the SP, is a regional facility from the intersection of Leon Road and Holland Road to Lindenberger Road. The facility would generally run parallel to and south of Holland Road. These developments (the southern basin of the SP) are conditioned to construct what is referred to as Holland Channel from Leon Road to Lindenberger Road.

A Conditional Letter of Map of Revision (CLOMR) based on the Salt Creek improvements and the removal of Rice has been obtained. While the existing undersized box culverts were removed and replaced by a dip crossing, the floodplain limits have not been revised.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.) (cont.) INEFFECT

Following are the District's recommendations in order to protect the public health and safety:

1.A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a.Unless a Letter of Map Revision (LOMR) has been obtained by the District, the developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain. A flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site.

b.The applicant shall be responsible for payment of all processing fees required by FEMA for the LOMR. FEMA submittals for a LOMR shall be reviewed by the District on a fee for service basis and a minimum deposit will be required before processing is initiated.

2.Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

Portions of Specific Plan 293 are located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors. However, the portion of the SP within the Murrieta Creek/Warm Springs Valley Area Drainage Plan is designated as open space and therefore ADP fees would not be imposed for those areas.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT (cont.) (cont.) (cont)INEFFECT

of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

The specific plan proposes to use the District's maintenance roads for the proposed Salt Creek Channel as multi-use recreational trails. These recreational corridors are proposed to be a minimum of 20 feet wide with a landscaped area of about 10 feet on each side of the access road. The District does not object to this proposal. However, the Parks District, CSA or other public entity(s) must undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

10.FLOOD RI. 2 MAP D/S DRAINAGE FACILITIES RECOMMND

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

10.FLOOD RI. 2 SP- COLLECT AND CONVEY RUNOFF INEFFECT

Each development within this Specific Plan will be required to collect and convey all onsite and offsite runoff to an edequate outlet.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 SP- CONSTRUCT REGIONAL BASIN INEFFECT

Any development within the southern basin of this project shall construct a regional basin facility from Leon Road to Lindenberger Road.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

he property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards

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10.FLOOD RI. 9 MAP MAJOR FACILITIES (cont.) RECOMMND

including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including

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10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that 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 within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Descendant shall then make recommendations and engage in consultation with the County and the property owner 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 Planning /Director.

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND INEFFECT

If human remains are encountered, 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 a resonable timeframe. 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.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND INEFFECT

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environemntal assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) INEFFECT

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 3 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation 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.

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10.PLANNING. 3 SP - GEO NO. 1246

INEFFECT

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tr5act Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

1.No evidence of on-site landslides was observed during the field investigation.

2.The steep north and east-sloping hillsides on the western portion of the site contains many loose boulders. The potential for rockfall due to either erosion or seismic groundshaking is significant in this area.

3.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during the investigation.

4.The potential for site ground rupture is considered low.

5.The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.

6.The site is not anticipated to be at risk for seismically induced flooding.

7.Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.

8.Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsable alluvium.

GEO No. 1246 recommended:

1.Remedial measures such as rock removal, catchment areas,

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10.PLANNING. 3 SP - GEO NO. 1246 (cont.)

INEFFECT

rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.

2.Compressible native soils and undocumented fill soils should be removed down to competent material.

3.Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet shall be prepared identifying the potential rockfall hazard as described elsewhere in this conditions set.

10.PLANNING. 4 MAP - GEOLOGIST'S COMMENTS

RECOMMND

This site was previously planned to be used as a school site and was mass graded along with the adjacent tract map properties. Given the site's already graded condition, and given the geologic/geotechnical consultant of record's letter acknowledging the condition of the site and recommendation for specific mitigation (GeoTek, Inc., November 9, 2011, "Geotechnical Review and Update, Winchester Hills Former School Site, Tentative Tract No 36288 Addendum No 1, Riverside County, California") no GEO was required or deemed necessary for this project at this time. However, additional studies, as recommended by GeoTek, Inc. and as required by Building Code shall be prepared and reviewed by the County Geologist as indicated elsewhere in this conditions set.

GeoTek, Inc.'s November 9, 2011 report concluded:

"Removals were performed prior to fill placement.

"Fill up to 10 feet deep is present.

"Mass grading was not completed and the site was left 1 to

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10. GENERAL CONDITIONS

10.PLANNING. 4

MAP - GEOLOGIST'S COMMENTS (cont.)

RECOMMND

6 feet below designed grades.

"Construction debris, oversized rock material and medium vegetation growth overlay the site.

"Structures should be designed to accommodate 3 inches differential settlement in 40 feet.

"The majority of the site is underlain by engineered fill.

"Additional geotechnical studies were recommended by the former project consultant (GMU) prior to "remaining mass grading or further rough grading".

GeoTek, Inc.'s November 9, 2011 report recommended:

1.The degraded zone of near surface engineered fill (about 1 to 2.5 feet) should be reprocessed and brought to typical fill standards.

2.The areas of the site, northern portion and adjacent to the granitic rock in the southwest, should be provided with a minimum of 3 feet of engineered fill either by elevating from existing grades or removal and recompaction.

3.GMU's prediction of 3 inches of differential settlement in any 40 foot span appears to be rather high and should be evaluated through additional studies.

4.A more extensive updated report to address, current code condition, recommended removals and settlements.

The Geotek, Inc. letter is herein accepted for CEQA/Planning purposes for this tract map. An environmental constraints sheet (ECS) shall be prepared relative to the existing mass graded site conditions, as described elsewhere in this conditions set. Additional studies shall be required prior to issuance of grading permits as indicated elsewhere in this conditions set.

It should be noted that, although the previous site consultant indicated a recommended structural design for settlement of 3 inches in 40 feet, Riverside County does not accept site grading that would result in a potential settlement of 3 inches in 40 feet. Hence, should the additional studies indicate a settlement of 3 inches in 40 is a potential hazard, site re-grading and/or geotechnical solutions will be required to render the site to a condition of no more than 2 inches in 40 feet settlement under seismic conditions.

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10. GENERAL CONDITIONS

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

10.PLANNING. 5 SP - NO P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas that alters the land use designation or density category of any Planninf Area within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 6 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in ounty Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 SP - PA 12 SCHOOL ACCEPTANCE INEFFECT

If within two (2) years of approval of the final map (or the last phase if the final map was phased) of Tentative Tract Map No. 31100, the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning area 12 with single family residential uses in conformance with the Development Standards of the SPECIFIC PLAN.

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10.PLANNING. 10 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the Specific Plan No. 293 (Winchester Hills), Planning Area 19.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three feet (3'). the setback shall be measured from the top of curb within the alley or similar type of access.
- g. The minimum average width of each lot is 40 feet.
- h. The maximum height of any building is 35 feet.
- i. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3,600 square feet.
- j. No more than 60% of the lot shall be covered by a one story building and no more than 50% for a two story building.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE
SPECIFIC PLAN NO. 293, AMENDMENT NO. 5 (SP00293A5) DESIGN
STANDARDS AND GUIDELINES.

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (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.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to the Design Standards and Guidelines of Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

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10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA - Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 19 MAP - M/M PROGRAM (GENERAL) RECOMMND

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances 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.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that

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10.TRANS. 3 MAP - TS/EXEMPT (cont.) RECOMMND

the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

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.

10.TRANS. 7 MAP - CFD 05-1 RECOMMND

The subject property of TR36288 was included in the formation of CFD 05-1, and was originally described as APNs 461-160-032 and 461-160-033 in the CFD formation documents. CFD 05-1 did not finance any mitigation fees and as a result no fee credits are to be given for the subject property's participation in the CFD. The subject property shall continue to participate in CFD 05-1.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

20.PLANNING. 3 MAP - SUBMIT FINAL DOCUMENTS RECOMMND

WITHIN 60 DAYS AFTER PROJECT APPROVAL:

One (1) hard copy and one (1) electronic copy of the final SPECIFIC PLAN (SP) documents shall be submitted to the Planning Department. The documents shall include all the items listed in the condition titled "SP - Documents".

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to teh Planning Department Engineering Geologist for review and approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC STUDY (cont.) MET

This condition shall be considered MET if the relevant study has been approved by the Planning Department Engineering Geologist. This condition may be considered NOT APPLICABLE if the Planning Department Engineering Geologist determines the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL) MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4

SP - DURATION OF SP VALIDITY

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (0) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5

SP - SUBMIT FINAL DOCUMENTS

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- Riverside County Planning Department in Indio 2 copies
- in Murrieta 2 copies
- Executive Office - CSA Administrator 2 copies

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS (cont.) MET

Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 6 SP - PROJECT LOCATION EXHIBIT MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 9 SP - ARCHAEO STUDY REQD MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an archaeological study shall be submitted to the Planning Department for review and approval."

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - ADDENDUM EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 12 SP - EA REQUIRED

MET

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

SP - SUPPLEMENT TO EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 14

SP - SUBSEQUENT EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - SUBSEQUENT EIR (cont.) NOTAPPLY
not required."

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 16 SP - AMENDMENT REQUIRED NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 17 SP - PARK AGENCY REQUIRED MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - PA PROCEDURES MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this [these] planning area[s]:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - PA PROCEDURES (cont.) MET

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE (cont.) MET

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

30.PLANNING. 21 SP - CC&R RES PUB .COMMON AREA NOTAPPLY

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be

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30.PLANNING. 21 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)NOTAPPLY

considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA MET

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) MET

submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)MET

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP - PALEO M/M PROGRAM MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - SKR FEE CONDITION MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be _____ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.) MET

Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP - SCHOOL MITIGATION MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the ___ School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

"Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED (cont.) MET

TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

"If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented."

30.PLANNING. 35 SP - INFRASTR. PARTICIPATION MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - INFRASTR. PARTICIPATION (cont.) MET

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein."

30.PLANNING. 36 SP - PA 28B PARK AGREEMENT MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA 28B PARK AGREEMENT (cont.) MET

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP293A5/TS CONDITIONS INEFFECT

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Briggs Road (NW) at:
 Grand Avenue (EW)
 Simpson Road (EW)

Olive Avenue (EW)
 Patton Avenue (EW)
 Holland Road (EW)

La Ventana Road (NS) at:
 Simpson Road (EW)
 Olive Avenue (EW)

La Ventana Loop Road (NS) at:
 Patton Road (EW)

Leon Road (NS) at:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP293A5/TS CONDITIONS (cont.) INEFFECT

Grand Avenue (EW)
Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Road (EW)
North Loop Road (EW)
Central Loop Road (EW)
South Loop Road (EW)
Holland Road (EW)

Eucalyptus Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

West Loop Road (NS) at:
Patton Road (EW)

Rice Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)
Patton Road (EW)

Winchester Road "SR-79" (NS) at:
Grand Avenue (EW)
Simpson Avenue (EW)
Olive Avenue (EW)
Patton Road (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

30.TRANS. 2 SP - SP293A5/TS IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP293A5/WRCOG TUMF DEFERRED

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 4 SP - SP293A5/TRAF SIG MIT MECH INEFFECT

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

30.TRANS. 5 SP - SP293A5/TS INSTALLATION INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP293A5/TS INSTALLATION (cont.) INEFFECT

- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

30.TRANS. 6 SP - SP293A5/TRAFFIC STUDY REQ NOTAPPLY

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 2 MAP-#88-ECS-AUTOMATIC GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system,

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50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS (cont.) RECOMMND

including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 4 MAP-#46-WATER PLANS RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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 Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

50.PLANNING. 2 MAP - ECS PREVIOUSLY GRADED RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the project site has been previously graded and that additional site grading and/or removal and recompaction is required. In addition, a note shall be placed on the ECS as follows:

"This site, has been previously mass graded. However, portions of the site may contain areas of potentially

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50.PLANNING. 2 MAP - ECS PREVIOUSLY GRADED (cont.) RECOMMND

unacceptable settlement and/or deteriorated fill. These areas must be assessed by the project engineering geologist and/or geotechnical engineer prior to issuance of grading permits and must be appropriately mitigated during site grading."

50.PLANNING. 3 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 4 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,600 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of Specific Plan No. 293, Amendment No. 5; Planning Area No. 19.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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.

50.PLANNING. 21 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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."

50.PLANNING. 30 MAP - FEE BALANCE RECOMMND

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.

50.PLANNING. 31 MAP - PA 28B PARK AGREEMENT RECOMMND

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

50.PLANNING. 32 MAP - PARK AGENCY REQUIRED RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley-Wide Recreation and Park District shall be annexed into the Valley-Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

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50.PLANNING. 32 MAP - PARK AGENCY REQUIRED (cont.) RECOMMND

This condition shall be considered as NOT APPLICABLE if Valley-Wide Recreation and Parks District is unwilling or unable to annex the property in question.

50.PLANNING. 33 MAP - CC&R RES PRI COMMON AREA RECOMMND

PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on the TENTATIVE MAP, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

50.PLANNING. 34

MAP - COMMON AREA MAINTENANCE

RECOMMND

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34

MAP - COMMON AREA MAINTENANCE (cont.)

RECOMMND

open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

50.PLANNING. 35

MAP - INFRASTR. PARTICIPATION

RECOMMND

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - INFRASTR. PARTICIPATION (cont.) RECOMMND

within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

50.PLANNING. 36 MAP - PA PROCEDURES RECOMMND

Prior to map recordation, the planning area for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this planning areas.

2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors.

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TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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.

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Domenigoni Parkway and so noted on the final map.

50.TRANS. 3 MAP - STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 945-RR and P/P 946-HH.

50.TRANS. 6 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 7 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide for a paved off-site access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way minimum in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Winchester Hill Drive to Leon Road and the southerly extension of Leon Road to paved County maintained Domenigoni Parkway.

50.TRANS. 9 MAP - LIGHTING PLAN RECOMMND

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) 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. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, 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 applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along La Ventana Road, Domenigoni Parkway, and Winchester Hills Drive.
- (2) Trails along Domenigoni Parkway.
- (3) Future traffic signals located on Domenigoni Parkway at intersection of Willow Glen Lane per TR30266.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (4) Bio-swales and/or fossil filters within La Ventana Road and Winchester Hills Drive.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 11 MAP - DEDICATION SL1 RECOMMND

Street "A", "B", "C", and "D" (privately maintained) are designated as a local road and shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 50' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36' / 50') (Modified for reduced right-of-way from 56' to 50')

NOTE: A 5' sidewalk shall be constructed adjacent to curb line within the 7' parkway.

50.TRANS. 12 MAP - PART-WIDTH SL1 RECOMMND

La Ventana Road and Winchester Hills Drive along project boundary is designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on project side), within a 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - PART-WIDTH SL1 (cont.) RECOMMND

NOTE: A 5' sidewalk shall be constructed 7' from curb line within the 15' parkway.

50.TRANS. 13 MAP - UTILITY PLAN RECOMMND

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 offsite 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.

50.TRANS. 14 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping and trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Domenigoni Parkway, La Ventana Road, and Winchester Hill Drive and trail shall be improved along Domenigoni Parkway.

50.TRANS. 15 MAP - INTERSECTION/50' TANGENT RECOMMND

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.

50.TRANS. 16 MAP - IMP PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - IMP PLANS (cont.) RECOMMND

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://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 17 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 18 MAP - EXISTING CURB AND GUTTER RECOMMND

On existing curb and gutter trail, and/or drainage devices within County right-of-way, including sewer and water laterals on Domenigoni Parkway shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461; such construction shall show on existing street improvement plans and Profile No. 945-RR and shall be approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html.

If you have any questions, please call the Plan Check Section at (951) 955-6527.

Note:

A 12' DG Trail shall be constructed 5' from the curb line within the 21' parkway.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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 (916) 341-5455.

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.

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

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.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

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.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

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.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

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.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

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.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

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 and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, 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 and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. 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. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP D/S DRAINAGE FACILITIES RECOMMND

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final WQMP and BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract 36288 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 standard 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and 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.

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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies 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.

60.PLANNING. 7 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND.

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.

60.PLANNING. 19 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 23 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24

MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

MAP - NO B/PMT W/O G/PMT

RECOMMND

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.

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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.

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.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER (cont.) RECOMMND

Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP D/S DRAINAGE FACILITIES RECOMMND

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, final WQMP and BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract 36288 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department 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:

- 1) Landscaping plans for areas within the road right-of-way

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, 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 Planning Department 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 planning department 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 Planning Department shall clear this condition.

80.PLANNING. 2 GEN - LC LANDSCAPE SECURITIES RECOMMND

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 Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 GEN - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

80.PLANNING. 3 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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.

80.PLANNING. 4 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibit B and Exhibit C.

80.PLANNING. 6 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit M.

80.PLANNING. 7 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 8 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 14 MAP - FEE BALANCE RECOMMND

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.

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

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.
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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - MODEL HOME COMPLEX

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (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 Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP - BUILDING SEPARATION 2

RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. However, in accordance with Planning Area 19 of Specific Plan No. 293, Amendment No. 5; where a zero lot line is used, the alternate side yard shall not be less than five feet (5') in width.

Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 19

MAP - FINAL SITE PLAN

RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (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.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - FINAL SITE PLAN (cont.)

RECOMMND

plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 20 MAP - Walls/Fencing Plans

RECOMMND

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 Specific

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - Walls/Fencing Plans (cont.)

RECOMMND

Plan No. 293, Amendment No. 5 - Design Standards and Guidelines, 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.

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. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. 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.

E. 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).

F. 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.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - Walls/Fencing Plans (cont.) (cont.) RECOMMND

decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron, wood or tubular steel.

J. 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

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.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

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.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

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.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

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.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

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:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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.

90.PLANNING. 3 MAP - LC LNDSCP INSPCT DEPOSIT RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - LC LNDSCP INSPCT DEPOSIT (cont.) RECOMMND

Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 4 MAP - LC LNDSCP INSPCTN RQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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 Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's 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 Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 5 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems

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90. PRIOR TO BLDG FINAL INSPECTION .

90.PLANNING. 5 MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 9 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 10 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the Specific Plan No. 293, Amendment No. 5 (Winchester Hills) Design Standards and Guidelines.

90.PLANNING. 11 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 17 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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.

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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 offsite 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.

90.TRANS. 4 MAP - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "E4" of the Menifee Valley Road and Bridge Benefit District.

90.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, 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 and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along La Ventana Road, Domenigoni Parkway, and Winchester Hills Drive.
- (2) Trails along Domenigoni Parkway.
- (3) Future traffic signals located on Domenigoni Parkway

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

at intersection of Willow Glen Lane per TR30266.

- (4) Bio-swales and/or fossil filters within La Ventana Road and Winchester Hills Drive.

For street lighting, project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

90.TRANS. 6 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

SP - PA 37 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 650th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 37. The detailed park plans

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PA 37 PARK PLANS REQD (cont.) INEFFECT

shall conform with the design criteria in the specific plan document for Planning Area 37 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PA 37 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 37 shall be constructed and fully operable.

100.PLANNING. 3 SP - PA 32 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 1400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 32. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 32 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 32 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 1500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 32 shall be constructed and fully operable.

100.PLANNING. 5 SP - PA 21 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 1900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PA 21 PARK PLANS REQD (cont.) INEFFECT

to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 21. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PA 21 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 2000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21 shall be constructed and fully operable.

100.PLANNING. 7 SP - PA 11 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 8 SP - PA 11 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 3000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 3900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 10 SP - PA 55 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 55 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS (cont.) INEFFECT

Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the first half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 3010th building permit within the SPECIFIC PLAN, the first half of the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 13 SP - PA 28B 2ND HALF PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 3910th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the second half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 14 SP - PA 28B 2ND HALF CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the second half of the park designated as Planning Area 28b shall be constructed and fully

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 14 SP - PA 28B 2ND HALF CONST (cont.) INEFFECT
operable.

100.PLANNING. 15 SP - PA 62A PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 4400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 62A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 62A and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 16 SP - PA 62A PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 62A shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 17, 2010

TO:

Riv. Co. Transportation Dept.	P.D. Trails Section-K. Lovelady	Eastern Municipal Water Dist.
Riv. Co. Environmental Health Dept.	Riverside Transit Agency	Southern California Edison
Riv. Co. Flood Control District	Riv. Co. Sheriff's Dept.	Southern California Gas Co.
Riv. Co. Fire Department	Riv. Co. Waste Management Dept.	CALTRANS District #8
Riv. Co. Dept. of Bldg. & Safety - Grading	3rd District Supervisor	Reg. Water Quality Control Board - San Diego
Regional Parks & Open Space District.	3rd District Planning Commissioner	Eastern Information Center (UCR)
Riv. Co. Environmental Programs Dept.	Valley-Wide Recreation & Parks Dist.	Winchester Homeowners Association
P.D. Geology Section-D. Jones	County Service Area No. 146 c/o EDA	

TENTATIVE TRACT MAP NO. 36288 – EA42327 – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) – Location: North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan (SP #293, Winchester Hills) PA169 - **REQUEST:** The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,500 square feet, and two (2) water quality basin lots. - APN: 461-160-044 - Related Cases: SP00293A5, TR30266

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 22, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn, Project Planner**, at (951) 955-4641 or email at **JHORN@rctlma.org / MAILSTOP# 1070**.

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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

July 8, 2010

Sierra Linda Development
2834 La Mirada Dr, Suite E
Vista, CA 92081

FILE COPY

RE: Tentative Tract Map No. 36288 (TR36288)

Dear Applicant:

Thank you for submitting the requested information. Based on your recent submittal, your proposal has been scheduled for a Land Development Committee (LDC) meeting and your attendance is expected, along with your engineer/representative.

The LDC meeting is scheduled on July 22, 2010 and will be located on the Ninth (9th) floor in the Conference Room at 9:05 am.

The LDC meeting agenda can be viewed at:


http://www.tlma.co.riverside.ca.us/planning/content/devproc/lcd/current_lcd.html

Please reference the attached **Applicant's Attendance and Expectations at Land Development Committee Meetings** document for those attending LDC meetings.

Please also note that I will contact you throughout the review process to provide you with updates regarding your project. If you have any questions, please contact me at (951) 955-4641 or via email at jhorn@rcilma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Jeff Horn, Urban Regional Planner III

CC: Pangea Land Consultants



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 1, 2010

Jeff Horn, Project Planner
Riverside County Planning Department/M.S. 1070
P.O. Box 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 36288 — Subdivide 10 Acres into 72 Single Family Lots

Dear Mr. Horn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Winchester Hill Drive, north of Domenigoni Parkway, and west of Leon Road, and east of La Ventatna Road in Winchester. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

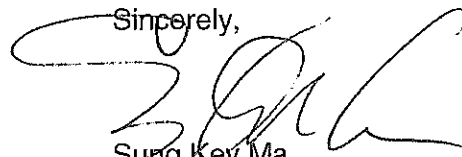
1. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan (WRP)* shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected 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. Arrangements can be made through the franchise hauler.

b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
2. 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 development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding 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.

3. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. 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.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sung Key Ma', written over the word 'Sincerely,'.

Sung Key Ma,
Planner IV

SKM

sent to

COUNTY OF RIVERSIDE
WASTE MANAGEMENT

LAND DEVELOPMENT COMMITTEE INITIAL CASE TRANSMITTAL

10 JUN 21 PM 12:09

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 17, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
County Service Area No. 146 c/o EDA

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS District #8
Reg. Water Quality Control Board - San Diego
Eastern Information Center (UCR)
Winchester Homeowners Association

TENTATIVE TRACT MAP NO. 36288 - EA42327 - Applicant: Sierra Linda Development - Engineer/Representative: Pangaea Land Consultants - Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) - Location: North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan (SP #293, Winchester Hills) PA18 - **REQUEST:** The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,500 square feet, and two (2) water quality basin lots. - APN: 461-160-044 - Related Cases: SP00293A5, TR30266

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 22, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn, Project Planner**, at (951) 955-4641 or email at **JHORN@rctlma.org / MAILSTOP# 1070**.

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.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: July 22, 2010

TO: Sierra Linda Development
2834 La Mirada Drive, Suite

FROM: Riverside County Planning Department
Jeff Horn, Project Planner

RE: TENTATIVE TRACT MAP NO. 36288 (TR36288)

Project Description: The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,500 square feet, and two (2) water quality basin lots.

Project Location: The project site is located in the community of Winchester of the Harvest Valley/Winchester Area Plan in Western Riverside County; more specifically, North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road. APN: 461-160-044

Dear Applicant:

TR36288 were scheduled for an Land Development Committee (LDC) meeting on July 22, 2010. Enclosed are the resulting comments from the Riverside County Planning Department.

General Site Information:

1. The following information was gathered from the Riverside County Land Information System.

The Project site is located within:

- a. Community of: Winchester
- b. Area Plan: Harvest Valley/Winchester
- c. Supervisorial District: Third (3rd)
- d. Specific Plan No. 293, Amendment No. 5
- e. Existing General Plan Land Use Designation: Community Development: Medium Density Residential (CD:MDR) (5-8 DU/ACRE)
- f. Ordinance 348 Zoning Designation: SP00293A5, PA19
- g. General Policy Areas: Highway 79
- h. Ordinance 659 (DIF) Fee Area and subject to mitigation fees
- i. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees
- j. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees
- k. School District: Hemet Unified
- l. Water District: Eastern Municipal
- m. Watershed: Santa Jacinto Valley
- n. SKR fee area Ord. 663.10
- o. FTL fee area Ord. 457 & 460

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

7/22/10

Y:\Planning Case Files-Riverside office\TR36288\Letter and Correspondence\Corrections\TR36288 - LDC Review Comment Letter-(7-22-10).doc

- p. Liquefaction Potential: Low
- q. Subsidence: Susceptible
- r. High Fire Area: In a High Fire Area
- s. Lighting Ordinance 655 zone: Zone B; 42.29 miles
- t. County Service Areas other than 152: Valley Wide
- u. Paleontological Sensitivity: Undetermined Potential

The Project site is not located within:

- v. City sphere of influence
- w. WRCMSHCP Criteria Cell
- x. Fault zone
- y. General Plan Overlay
- z. Redevelopment area
- aa. Agricultural Preserve
- bb. Airport Influence Area/Zone
- cc. Circulation Element Road
- dd. Riverside County Flood Control District/zone

Planning Department Comments:

NOTE: All comments are in addition to, and intended to compliment Ordinance 348, 460, and all other County Ordinances, Guidelines, and Policies which establish minimum requirements. At minimum, all requirements shall be satisfied even if they are not explicitly noted/identified in this comment letter.

Exhibit Comments:

On Exhibit A, (Site Plan) dated June 15, 2010

1. Planning is concerns on aesthetics, safety, and location of the Water Quality Basins. The impact of the basins can be lessened by incorporated basin more into the project design. A landscaped, linear basin along the right of way Winchester Hills Drive could allow for a decrease in size of current proposed basins.(Also see comments from Trans and Flood)
2. Provide more detail on area noted as Note A Part (N.A.P). Who is owner of this. SP00293A5 requires a Major Community Entry Monument at this corner.
3. Add a "Net Acre" column to the Lot Tabulation, minimum lot size is 3,600 sq. ft. per PA19 zoning text(attached)
4. When lots 18,000 sq. ft. or less are proposed, the depth of lots shall not exceed 2½ times the width. (Section 3.8 of Ord. 460)
5. Add a note that project is consistent with Highway 79 Policy are through SP00293A5.
6. Add a note that Park/Amenity requirements are met through PA28b of SP00293A5.
7. Contact RTA on a potential Bus Stop location.

Written request

On Exhibit B&C, (Site Plan) dated June 15, 2010.

1. Provide additional windows(frosted?) on first floors (Garage, Kitchen)
2. Add accent features to second story of side are rear of buildings (360 degree architecture) ie. Iron work, shutters, balcony, planters.
3. Provide materials and color board

Please refer to attached letters from:

1. Riverside Transit Agency
2. EDA CSA

Additional Studies or Plans needed.

1. Conceptual Landscaping
2. GHG and Climate Change Analysis
3. Wall and Fence Plan
4. Mail Box/Bench guidelines

Land Development Committee Comments:

Your case has been cleared (with or without conditions) by the following departments:

PALEONTOLOGIST
FIRE
PARKS & RECREATION

Your case has been denied (with or without comments) by the following departments:

ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
ARCHAEOLOGIST
GEOLOGY
FLOOD
ENVIRONMENTAL HEALTH
BUILDING & SAFETY: GRADING
TRANSPORTATION
LANDSCAPE

You may contact individual departments for any questions on the comments and corrections. A list of contact numbers has been provided.

The following department representatives can be contacted at:

JEFF HORN (951) 955-4641.....PLANNING DEPARTMENT
EPD Receptionist (951) 955- 6892ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
GEO Receptionist (951) 955-4004.....GEOLOGY
FIRE Receptionist (951) 955-4777.....FIRE DEPARTMENT
MICHAEL MISTICA (951) 955-8980.....ENVIRONMENTAL HEALTH
BOB CULLEN (951) 955-1214FLOOD CONTROL
SAM GONZALEZ (951) 955-2559BUILDING & SAFETY: GRADING
DAN NOVE (951) 955-6998PARKS & RECREATION
TESFU TADESSE (951) 955-3789TRANSPORTATION DEPARTMENT
LESLIE MOURIQUAND (760) 939-3411.....COUNTY ARCHAEOLOGIST
RON DY0 (951) 955-8637.....COUNTY LANDSCAPE ARCHITECT

NOTE:

1. Deposit based fee cases are subject to additional charges.
2. Within 45 days of the final closure of any deposit based fee case, a full refund will be processed for those cases with a balance greater than \$5.00.
3. Mitigation fee payment will be required prior to grading permit, building permit, or building permit final inspection as required per the Ordinances described in the General Site information of this document. Reference the identified ordinances and/or districts for fee information.
4. The initial study fee is preliminary. An additional fee of \$1,993.00 for a Negative Declaration and \$2,768.25 for an Environmental Impact Report will be assessed at the time

the initial study is complete. Projects which are exempt from CEQA will not require additional fee payment.

5. In accordance with the policy adopted by the Board of Supervisors on October 5, 1993, if there is no activity by an applicant on an application for more than one and less than two years, the application is abandoned, and any deposit fees remaining may be refunded.
6. Payments may be made to the Planning Department or Riverside County Cashier located on the 2nd floor of the CAC.

Attached Documents:

Reference the attached policies, ordinances, and application checklists used to research and comment on the subject application.

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit **fifteen** (15) sets of amended maps/site plans, folded to dimensions of no greater than 8.5" x 14" along with a response letter addressing each comment. Upon approval, digital images of the final approved maps must be provided to the Project Planner for filing and presentation purposes.

Final Comments:

Substantial revisions to the proposal after issuance of this letter, which do not conform to the comments of the letter, will invalidate the letter and a complete review will be required. Furthermore, failure to submit all required corrections, documentation, and special studies as described in the contents of this letter will slow down the review process. After site plans are amended, the project representative will make an appointment to resubmit a complete application package to the Project Planner, including all special studies, and fees.

Please address any Planning Department questions or concerns to jhorn@rctlma.org or call (951) 955-4641. Questions concerning other departments should be address to the individuals listed on the phone list provided.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Jeff Horn, Project Planner

Ordinance 348

Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

m. Planning Area 19

- (1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses

permitted pursuant Section 6.1.a.(2), (3), (5), b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

(2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35').

B. Lot area shall not be less than three thousand six hundred (3,600) 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.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The minimum frontage of a lot shall be forty feet (40'), except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. The front yard shall be not less than ten feet (10'), 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.

F. Side yards on interior and through lots shall be not less than five feet (5'). Where a zero lot line is used, the alternate side yard shall not be less than five feet (5') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') 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.

G. Where a rear of a lot is adjacent to another residential lot or a street that is not used for access to the lot, the rear yard shall be not less than ten feet (10').

H. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three feet (3'). The setback shall be measured from the top of curb within the alley or similar type of access.

I. Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:

AA. Lot Coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

Ordinance 460

SECTION 3.8. LOTS.

A. Lot size shall not be less than the minimum required by the zoning classifications applicable to the subject property, and shall be consistent with the Comprehensive General Plan for Riverside County.

B. Corner lots shall be designed to provide a building site equal to that required for interior lots in the same zone.

C. When lots 18,000 sq. ft. or less are proposed, the depth of lots shall not exceed 2½ times the width. When lots greater than 18,000 sq. ft. are proposed, the depth shall not exceed 4 times the width.

D. When lots are crossed by major public utility easements, each lot shall have a net usable area of not less than 3,600 square feet, exclusive of the utility easement.

E. When a lot includes an access strip, the access strip shall not be less than 30 feet in width. In no case shall the length of the access strip exceed 660 feet. When the access portion abuts a dead-end street or cul-de-sac, the combined length of the street and the access strip shall be no more than 1,320 feet in length in a Non-hazardous Fire Area and 660 feet in a Hazardous Fire Area.

Side lot lines shall be at approximately right angles or radial to the street centerline, except where terrain or other restrictions make such design impractical.

G. Lots less than 2 acres in gross area shall not have double street frontage except that in hillside areas where the topography requires, lots may abut two or more streets provided that the frontage and vehicular access is from only one such street.

H. No lot shall be divided by a city, county, school district or other taxing agency boundary line.

I. The minimum lot frontage on a knuckle or cul-de-sac street shall be 35 feet measured

along the property line unless otherwise specified in the development standards of the zoning classification.

J. Lot frontage along curvilinear streets may be measured at the building setback line in accordance with development standards of the zoning classifications.

K. Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20' from the street right-of-way, whichever setback is greater

WINCHESTER TOWN ASSOCIATION
Formally Winchester Homeowners Association
P.O. BOX 122
WINCHESTER, CALIF. 92596
951-926-6924

AUG 13 2012

Kinika Hesterly
County of Riverside, Planning Department
P.O. Box 1409
Riverside, Calif. 92502-1409

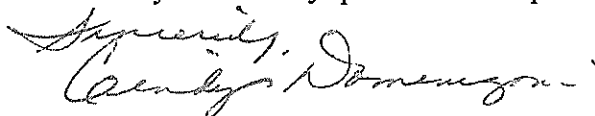
Regarding: Public Hearing August 15, 2012
Tentative Tract Map No. 36288

With regard to the above scheduled public hearing, The Winchester Town Association, formerly known as the Winchester Homeowners Assoc., has concerns relating to any consideration for approval by the County of the requested Modification/ Addendum.

In 2003 the Community of Winchester endorsed the Land Use concepts and designations for development approved by the County for the Harvest Valley/ Winchester Area. This application is requesting a change to those previously endorsed uses. We have not been provided with any detailed proposal, studies, analysis, justification or mitigation by the applicant for our review and specific comment. We must therefore request that the County not make any proposed changes to the current General Plan densities as it now exists for the property in question until the Community has had an opportunity to fully review and comment on its proposed changes and its cumulative effects. This is not the first tentative tract map in our area which is requesting density changes. We are very concerned with what the cumulative effects of these proposed changes and the others being processed through the county will have on our community.

Additionally, and of even more importance, is the fact that Supervisor Stone has established a Winchester Municipal Advisory Council (WMAC). With the direction of Supervisor Stone and support of the WMAC, the Riverside County Economic Agency hired a planning firm to work with the WMAC and community on reviewing and studying existing land uses of the General Plan for Winchester. The focus of this study is for the WMAC and community, with the planner's assistance, to review and come up with suggested changes to the 2003 General Plan. The study is forthcoming and will be presented to the Supervisor for consideration as a package in modifying the current Land Use designations. At this time to "piecemeal" changes to the General Plan before the current uses and proposed changes have been evaluated, considered, modified on an overall basis for the Community is inappropriate and should not be approved by the Planning Commission.

Should you have any questions or require clarification, please contact me.



Cindy Domenigoni
President, Winchester Town Association

cc. Winchester MAC
Supervisor Stone

2/21 ID# CC006002

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- Tract Map, Revised Map, Parcel Map, Minor Change, Reversion to Acreage, Amendment to Final Map, Vesting Map, Expired Recordable Map

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36208 DATE SUBMITTED: 6/3/10

APPLICATION INFORMATION

Applicant's Name: Sierra Linda Development E-Mail: davejacinto@gmail.com

Mailing Address: 2834 La Mirada Drive, Suite E
Vista, CA 92081

Daytime Phone No: (760) 809-7473 Fax No: (760) 598-8288

Engineer/Representative's Name: Pangaea Land Consultants E-Mail: dale.mitchell@pangaea

Mailing Address: 2834 La Mirada Drive, Suite H
Vista, CA 92081

Daytime Phone No: (760) 726-4232 Fax No: (760) 727-1405

Property Owner's Name: Meadow Vista Holding Same as Applicant E-Mail:

Mailing Address: 219 Meadow Vista Way
Encinitas, CA 92024

Daytime Phone No: (760) 809-7473 Fax No: ()

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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

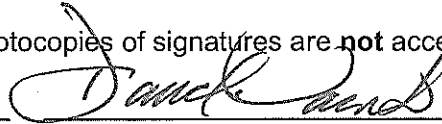
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

Sierra Linda Development
David A. Jacinto

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

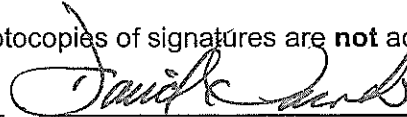
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Meadow Vista Holding
David A. Jacinto

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

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): 461-160-044

Section: 31 Township: 5S Range: 2W

Approximate Gross Acreage: 10 Acres

General location (cross streets, etc.): North of Domenigoni Pkwy, South of Winchester Hill, East of La Ventana, West of Willow Glen Lane.

Thomas Brothers map, edition year, page number, and coordinates: 2004, Page 899

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):

Known as Planning Area 19 of SP 293, the project proposes to develop 72 single family lots in accordance with the designations for Zoning Ordinance 348.

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). TR30266, CZ06013, SP293A5 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA35857 E.I.R. No. (if applicable): EIR00380

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: Drainage Report

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) _____

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: 37,000

Estimated amount of fill = cubic yards 37,000

Does the project need to import or export dirt? Yes No

Import _____ Export _____ 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) 10 Acres 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) *David J. [Signature]* Date 6/2/10

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/17/2012.

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

APN (s) or case numbers TR 36288 For

Company or Individual's Name Planning Department.

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

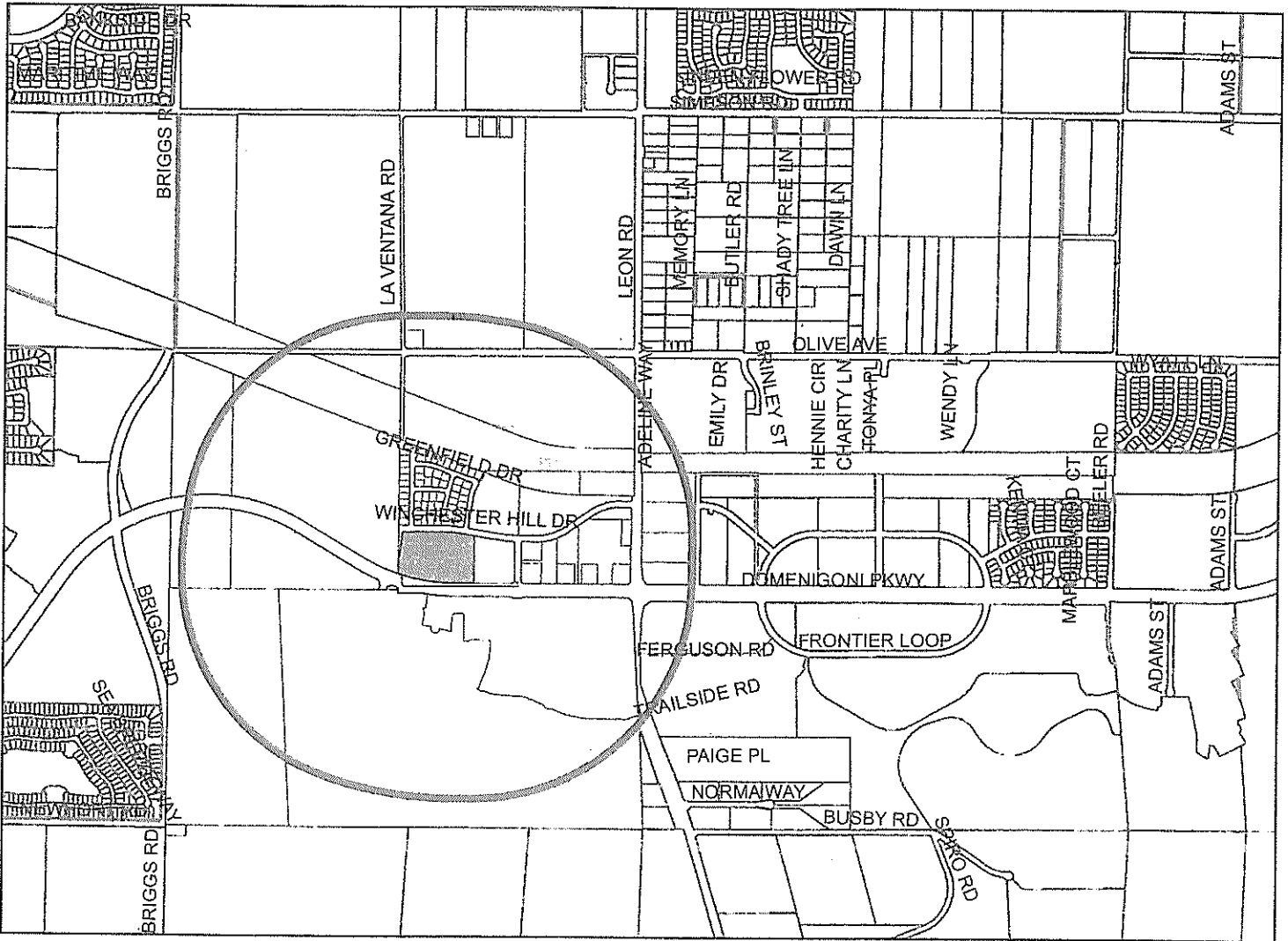
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 5/9/2012 CDM
EXPIRES: 10/17/2012

TR36288 (2400 feet buffer)



Selected Parcels

461-280-024	461-280-021	461-170-001	461-150-016	461-280-020	461-150-015	461-160-044	461-290-001	461-290-002	461-290-003
461-290-004	461-290-005	461-290-006	461-290-007	461-290-008	461-290-009	461-290-010	461-170-006	461-170-007	461-160-049
461-160-037	461-160-038	461-150-006	461-190-079	461-190-082	461-150-014	461-160-019	461-160-022	461-160-024	461-160-026
461-160-028	461-280-023	461-280-016	461-280-022	461-150-012	461-160-017	461-160-030	461-160-039	461-160-040	461-160-029
461-160-045	461-160-047	461-160-048	461-270-001	461-270-002	461-270-003	461-270-004	461-270-005	461-270-006	461-270-007
461-270-008	461-270-009	461-270-010	461-270-011	461-270-012	461-270-013	461-270-014	461-270-015	461-270-016	461-270-017
461-270-018	461-270-019	461-270-020	461-270-021	461-270-022	461-270-023	461-270-024	461-270-025	461-271-001	461-271-002
461-271-003	461-271-004	461-271-005	461-271-006	461-271-007	461-271-008	461-271-009	461-272-001	461-272-002	461-272-003
461-272-004	461-272-005	461-272-006	461-272-007	461-272-008	461-273-001	461-273-002	461-273-003	461-273-004	461-273-005

st 90 parcels shown



1,900 950 0 1,900 Feet

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.

ASMT: 461150006, APN: 461150006
RANCON REAL ESTATE CORP, ETAL
C/O NANCY MURAKAMI
3660 WILSHIRE BLV NO 108
LOS ANGELES CA 90010

ASMT: 461160049, APN: 461160049
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 926918589

ASMT: 461150015, APN: 461150015
LA VENTANA 242
C/O JIM LYTLE
41391 KALMIA ST NO 200
MURRIETA CA 92562

ASMT: 461170001, APN: 461170001
DONALD W PETERSEN FAMILY LTD PARTNER
P O BOX 9
ORANGE CA 92856

ASMT: 461150016, APN: 461150016
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 461170007, APN: 461170007
PIM BLUECAP WINCHESTER
C/O SCOTT GALE
17992 MITCHELL S STE 100
IRVINE CA 92614

ASMT: 461160029, APN: 461160029
WINCHESTER MEADOWS
22861 TINDAYA
MISSION VIEJO CA 92692

ASMT: 461190079, APN: 461190079
RANCON WINCHESTER VALLEY 85
41391 KALMIA ST
MURRIETA CA 92562

ASMT: 461160038, APN: 461160038
RANCHO DE LOS CAZADORES
1950 SKYCREST DR
FULLERTON CA 92831

ASMT: 461190082, APN: 461190082
JOHN KING, ETAL
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 461160040, APN: 461160040
SALT CREEK II
C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

ASMT: 461273018, APN: 461273018
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

ASMT: 461160044, APN: 461160044
MEADOW VISTA HOLDINGS
C/O PAUL G MARX
3951 SIERRA LINDA DR
ESCONDIDO CA 92025

ASMT: 461280021, APN: 461280021
DEBOER HARRY ESTATE OF
C/O NETT & NETT PC
27555 YNEZ RD STE 205
TEMECULA CA 92591

ASMT: 461280022, APN: 461280022
HAZEL CLARK, ETAL
P O BOX 213
WINCHESTER CA 92596

ASMT: 461280023, APN: 461280023
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 461280024, APN: 461280024
CADO INDIGO
1545 FARADAY AVE
CARLSBAD CA 92008

ASMT: 461290010, APN: 461290010
NEWPORT ROAD 103
C/O PAUL G MARX
219 MEADOW VISTA WAY
ENCINITAS CA 92024

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Winchester Homeowners' Assoc.
P.O. Box 122
Winchester, CA 92596

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant:
Sierra Land Development
2834 La Mirada Dr., Ste. E
Vista, CA 92081

Eng-Rep:
Pangaea Land Consultants
2834 La Mirada Dr., Ste. H
Vista, CA 92081

Owner:
Meadow Vista Holdings
219 Meadow Vista Way
Encinitas, CA 92024



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR36288 / EA42327

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, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: September 27, 2012

Applicant/Project Sponsor: Sierra Linda Development Date Submitted: 6/03/10

ADOPTED BY: Planning Commission

Person Verifying Adoption: H. P. Kang Date: October 17, 2012

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 H. P. Kang at (951) 955-1888.

Y:\Planning Case Files-Riverside office\TR36288\DH-PC-BOS Hearings\DH-PC\MND.TR36288.docx

Please charge deposit fee case#: ZEA42327 ZCFG05690

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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.

EA42327 / TR36288

Project Title/Case Numbers

H. P. Kang

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sierra Linda Development

Project Applicant

2834 La Mirada Drive, Suite E, Vista, CA 92081

Address

The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.

Project Location

Tentative Tract Map No. 36288 is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 17, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an earlier Initial Study was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 +\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, 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

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP25060\DH-PC-BOS Hearings\DH-PC\NOD.PP25060.docx

Please charge deposit fee case#: ZEA42327 ZCFG05690 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1006141

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SIERRA LINDA DEVELOPMENT \$64.00
paid by: CK 1007
CFG FOR EA42327
paid towards: CFG05690 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 03, 2010 12:41
SBROSTRO posting date Jun 03, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1204817

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SIERRA LINDA DEVELOPMENT \$2,101.50
paid by: CK 2367
CFG FOR EA42327
paid towards: CFG05690 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 05, 2012 10:36
MGARDNER posting date Jun 05, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

Overpayments of less than \$5.00 will not be refunded!



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: Plot Plan PP25125

Project Location: In the unincorporated area of Riverside County, more specifically located northerly of Center Street, southerly of Kluk Lane, easterly of Stephens Avenue and westerly of West La Cadena Drive

Project Description: To permit an existing 11,158 square foot restaurant with 86 parking spaces and a 3,837 square foot canopy on 1.28 gross acres

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: _____

Exempt Status: (Check one)

Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301)
 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: The proposed site is fully developed with existing paving, buildings and structures. The proposed project footprint is not expanding beyond what is currently existing. The proposed shade canopy will be constructed over an existing paved patio area. The proposed landscaping will be located within areas already paved with asphaltic concrete.

Paul Rull _____ 951-955-0972 _____
County Contact Person Phone Number

Paul Rull _____ Project Planner _____ 10/8/12 _____
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Case Files-Riverside office\PP25125\DH-PC-BOS Hearings\DH-PC\PP 25125 NOE Form.docx

Please charge deposit fee case#: ZEA42512 ZCFG No. 05888 - FREE POSTING per Ca. Govt. Code 6103 and 27383
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1203829

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PITRUZZELLO JOSEPH \$64.00
paid by: CK 5041
CA FISH AND GAME FEE FOR PP25125
paid towards: CFG05888 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 07, 2012 08:38
MGARDNER posting date May 07, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

3.2

Agenda Item No.:
Area Plan: The Pass
Zoning District: Pass & Desert
Supervisory District: Fifth
Project Planner: Jay Olivas
Planning Commission: October 17, 2012

SURFACE MINING PERMIT NO. 162,
REVISED PERMIT NO. 5
VARIANCE CASE NO. 1883
E.A. Number: 42458
Applicant: Foundation Wind Power for
Robertson's Ready Mix
Engineer/Representative: Craig Cook RCE

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Surface Mining Permit No. 162, Revised Permit No. 5 proposes to add two (2) one megawatt (MW) wind turbines at 338.6 feet in height for on-site power generation and for participation in California's Net Energy Meter Program as part of an existing surface mine with production rate of up to 4.5 million tons of material per year. The two proposed wind turbines or wind energy conversion systems (WECS) will be connected directly to the Robertson's Ready Mix facility to power the operations of the aggregate processing plant. The two WECS will be accessed from Apache Trail through the surface mine complex onto a 12 foot wide access road located along the south central portion of the surface mine.

Variance Case No. 1883 proposes a modification to Section 15.2 of Ordinance No. 348 (Land Use and Zoning) to increase height limits in the Controlled Development Areas – 10 Acre Minimum (W-2-10) zone from 105 feet to 338.6 feet to accommodate the proposed wind turbines.

The mining site is located on 517 acres, south of Interstate 10, between Apache Trail and Fields Road in the Cabazon area.

BACKGROUND:

The existing surface mining operation was originally approved in 1964 and has been revised on several occasions. As recently as 2006, Robertson's Ready Mix submitted Revised Permit No. 2 to expand mining operations. Revised Permit No. 2 achieved the following: (1) expanded the mining and reclamation plans to include additional property to the south of the current mining operation across the San Gorgonio River; (2) increased the maximum production rate from 1.5 million tons per year to 4.5 million tons per year; (3) transported the majority of the sand and aggregate from the site using adjacent rail facilities instead of trucks; (4) increased the life of the current permit from 2011 to 2041; and (5) brought the existing conditions into compliance with current standards. Subsequent applications for Revised Permit Nos. 3 & 4 were withdrawn by applicant. The current proposed Revised Permit No. 5 would be for the two wind turbines and to keep existing surface mine operations as approved, and would supersede any prior revised permits.

ISSUES OF POTENTIAL CONCERN:

The existing surface mine proposes the addition of two 1 MW wind turbines outside the San Gorgonio Pass Wind Energy Policy Area (WEPA). The Riverside County General Plan does not specifically prohibit wind turbines outside the WEPA. It was determined that the wind turbines could be considered as an accessory use as part of the existing Surface Mining Permit with a Revised Permit. While the proposed wind turbines would be outside the WEPA, similar existing wind turbines are located approximately four (4) miles to the east along the Interstate 10 corridor, and the subject property has high wind characteristics, which is likely to make the additional turbines conditionally compatible to the area.

ABR 9/26

Visual impacts are a potential concern as the result of the two proposed wind turbines up to 338.6 feet in height which will affect this area of Cabazon. However, these impacts are likely to be less than significant since the proposed turbines are located approximately 2640 feet (1/2 mile) from the southerly portion of Interstate 10, and are located within an existing industrial area with existing mining equipment that is highly visible as part of Surface Mine No. 162. Additionally, there are nearby commercial sized turbines further to the east of Cabazon both on the southerly side of Interstate 10 approximately four (4) miles to the east. The proposed wind turbines would be uniform in color (off-white), approximately 1200 feet from the nearest residence, and be of similar heights to nearby structures such as the Morongo Casino & Hotel which is approximately 330 feet in height.

Noise impacts from the proposed turbines would be less than significant due to existing freeway noise along Interstate 10 and projected exterior noise levels of approximately 44 dB(A) to the nearest residential property approximately 1200 feet from the nearest turbine, below the 55 d(BA) noise standards typically used for commercial turbines.

The project also proposes a variance to increase height limits within the W-2-10 zone from 105 feet to 338.6 feet for the proposed wind turbines. In reviewing variance criteria Section 18.27 within Zoning Ordinance No. 348, the subject surface mine has unique property configuration and surface conditions where there are no buildings or open space in which to build alternative energy facilities such as a commercial solar array. Because of unique geography and topography which is unlikely to support solar energy, the surface mine owner may not be able to enjoy property privileges enjoyed by other land owners in the immediate vicinity which has flatter land to building alternative energy such as solar arrays. Additionally, the location of the wind turbines on the mine site is approximately 100 feet lower in elevation (1880') than adjoining Interstate 10 (1980') lessening height impacts from the freeway. Therefore, the mine owner should have the ability to construct wind turbines greater than 105 feet up to 338.6 feet within the W-2-10 zone.

The proposed project was formally transmitted to the California Department of Conservation, Office of Mine Reclamation (OMR). OMR commented on the Reclamation Plan approved under SMP00162R2 in 2006. OMR indicated they had not received appropriate documentation or been afforded adequate time to review and comment on the R2 application and suggested that approval of the R2 was unwarranted. Staff provided written response to OMR providing them all documentation under the R2 application, an explanation of circumstance, and a request to accept that for their file for the R2 application. OMR provided no comments on the R2 application and indicated no further comments on proposed revision SMP0162R5 at this time. Hence, staff moved forward with preparing this project for the required public hearing before the Planning Commission and provided OMR notification of the public hearing pursuant to SMARA Section 2774 (d)(2). Further, staff contacted OMR by telephone to ensure they had no additional concerns or comments regarding the R2 or R5 applications. It was confirmed that OMR was satisfied with the County's submittals and had no further comments on these two cases.

Analysis of mine slopes adjacent to the wind turbines to determine if the slopes could support the turbines brought into question the stability of all of the reclamation-design mine slopes at this site. The issue is essentially due to the evolution of practice (increase in applied seismic coefficient for slope stability analysis may or may not be in order). It was concluded that no significant grading or mining should occur within 250 feet of the turbines unless they are relocated or decommissioned. Thus, the issue of slope stability adjacent to the turbines has been satisfied. Also, further analysis of the reclamation-design mine slopes, utilizing an appropriately higher applied seismic coefficient, confirmed the reclamation-design mine slopes are stable as designed.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Surface Mine (SMP00162) |
| 2. Surrounding Land Use (Ex. #1): | Vacant land to the west and south, scattered residential and equipment storage to the east, commercial retail center and hotel casino to the north |
| 3. Existing Zoning (Ex. #2): | W-2-5; W-2-10 (Controlled Development Areas - 5 acre and 10 acre minimum); M-SC (Manufacturing - Service Commercial) |
| 4. Surrounding Zoning (Ex. #2): | W-2; W-2-5; W-2-10 (Controlled Development Areas) to the west and south, W-2 (Controlled Development Areas), C-1/C-P (General Commercial), and M-SC (Manufacturing Service Commercial) to the east, C-P-S (Scenic Highway Commercial) to the north |
| 5. General Plan (Ex. #5): | Land Use: Rural Desert (RD), Rural Mountainous (RM), Rural Residential (RR), and Light Industrial (LI) |
| 6. Project Data: | Total Acreage: 517
Projected Reserve: 122 million tons
Maximum Production: 4.50 Million tons per year
Average Production: 2.50 Million tons per year
Two (2) Commercial Turbines 338.6' in height |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42458**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **SURFACE MINING PERMIT NO. 162, REVISED PERMIT NO. 5**, subject to the attached conditions of approval; and,

APPROVAL of **VARIANCE CASE NO. 1883**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Pass Area Plan: Rural Desert, Rural Mountainous, Rural Residential, and Light Industrial Land Use Designations.

SURFACE MINING PERMIT NO. 162, REVISED PERMIT NO. 5
VARIANCE CASE NO. 1883
Planning Commission Staff Report: October 17, 2012
Page 4 of 6

2. The proposed project site is located outside the San Gorgonio Pass Wind Energy Policy Area; however, the proposed project to add two 1 MW wind turbines to an existing surface mine is conditionally consistent with the area.
3. The proposed project is consistent with the W-2-10 zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSCHP).
8. The subject land has a unique lot shape, is surrounded by unique topography, is in a location with high wind speeds, and the project to add two 1 MW wind turbines would be similar to wind turbine heights further to the east, therefore, the project would be in support of the variance to increase height limits in the W-2-10 zone from 105 feet to 338.6 feet.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which are incorporated herein by reference.

1. The project site is designated Rural Desert, Rural Mountainous, Rural Residential, and Light Industrial on the Pass Area Plan.
2. The proposed use, an existing Surface Mine with a maximum production rate of up to 4.5 million tons per year with proposal to add two 1 MW wind turbines, is a permitted use in the Rural Desert designation.
3. The zoning for the subject site is W-2-5 (Controlled Development Areas - 5 acre minimum), W-2-10 (Controlled Development Areas - 10 acre minimum), and M-SC (Manufacturing Service Commercial).
4. The proposed use, an existing surface mine with proposal to add two 1 MW wind turbines, is a permitted use provided that the operator holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555.
5. The current surface mine has been operational since 1964 and is subject to the requirements of County Ordinance No. 555 and the California Surface Mining and Reclamation Act.
6. Biological impacts are addressed in that the project's Biological Memorandum indicated no special status species including bird or bat species being detected on site or in surrounding area during the survey.

SURFACE MINING PERMIT NO. 162, REVISED PERMIT NO. 5
VARIANCE CASE NO. 1883
Planning Commission Staff Report: October 17, 2012
Page 5 of 6

7. The existing surface mine is in conformance with Surface Mining Permit No. 162 for which an Environmental Impact Report (EIR No. 238) has been prepared and was certified by the Board of Supervisors on January 22, 1991.
8. The project is consistent with the circulation and utilities land use standards of the Riverside County General Plan, in that, primary access to the project is from Apache Trail and electrical interconnection is with the existing surface mine and Southern California Edison.
9. Visual/aesthetic issues would be reduced to nearby land uses including nearby Morongo Hotel Casino, Cabazon Factory Outlet Stores, and residences located to the north of project site based on recommended conditions of approval including prohibition of reflective surfaces, no logos or prominent markings, uniform WECS colors, and contribution by the developer of Wind Implementation Monitoring Program fees offering a source of funds to monitor visual impacts.
10. The project proposes a variance to increase height limits of the W-2-10 zone from 105 feet to 338.6 feet. The subject land has a unique lot shape, is surrounded by unique topography, and is lower in elevation than the adjoining Interstate 10 reducing height impacts of the turbines, therefore, the project would be in support of the variance to increase height limits in the W-2-10 zone from 105 feet to 338.6 feet.
11. Noise impacts are addressed in that no significant noise impacts were identified as a result of the two proposed wind turbines. The project noise study determined noise levels at the nearest residential property line to be projected at 45-50 dB(A) as a worst case scenario, which is below the 55 dB(A) threshold used for commercial sized wind turbines.
12. Aviation impacts are addressed in that the Airport Land Use Commission has required the proposed wind turbines to be painted white for daytime conspicuity, has required compliance with FAA lighting standards, and has required the wind turbine blades to utilize a flat or matte (non glossy) finish to minimize reflection towards aircraft.
13. The project is not located within a sphere of influence of any City; but the project was transmitted to the nearby City of Banning and to the Morongo Band of Mission Indians. No objections were received from the City of Banning or Morongo Band of Mission Indians.
14. Environmental Assessment No. 42458 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Air Quality
 - c. Biological Resources
 - d. Geology/Soils
 - e. Hazards and Hazardous Materials
 - f. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing (9/24/12), no letters in support or opposition have been received from the general public.
2. The project site is not located within:
 - a. The City of Banning sphere of influence, but is immediately adjacent to the sphere of influence to the east;
 - b. Mapped fault zone;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat; and,
 - e. A Recreation and Parks District.
3. The project site is located within:
 - a. A high fire area;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A moderate liquefaction area; and,
 - d. The Cabazon Redevelopment Area.
4. The subject site is currently designated as Assessor's Parcel Number 519110009, 519110011, 519110015, 519170001, 519170004, 519170005, 519170006, 519170007, 519200005, 519200007, 519200009, 519200011, 519210001, 519210002, 519220001, 519220002, 519220003, 519220004, 519220005, 519220006, 519220007, 519220008, 519220009, 519220011, 519220012.

RIVERSIDE COUNTY PLANNING DEPARTMENT
SMP00162R5

Supervisor Stone
 District 3

Date Drawn: 11/03/11
 Exhibit 1

LAND USE



Zoning District: Pass & Desert
 Township/Range: T3SR2E
 Section: 7 & 18

Assessors Bk. Pg. 519-20
 Thomas Bros. Pg. 722 J3
 Edition 2009



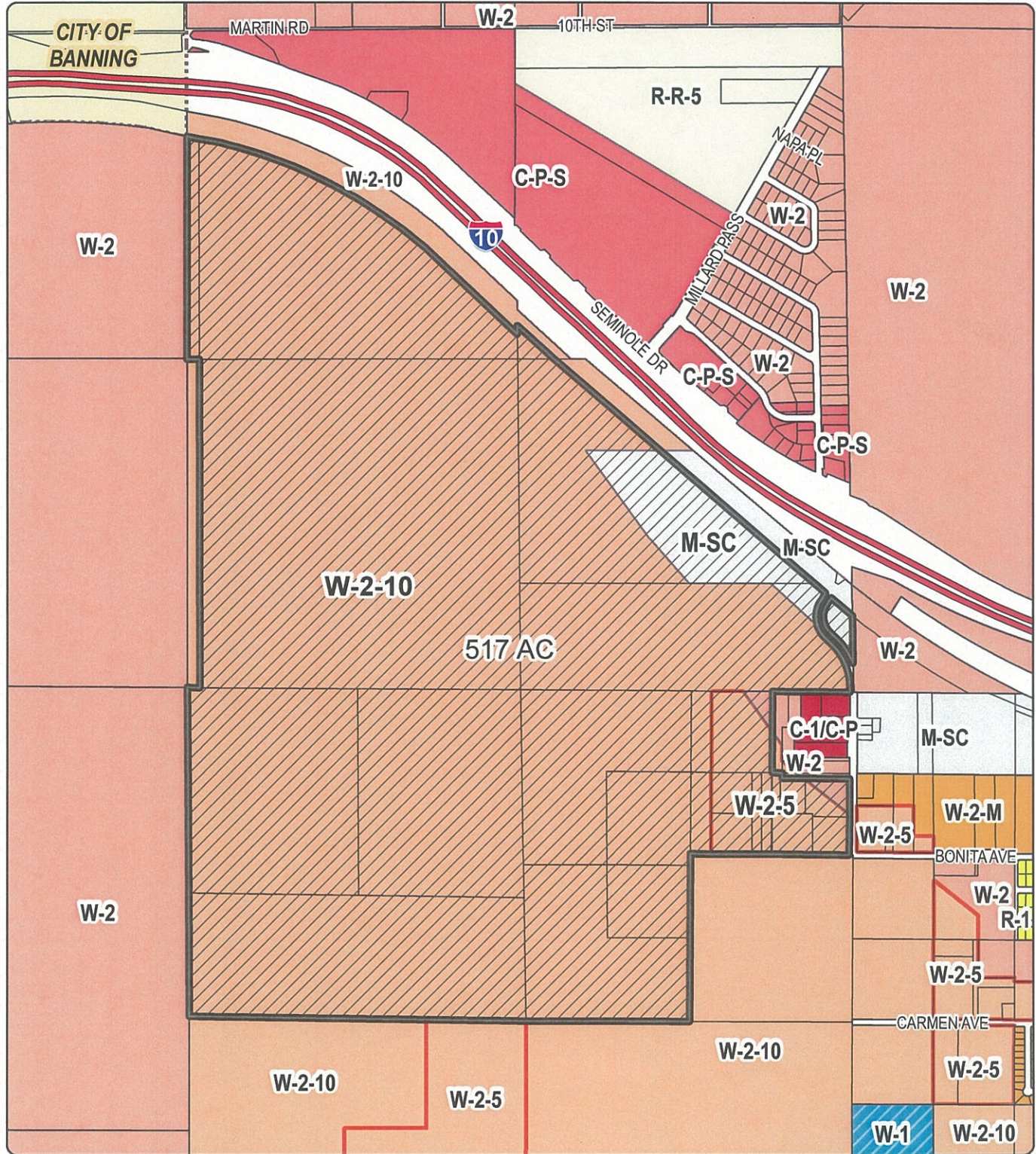
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ftma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00162R5 EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 11/03/11
Exhibit 2



Zoning District: Pass & Desert
Township/Range: T3SR2E
Section: 7 & 18

Assessors Bk. Pg. 519-20
Thomas Bros. Pg. 722 J3
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

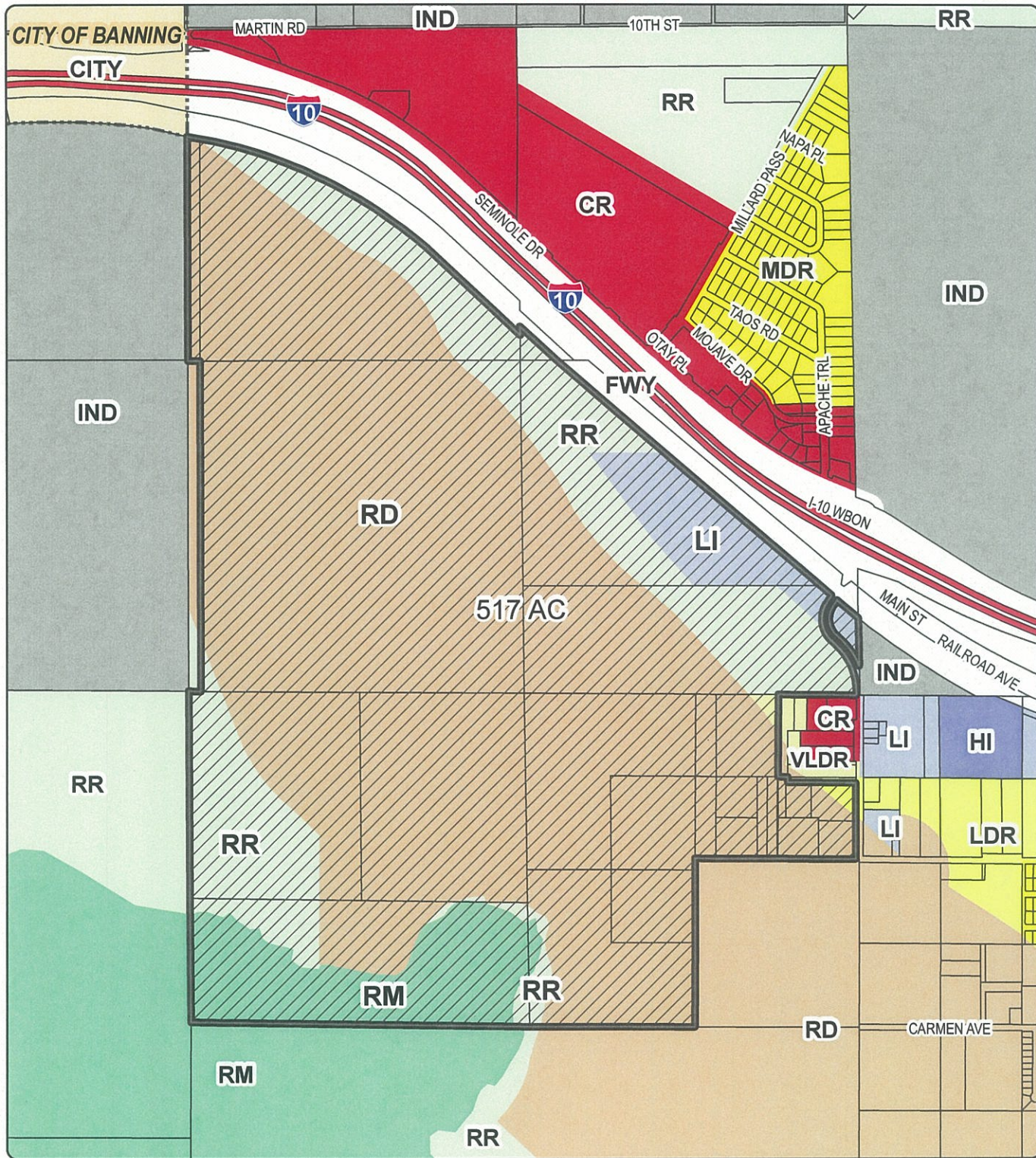
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00162R5

EXISTING GENERAL PLAN

Supervisor Ashley
District 5

Date Drawn: 11/03/11
Exhibit 5



Zoning District: Pass & Desert
Township/Range: T3SR2E
Section: 7 & 18

Assessors Bk. Pg. 519-20
Thomas Bros. Pg. 722 J3
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lma.co.riverside.ca.us/index.html>

SOURCE	AREA	MINIMUM PRODUCTION RATE	MINIMUM RESERVE RATE	MINIMUM RESERVE RATE
FROM PROJECTS LISTED	597.25	1,420	2,572	2,572
MINING	597.25	1,420	2,572	2,572
USE	AREA	MINIMUM PRODUCTION RATE	MINIMUM RESERVE RATE	MINIMUM RESERVE RATE
MINING	AREA	MINIMUM PRODUCTION RATE	MINIMUM RESERVE RATE	MINIMUM RESERVE RATE
PHASE I	AREA	MINIMUM PRODUCTION RATE	MINIMUM RESERVE RATE	MINIMUM RESERVE RATE
PHASE II	AREA	MINIMUM PRODUCTION RATE	MINIMUM RESERVE RATE	MINIMUM RESERVE RATE
PHASE III	AREA	MINIMUM PRODUCTION RATE	MINIMUM RESERVE RATE	MINIMUM RESERVE RATE
PHASE IV	AREA	MINIMUM PRODUCTION RATE	MINIMUM RESERVE RATE	MINIMUM RESERVE RATE
TOTAL	597.25	1,420	2,572	2,572

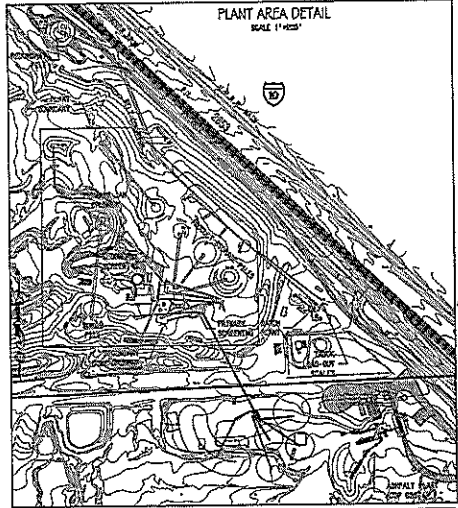


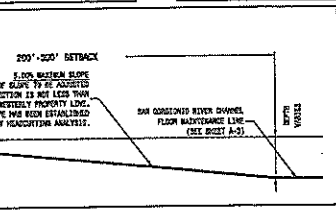
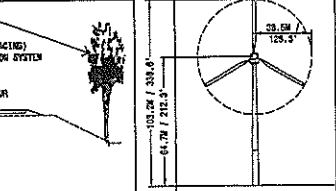
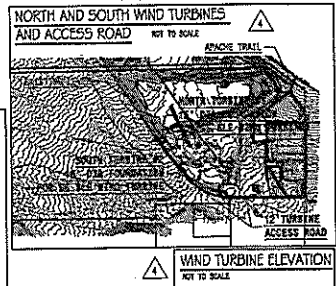
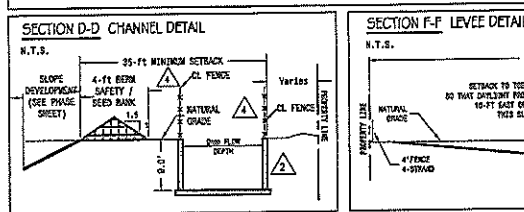
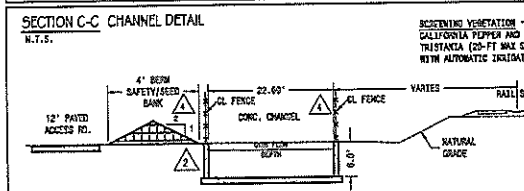
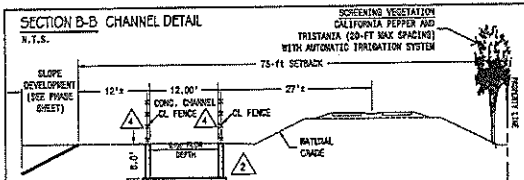
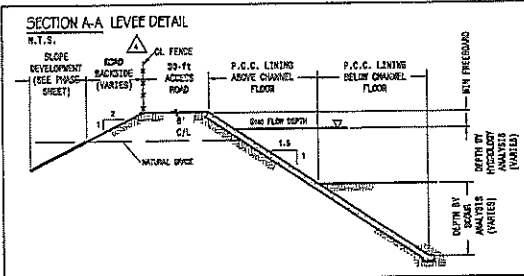
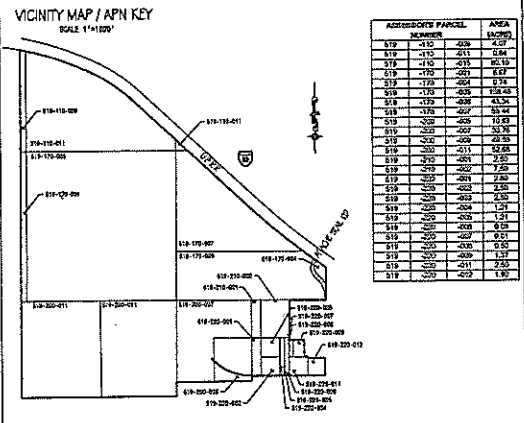
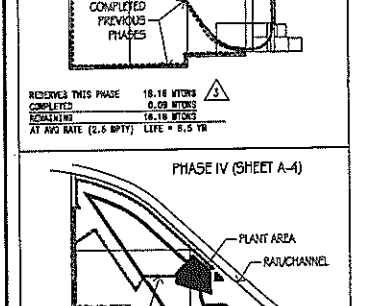
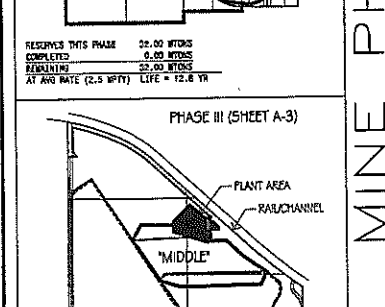
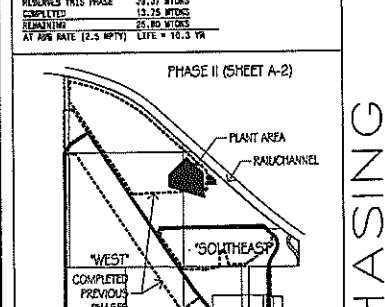
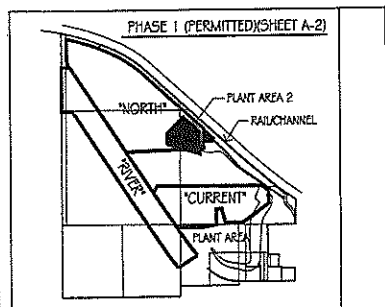
EXHIBIT "A" CABAZON QUARRY REVISED MINING PLAN REVISED PERMIT NO. 5 SMP NO. 162R5

JANUARY, 1990
AUGUST, 1998(S1)
DECEMBER, 2000 (S2)
MARCH, 2001(R2) WITHDRAWN
SEPTEMBER, 2004 (R1)
AUGUST, 2006 (R2)
AUGUST, 2009 (S3)
SEPTEMBER, 2011 (R5)

PROJECT DESCRIPTION
EXISTING SURFACE MINING PRODUCTION RATE OF 4.5 MILLION TONS OF MATERIAL PER YEAR PROVIDES ADDITION OF TWO 1 MW WIND TURBINES AT 228 FEET IN HEIGHT, A VARIANCE IS REQUESTED TO INCREASE THE TURBINE HEIGHT FROM 105 FEET TO 228 FEET IN THE W-1-10 ZONE.

LEGAL DESCRIPTION
CONCERNING A PORTION OF SECTION 17 AND A PORTION OF THE NORTH 1/2 OF SECTION 18, T1S, R2E S.B.M. IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

- GENERAL NOTES**
1. PROJECT: SAND, GRAVEL, ROCK AND READY MIX CONCRETE SUPPLY (SEPARATE CIP 02/24)
 2. MINING AREA: CURRENT AND PROPOSED MINING 450.00 ACRES PROCESSING PLANTY RAIL 48.81 ACRES OPEN SPACE 22.82 ACRES TOTAL SITE 521.63 ACRES
 3. UTILITY PROVIDERS: ELECTRICITY: SOUTHERN CALIFORNIA Edison CO. 1700 TAVELTTE McALLAN WY. PALM SPRINGS, CA. 92260 (951) 251-4444 GAS: SOUTHERN CALIFORNIA GAS CO. 2700 CENTRAL AVENUE, INVESTMENT, CA. 92009 (951) 741-8155 WATER: COUNTY REGIONAL SYSTEM CALIFORNIA COUNTY WATER DISTRICT P.O. BOX 207 GARLAND, CA. 92320 (951) 864-6442 TELEPHONE: NATIONAL TELEPHONE CO. 15 REDLANDS PLAZA REDLANDS, CA. 92379 (951) 754-1111
 4. ABBREVIATED PARCEL NUMBERS SEE "VICINITY MAP/APN KEY"
 5. EXISTING AND PROPOSED ZONING: W-2
 6. OPEN SPACE AND CONSERVATION NOT DESIGNATED AS OPEN SPACE OR CONSERVATIVE GENERAL PLAN.
 7. THIS SITE IS LOCATED IN THE COUNTY'S INDETERMINATE LITIGATION POTENTIAL ZONE AND SUSCEPTIBLE POTENTIAL ZONE. AP ZONE IS OFF THE SITE AND ADJACENT TO THE NEAREST CORNER OF THE SITE.



NO.	DESCRIPTION	DATE
1	MINING AND NORTH WIND TURBINES	02/20/11
2	REVISED VOLUME QUANTITY	05/01/10
3	REVISED CHANNEL CROSS SECTION	05/01/10
4	REVISED WIND PHASE TO MEET FLOOD CONTROL DEPTH CRITERIA	05/14/10
5	CONCURRENCE	05/14/10

CABAZON QUARRY
CABAZON, RIVERSIDE COUNTY, CA
PERMIT 0500162R5
CA MINE ID 091-23-009
REVISED SURFACE MINING EXHIBIT

ROBERTSON'S
200 South Main Street
CORONA, CALIFORNIA 92522
(951) 453-0500

Drawn by: AS
Checked by: ID
Date: 02/01/09
Scale: AS SHOWN

Sheet: A-1 of 6

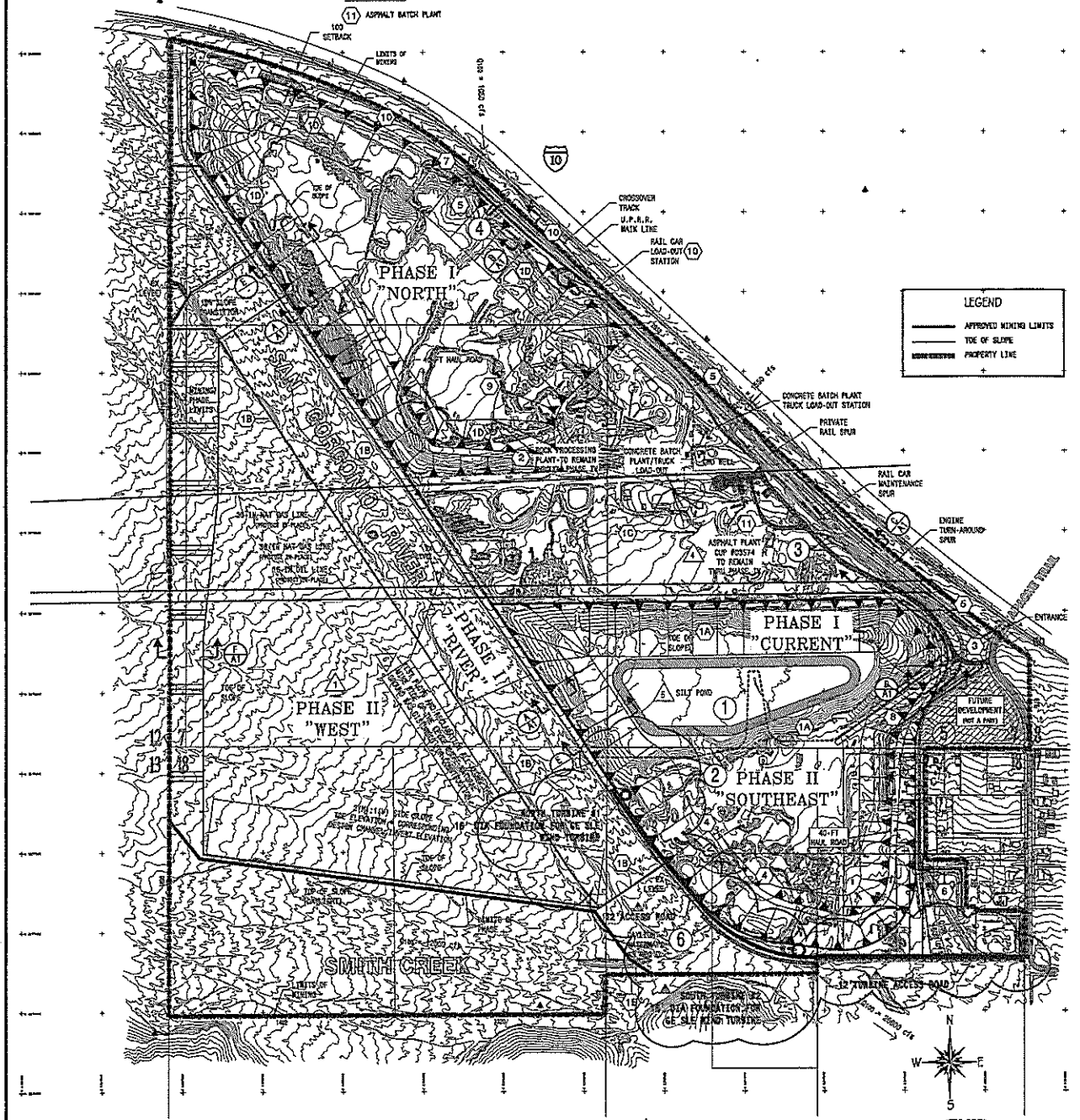
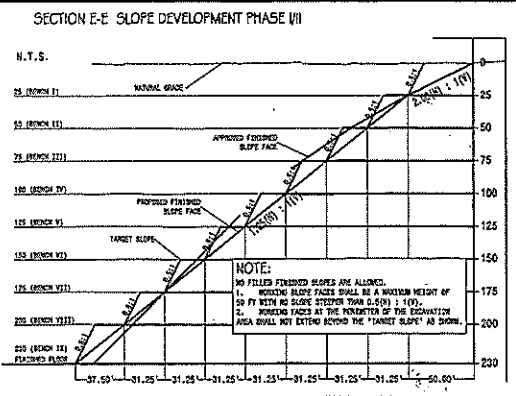
PHASE I/II SCHEDULE		
BASED ON AVERAGE PRODUCTION RATE		
	FROM YEAR	TO YEAR
NORTH	11.0	11.3
SOUTHEAST	11.3	21.4
WEST	21.4	24.1
SMITH CREEK	24.1	24.1
CONSTRUCTION		
1	DISMANTLE AND REMOVE EXISTING ROCK PLANT	3 COMPLETE
2	RECLAIM EXISTING SILT PONDS TO COMMODITY	3 COMPLETE
3	CONSTRUCT ENTRANCE ROAD CHANNEL C-C	3 COMPLETE
4	CONSTRUCT ACCESS ROAD CHANNEL B-B	2 COMPLETE
5	CONSTRUCT CHANNEL D-D	3 COMPLETE
6	EXTEND EXISTING LEVELS (SEE SECTION A-A)	9

CURRENTLY PERMITTED OPERATIONS				
UNDER SGP 102				
MINING PHASES	TOTAL AREA	MINING AREA	MAX DEPTH	YIELD
(1A) CURRENT PHASE	64 AC	22 AC	162 FT	3.8 MTONS
(1B) RIVER PHASE	68 AC	02 AC	10 FT	2.7 MTONS
(1C) MIDDLE PHASE	40 AC	0 AC	---	---
(1D) NORTH PHASE	96 AC	96 AC	230 FT	---
(1E) '10 YEAR LEASE'	40 AC	0 AC	---	---

2	PROCESING PLANT/STORAGE/SLOPE/SCALE HOUSE
3	CONCRETE ACCESS ROAD
4	PROCESS WATER LAKE
5	DRAINAGE CHANNEL
6	8-FT EBM WITH TOPPING BULL
7	8 TO 10-FT VEGETATED EBM
8	FUTURE CORPORATE OFFICES / OPERATIONS CENTER

WITHIN	
UNDER SGP 102 (B1)	EMERGENCY EXCAVATION
UNDER SGP 102 (C2)	RAIL TRANSPORTATION WITH LOAD-OUT STATION
△	PERMITTED OPERATIONS (BY OTHERS)

UNDER CLIP 02574	
△	ASPHALT BATCH PLANT

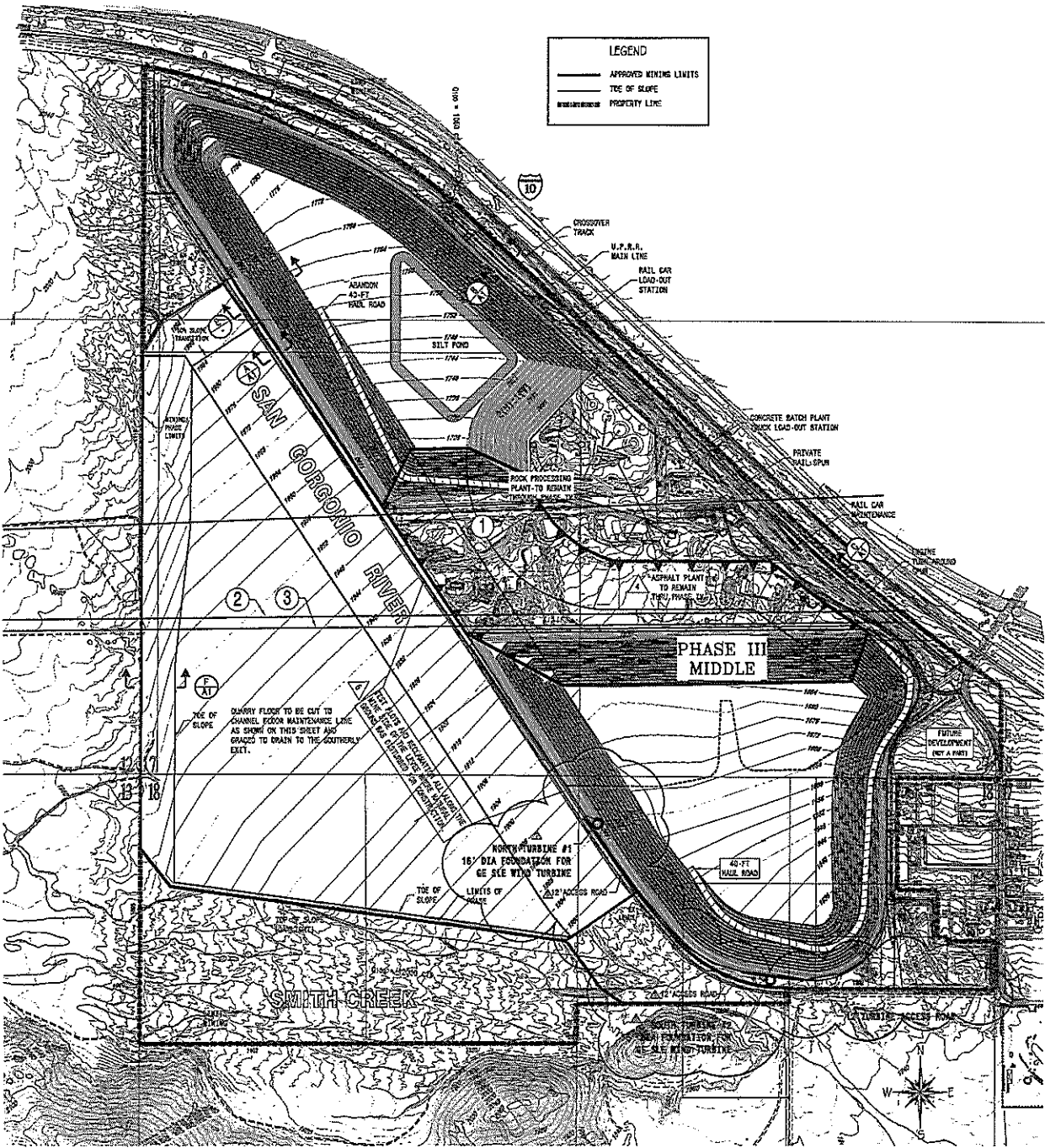
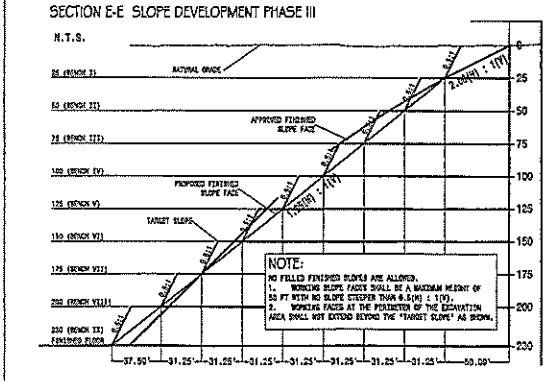


△ TYPICAL LOCATION RELATIVE TO PROPERTY LINE:
 NORTH PROPERTY NO. 1 1118.9 FEET TO SOUTHWESTLY PL 2842.1 FEET TO WESTERLY PL.
 SOUTH PROPERTY NO. 2 124.7 FEET TO SOUTHWESTLY PL 1487.4 FEET TO EASTERLY PL.

SCALE: 1" = 500'

<p>△ NORTH AND SOUTH TYPING AND ACCESS ROAD</p> <p>△ RECLAIM EXISTING SILT POND TO ASPHALT BATCH PLANT</p> <p>△ ASPHALT BATCH PLANT BY OTHERS CLIP 02574</p> <p>△ MIDDLE WEST PHASE TO WEST FINISH CONTROL DEPOT CRATER</p>	<p>DATE: 08/29/11</p> <p>BY: [Signature]</p> <p>DATE: 08/29/11</p> <p>BY: [Signature]</p> <p>DATE: 08/29/11</p> <p>BY: [Signature]</p>	<p>CABAZON QUARRY CABAZON, RIVERSIDE COUNTY, CA PERMIT 890010235 CA MINE ID #91-33-028</p>	<p>PROJECT NO: 57</p> <p>PROJECT NO: 1268</p> <p>DATE: 08/29/11</p> <p>SCALE: 1" = 500'</p>		<p>ROBERTSON'S 200 South Main Street CORONA, California 92882 (951) 483-6500</p>	<p>DATE: 08/29/11</p> <p>BY: [Signature]</p> <p>SCALE: 1" = 500'</p>	<p>A-2</p> <p>6</p>
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PHASE III SCHEDULE			
MINING BASED ON AVERAGE PRODUCTION RATE			
	FROM YEAR	TO YEAR	
MIDDLE	24.1	30.6	
CONSTRUCTION			
	YEAR COMPLETE		
①	MOVE EXISTING 26 - IN GAS LINE	22	
②	MOVE/REMOVE EXISTING 19 - IN GAS LINE	21	
③	MOVE/REMOVE EXISTING 12 - IN OIL LINE	24	



APPROVED AND SOUTH TURBINE AND ACCESS ROAD	CAC	09/20/11
ASPHALT BATCH PLANT BY OTHERS OSHA 05574	NO	06/28/08
REV. 1 EXISTING	BYT	04/07

CABAZON QUARRY
 CABAZON, BUTTE COUNTY, CA
 PERMIT 0500140253
 CA MINE ID #91-33-003

EXHIBIT A - MINE PLAN PHASE III EXPANSION

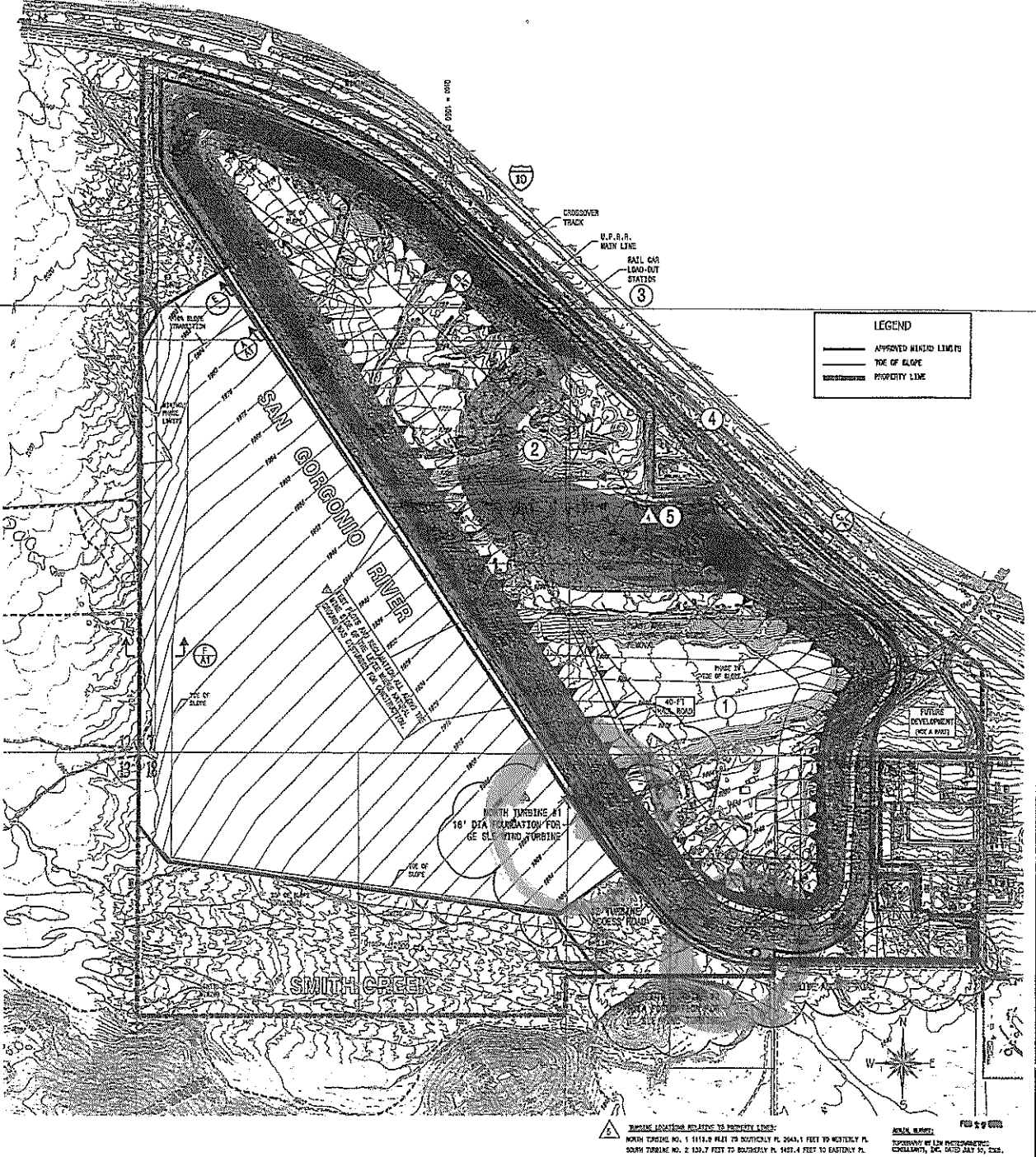
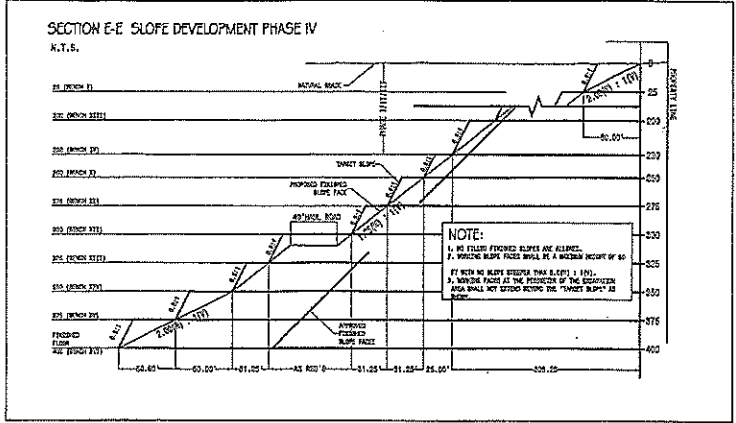
PLANT NO	57
PROJECT NO	1289
DATE	09/12/11
SCALE	A-3

ROBERTSON'S
 200 South Main Street
 CORONA, California 92332
 (951) 497-6900

APPROVED BY	DATE	SHEET
MD	06/01/08	A-3
SCALE	AS SHOWN	6

FEB 29 2011
 TYPED BY LEE PHOTOGRAPHIC CONSULTANTS, INC. DATED JULY 10, 2008.

PHASE IV SCHEDULE		
MINING BASED ON AVERAGE PRODUCTION RATE		
	FROM YEAR	TO YEAR
DEPTH BENT	32.6	41
PLANT AREA	41	43.9
CONSTRUCTION		
	YEAR	COMPLETE
1	RELOCATE PLANT EQUIPMENT ON SITE	44
2	DISMANTLE AND MOVE PLANT EQUIPMENT	51
3	DISMANTLE AND REMOVE RAIL LOADING EQUIPMENT	51
4	MOVE BATCH PLANT TO ENTRANCE	51
5	DISMANTLE FIREWIRE ASBESTOS PLANT	51



CABAZON QUARRY CABAZON, GAVIRESIDE COUNTY, CA PERMIT COPIED/CS CA MINE ID #91-23-003		PLAN NO. 57 SHEET NO. 1288 DATE 07/12/76 SCALE A-4		ROBERTSON'S 200 South Main Street CORONA, California 92882 (951) 493-8500	DRAWN BY MD CHECKED BY 06/01/09 APPROVED BY AS ENGINEER	SHEET A-4 OF 6
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EXHIBIT A - MINE PLAN PHASE IV EXPANSION

COMMON NAME	Botanical Name	Found / Acres	RIVER	SLOPE	FLOOR
Blackberry	<i>Rubus arvensis</i>	4.6	C	C	C
California Sagebrush	<i>Artemisia californica</i>	5.0	C	C	C
Chaparral Broom	<i>Baccharis sarothrae</i>	3.0	C	C	C
Croton	<i>Croton californicus</i>	0.5	C	C	C
Deerweed	<i>Liatris scarpaeifolia</i>	4.0	C	C	C
Desert Willow	<i>Chilopsis linearis</i>	0.5	C	C	C
Flattop Buckwheat	<i>Eriogonum fasciculatum</i> ssp. <i>fulvum</i>	5.0	C	C	C
Goldenbush	<i>Tossea monticola</i>	5.0	C	C	C
Plantain	<i>Plantago amurensis</i>	8.6	C	C	C
Scaldfloater	<i>Lappulastrum squarrosum</i>	0.5	C	C	C
Wildcat's Throat	<i>Hebecladus hirsuta</i>	0.5	C	C	C
Whiteoak	<i>Quercus agrifolia</i>	3.0	C	C	C
Yarrow Yucca	<i>Yucca sp.</i>	5.0	C	C	C

- SEEDING WITH APPROPRIATE METHODOLOGY SHALL TAKE PLACE WITHIN ONE YEAR AFTER A SLOPE HAS BEEN CUT TO THE FINAL SLOPE FACE. SEEDING SHALL CONTINUE WITH THE RAINY SEASON (OCTOBER-APRIL).
- SEED GERMINATION, PLANT GROWTH, COVER DEVELOPMENT AND SPECIES DIVERSITY WILL BE MONITORED QUARTERLY FOR TWO YEARS AFTER SEEDING AND ANNUALLY FOR AN ADDITIONAL TWO YEARS.
- MONITORING WILL BE CONDUCTED TO DETERMINE THE SUCCESS OF RESTORATION EFFORTS AND TO IDENTIFY NECESSARY REMEDIAL WORK (e.g. WEED CONTROL, ADDITIONAL SEEDING).
- EXTERIOR LANDSCAPING TO BE INTEGRATED AND INTERIOR LANDSCAPING NOT INTEGRATED. SEEDING SHALL OCCUR WITHIN THE RAINY SEASON (OCT. TO APRIL).

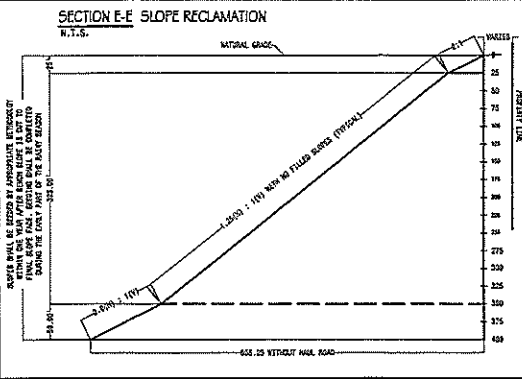
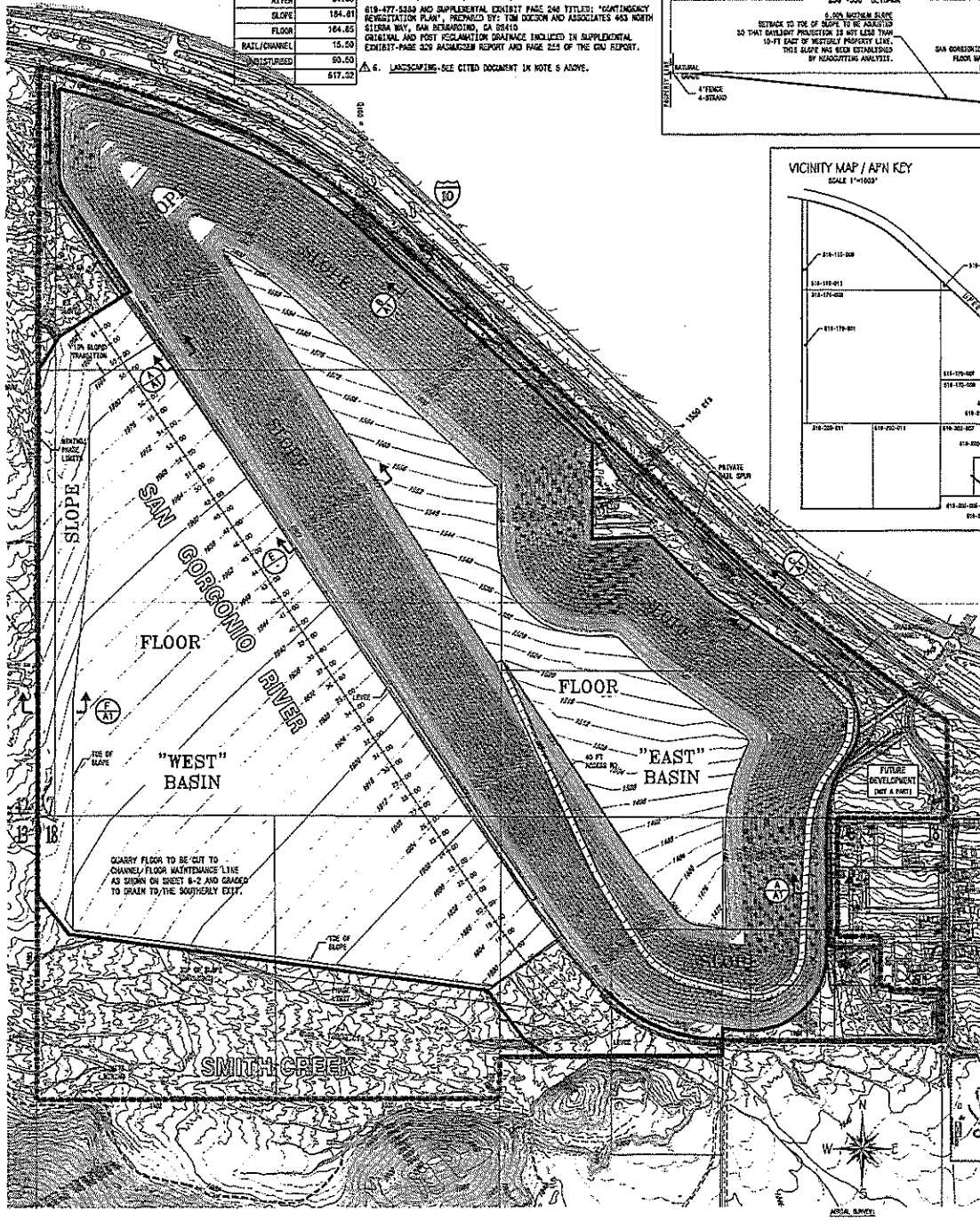
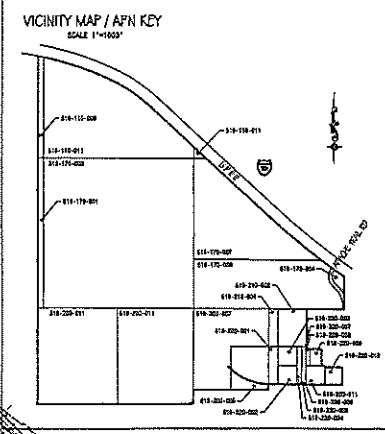
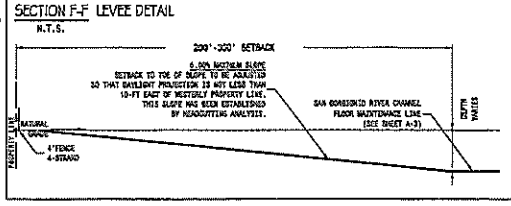


EXHIBIT "B"
CABAZON QUARRY
REVISED RECLAMATION PLAN
SMP NO. 162R5
 JANUARY, 1990
 AUGUST, 1999(51)
 DECEMBER, 2000 (52)
 MARCH, 2001(R2) WITHDRAWN
 SEPTEMBER, 2004 (R1)
 SEPTEMBER, 2011 (R5)
LEGAL DESCRIPTION
 SHOWING A PORTION OF SECTION 7 AND A PORTION OF THE NORTH 1/2 OF SECTION 16, T2S, R2E S.B.N. IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA

RECLAMATION AREA	AREA
RIVER	61.66
SLOPE	184.81
FLOOR	184.85
RAIL/CHANNEL	15.59
UNRESTORED	89.50
TOTAL	617.32

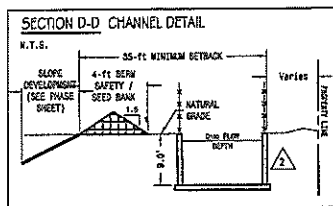
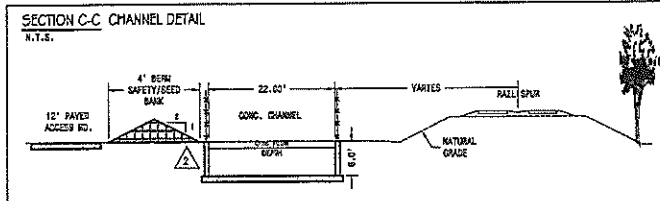
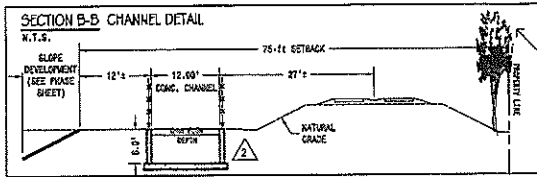
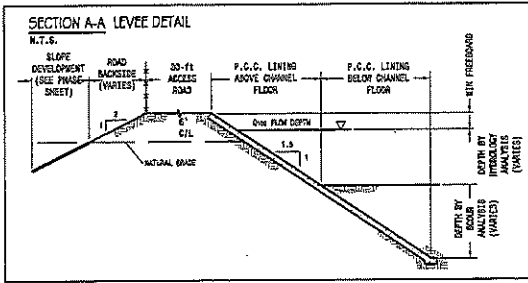
5. ORIGINAL AND POST-RECLAMATION DRAINAGE. ADDRESSED IN SUPPLEMENTAL EXHIBIT PAGE 242 TITLED: "VEGETATION PROTOCOLS FOR RECLAMATION AT THE ROBERTSON'S READY MIX SAN GORGONIO RIVER SITE", PREPARED BY TERSA WISSE CONSULTANTS, INC., 150 NORTH JOMA AVENUE, RIVERSIDE, CA 92507, TELEPHONE: 951-518-7727 FAX: 951-477-5338 AND SUPPLEMENTAL EXHIBIT PAGE 244 TITLED: "COMPTON VEGETATION PLAN", PREPARED BY TOM COXSON AND ASSOCIATES 443 NORTH SLOAN WAY, SAN ANTONIO, CA 78210 ORIGINAL AND POST RECLAMATION DRAINAGE INCLUDED IN SUPPLEMENTAL EXHIBIT-PAGE 320 RAINFALL REPORT AND PAGE 225 OF THE CMU REPORT.



MINE OPERATOR AND APPLICANT
 ROBERTSON'S READY MIX
 200 SOUTH MAIN STREET, SUITE 200
 CORONA, CALIFORNIA 92526
 (951) 625-2200

OWNER OF LAND AND MINERAL RIGHTS
 RMV PROPERTIES, LTD
 800 SOUTH MAIN STREET, SUITE 200
 CORONA, CALIFORNIA 92526
 (951) 625-2200

CIVIL ENGINEER
 MICHAEL W. ORZOG, BCE 61055
 PO BOX 3600
 CORONA, CALIFORNIA 92378-0600
 (951) 493-2600



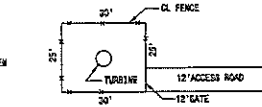
SUBSEQUENT USE

ALTHOUGH THE RECLAMATION PLAN IS DESIGNED TO ACCOMMODATE RETENTION AND PERCOLATION BASINS AS A FINAL USE, THE OWNER SUGGEST THAT THERE ARE SEVERAL USES OF THE SITE WHICH ARE CONSISTENT WITH THIS RECLAMATION, ESPECIALLY CONSIDERING THE EXTENDED LIFE OF THE PROJECT.

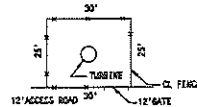
AREAS NOT DEVELOPED FOR MINING CAN BE DEVELOPED FOR ANY ACCEPTABLE USE WITHIN A 1/2-2, 1/2-2, 1/2-2 OR OTHER INDUSTRIAL/MANUFACTURING ZONES, IF COMPATIBLE WITH THE PHYSICAL CONSTRAINTS OF THE SITE. MOST PROBABLY THESE WOULD INCLUDE A RAILROAD MAINTENANCE FACILITY, A RAILROAD TRUCK INTERMODAL TERMINAL, MASONRY MANUFACTURING OR SUPPLY FACILITY, FOOD PACKAGING PLANT OR A STORAGE YARD FOR TRAILERS OR BOATS, TO NAME A FEW.

USES FOR EXHAUSTED AREAS ARE SOMEWHAT LIMITED DUE TO SOILS SUITABILITY AND THE TOPOGRAPHY OF THE SITE AFTER MINING. THE EAST AND WEST BASINS, WITH PROPER TRAP STRUCTURES, COULD SERVE AS RETENTION BASINS FOR EXCESS FLOWOFF GENERATED BY THE DAM CONCRETE RIVER AND SMITH DORIES DURING PERIODS OF HIGH FLOWS. THE SITE, WITH PROPER CONDUITS, COULD ALSO SERVE AS REACTION AREAS, INCLUDING FIGHTING PICES, GOLF DIVOTING RANGES, SKIY SHOOTING, WATER SLIDES, "BAND BOARDING", "FAIRY BALLING" AND THE LIKE.

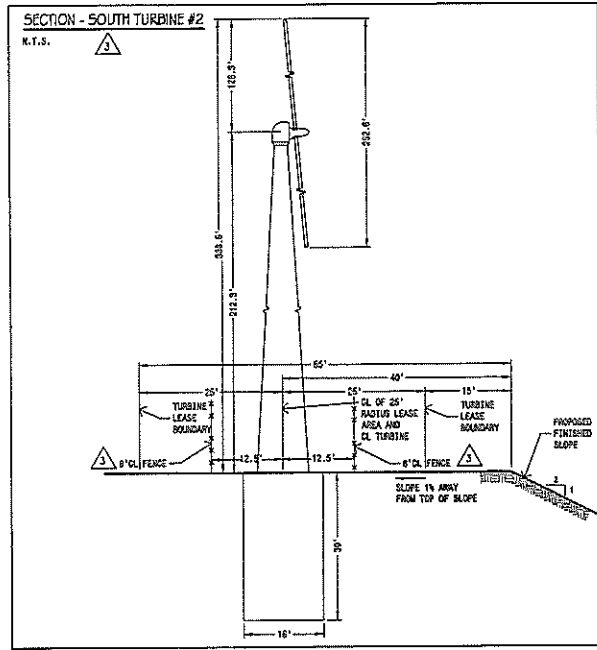
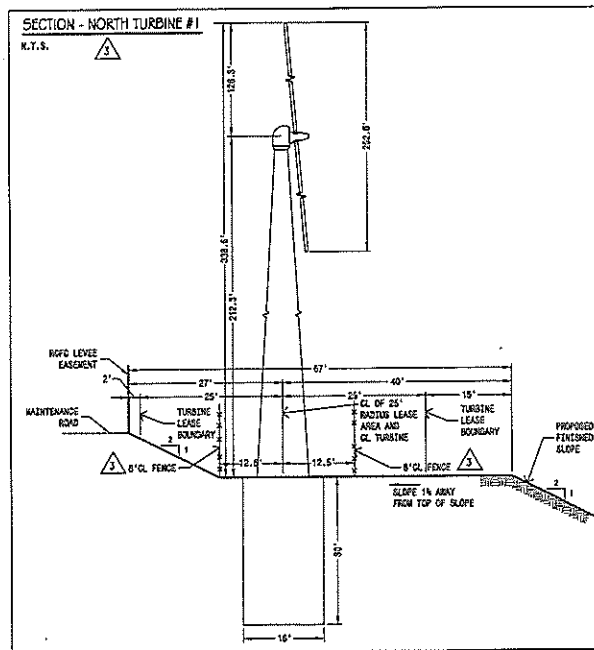
ULTIMATELY, ANY FUTURE LAND USE DECISIONS WOULD HAVE TO BE BASED ON THE COMMERCIAL, ECONOMIC AND POLITICAL CLIMATE PREVAILING AT THE TIME OF CESSATION OF MINING OPERATIONS.



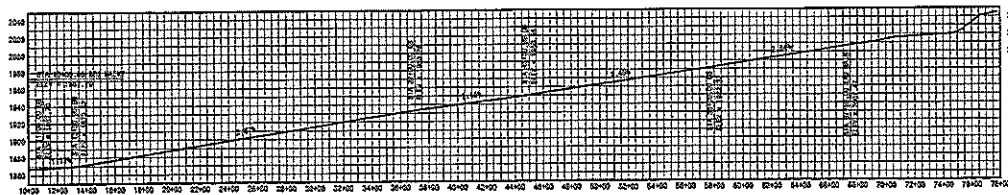
△ PLAN VIEW OF NORTH TURBINE
N.T.S.



△ PLAN VIEW OF SOUTH TURBINE
N.T.S.



SAN GORGONIO CHANNEL FLOOR MAINTENANCE LINE



<p>CABAZON QUARRY CABAZON, ATHERS COUNTY, GA PERMIT 080010203 CA MINE ID #91-23-023</p>		<p>DATE: 07/20/11 PROJECT NO: 1266 SHEET NO: REC 2</p>		<p>ROBERTSON'S 200 South Main Street CORONA, California 92632 (651) 451-6500</p>	<p>DATE: 08/11/08 SCALE: AS SHOWN</p>	<p>Sheet: B-2 of: 6</p>
<p>EXHIBIT B - REVISED RECLAMATION PLAN</p>						

TURBINE ACCESS EXHIBIT



SCALE: 1"=500'

TURBINE ACCESS EXHIBIT



GABEL, COOK & ASSOCIATES

CIVIL ENGINEERS LAND SURVEYORS

LAND PLANNERS

125 West La Cadena Drive, Suite A, Riverside, CA 92501
Telephone (909) 788-8092 Facsimile (909) 788-5184

DATE: APRIL 2012

SCALE: 1"=500'

W.O. 2426

SHT 1 OF 1 SHT

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42458

Project Case Type (s) and Number(s): SMP00162R5, VAR01883

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jay Olivas, Project Planner

Telephone Number: 951-955-1195

Applicant's Name: Matt Wilson, Foundation Wind Power for Robertson's Ready Mix

Applicant's Address: 505 Sansome Street, Suite 450, San Francisco, CA 94111

I. PROJECT INFORMATION

A. Project Description:

Foundation Windpower is proposing to install two (2) 1-megawatt (MW) wind turbines at the existing Robertson's Ready Mix (RRM) surface mining facility located at 13990 Apache Trail, Cabazon, in unincorporated Riverside County, California. The two wind turbines would be a maximum of 338.6 feet in height and located more than one-half mile south of Interstate 10 (I-10), within Assessor Parcel Numbers (APN) 519-200-005, 519-200-007, etc. A variance is required to increase the height limits of the Controlled Development Areas (W-2-10) zone from 105 feet to a maximum of 338.6 feet. The two turbines are being proposed to provide a source of renewable energy to supplement energy use for surface mining operations at the site. The two proposed turbines will be connected directly to the Robertson's Ready Mix facility to power the operations of the aggregate processing plant. The two one megawatt turbines will connect to two separate interconnection points eight feet apart that provide power to screens, conveyors, crushers, log washers, coarse material washers, and dewatering screws. When the plant is running the electricity generated by the wind turbine will be used instantaneously to supply part of the electricity load required by the plant. During the times when the plant is not running but the wind is blowing, the plant will send electricity to the Southern California electrical grid through California's Net Energy Meter program, and accrue a credit which will then be drawn down by the plant against future grid electricity purchases. The California Public Utilities Commission allows customers who install solar, wind, biogas and fuel cell generation facilities (1 MW of less) to participate in the state's net metering program (Public Utility Code 2827). Net Energy Metering is an important element of the policy framework supporting direct customer investment in grid-tied distributed renewable energy generation. The associated energy equipment includes a generator, transformer, switchgear and metering panel, along with underground electrical and fiber-optic communication lines. The foundation and structural systems are designed to meet California Building Code (CBC) requirements for seismic zone compliance.

Foundation Windpower is experienced in developing wind energy facilities and has a business model of developing, constructing, owning and operating small-scale wind energy facilities on commercial and municipal sites and selling the electrical energy generated to the Host Customer, in this case RRM, for use in their on-site surface mining operations. RRM will lease a portion of its property to Foundation Windpower and grant Foundation Windpower an easement to install, interconnect, own, operate and maintain two, freestanding wind turbines on the site. Foundation Windpower is responsible for all of the costs associated with site assessment, engineering, permitting, construction, operation and maintenance of the wind turbines and transmission infrastructure.

In addition to granting Foundation Windpower a site lease and easement to operate and maintain the wind turbine and associated equipment, RRM will use all of the electric energy produced by the wind turbines. The wind turbines are capable of delivering electricity to the

RRM surface mining facility concurrently with energy supplied by Southern California Edison (SCE). When the wind conditions at the site produce electricity, the wind turbines will supplement or replace the power being provided by SCE to the facility. When the wind conditions at the site do not produce energy, RRM will pull power from SCE exactly as it does under existing conditions. RRM will be consuming all of the energy produced by the turbines and none of the power generated will be for sale off-site.

The existing surface mining operation was originally approved in 1964 and subsequently renewed in July 1974. In 1987, application for a new surface mine was submitted and was subsequently approved on January 22, 1991. In 1998 the original permittee (Beaumont Concrete Company) was sold to RRM. In August 2000, RRM submitted a revised application to expand their mining and reclamation plans. In 2006, RRM increased the maximum production, transport the majority of the sand and aggregate from the site using adjacent rail facilities instead of trucks, increase the life of the current permit from 2011 to 2041; and bring the existing conditions into compliance with current standards under SMP00162R2. RRM is now submitting an application for a revised permit to allow construction and operation of two industrial wind turbines within the site to provide a supplemental renewable energy source for ongoing operations.

For the purposes of air quality modeling and other estimates used in the following analysis, it was assumed that the following construction phases would take place: access road construction (1 week), transmission line construction (1 week), foundation construction (10 days), and turbine assembly (2 days). Over the course of the access road construction phase, approximately 555 cubic yards of aggregate would be used from the existing aggregate production on-site and be transported for use in the road construction, requiring approximately 14 total truck trips. Additionally, 400 tons of concrete would be delivered from the existing concrete batch plant on-site to the project construction site over the course of the foundation construction phase, requiring approximately 26 total truck trips. Approximately 10 workers would be utilized during all construction phases, and total construction is expected to take approximately 1 month.

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

C. Total Project Area: 517.0 acre

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 517.0	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 10 (construction only)

Other: Not Applicable

D. Assessor's Parcel No(s): 519-110-009, 519-110-011, 519-110-015, 519-170-001, 519-170-004, 519-170-005, 519-170-006, 519-170-007, 519-200-005, 519-200-007, 519-200-009, 519-200-011, 519-210-001, 519-210-002, 519-220-001, 519-220-002, 519-220-003, 519-220-004, 519-220-005, 519-220-006, 519-220-007, 519-220-008, 519-220-009, 519-220-011, 519-220-012.

E. Street References: 13990 Apache Trail, Cabazon, CA 92230. The project site is located south of Interstate 10, between Apache Trail and Fields Road in the Cabazon area of Riverside County (Figures 1 & 2).

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 7 & 18, Township 3 South, Range 2 East.

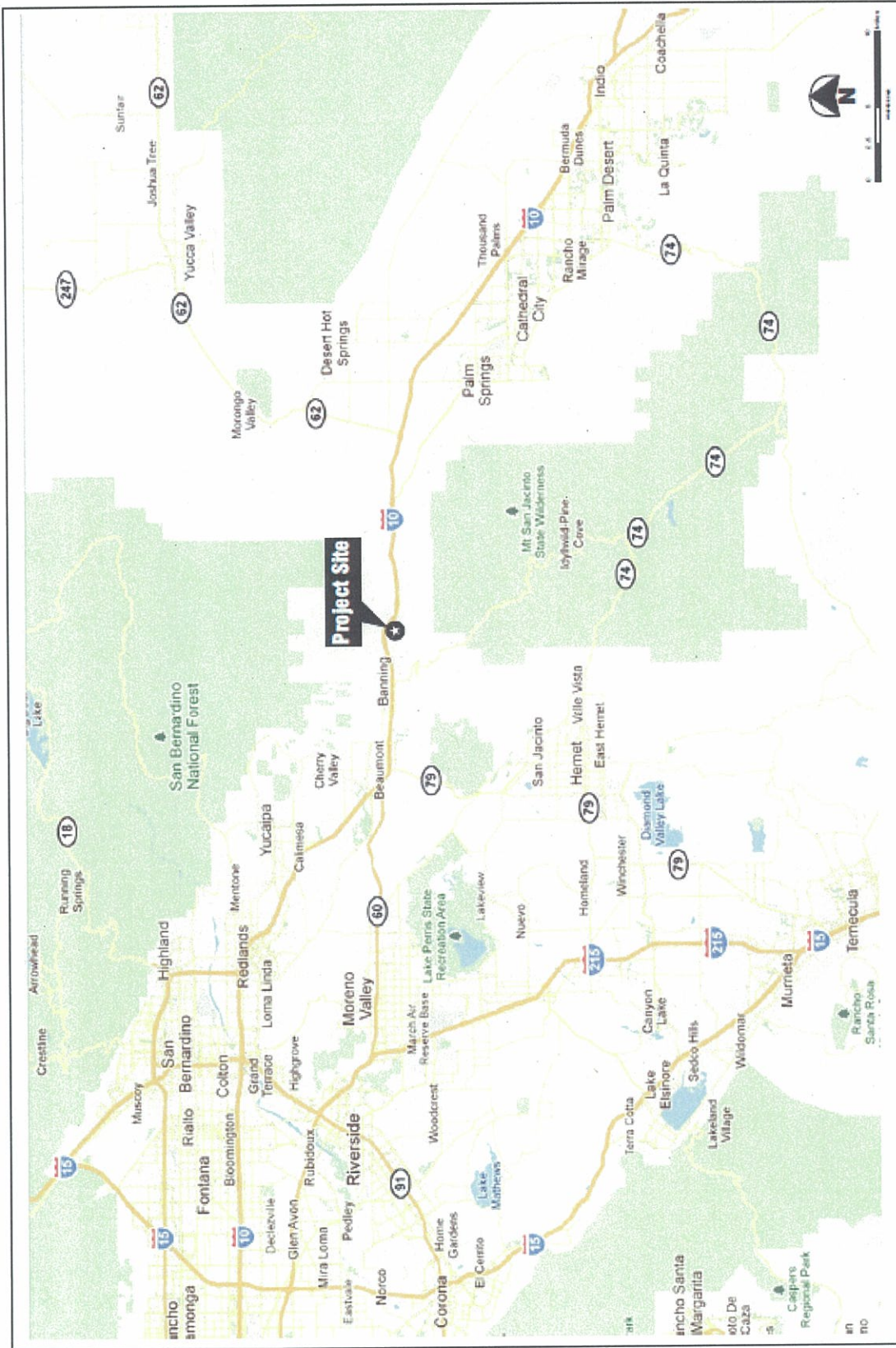


FIGURE 1
Regional Map

Robertson's Ready Mix Wind Turbines - MND

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68-59-0-1
FEBRUARY 2012

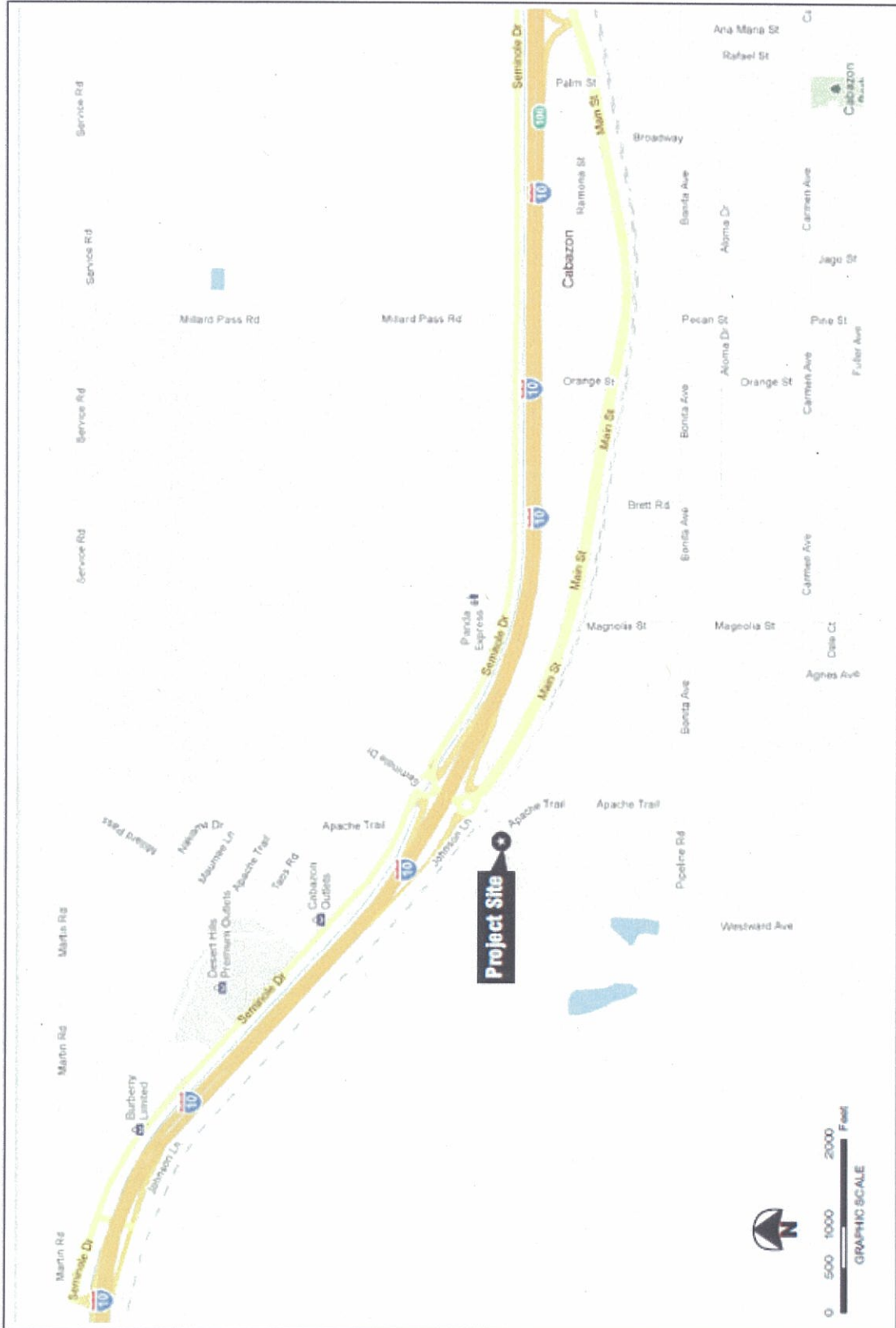


FIGURE 2
Vicinity Map

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0038-01
FEBRUARY 2012

Robertson's Ready Mix Wind Turbines - MND

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is within an existing gravel mine site just east of the San Gorgonio River in the San Gorgonio Pass area, between the San Bernardino and San Jacinto mountains. Surrounding land uses include Morongo Casino Resort & Spa and the Cabazon Outlet Mall north of Interstate-10, and scattered residential uses immediately east of the mine site adjacent to Apache Trail. The area proposed for both wind turbines consists of disturbed land that includes abandoned building structures, equipment, and scattered debris. The San Gorgonio and Smith Creek confluence is located south of both turbine locations and vegetation includes a mix of tamarisk, desert willow and mule fat.

The project is within the area addressed by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which seeks to conserve fluvial sand transport through the area and to maintain function of the San Gorgonio River for wildlife movement. The CVMSHCP indicates that the only restriction on the site are those designated by Riverside County Flood Control.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Surface mining operations are an allowed use within Rural and Community Development Foundation Components. LU 15.6 Prohibit wind turbines located on top of earthquake faults or lineaments. LU 15.10 Require wind turbines to operate at less than 65 dBA and not more than 60 dBA when installed adjacent to noise-sensitive land uses. LU 15.11 Ensure that site designs and operation provide for adequate security and safety to lessen the possibilities and impacts of accidents, vandalism, and environmental hazards. LU 15.12 Require the design and location of commercial wind energy developments to mitigate visual impacts. Issues which may be included in the review may be, but are not necessarily limited to, the following list, depending on turbine types, densities, and siting.
2. **Circulation:** A regional trail is recommended along the San Gorgonio River Wash. C 19.1 Preserve scenic routes that have exceptional or unique visual features in accordance with Caltrans' Scenic Highways Plan. C 19.2 Wind turbine generators have proven to be a unique tourist attraction.
3. **Multipurpose Open Space:** Maintain open space and wildlife movements along the San Gorgonio River and Smith Creek. OS 10.1 Provide for orderly and efficient wind energy development in a manner that maximizes beneficial uses of the wind resource and minimizes detrimental effects to the residents and the environment of the County. OS 10.2 Continue the County's Wind Implementation Monitoring Program (WIMP) in order to study the evolution of wind energy technology, identify means to solve environmental and community impacts, and provide for an ability to respond with changes in the County's regulatory structure.
4. **Safety:** Surface Mine operations are allowed within the 100 year flood plain.
5. **Noise:** N 5.1 Enforce the Wind Implementation Monitoring Program (WIMP). N 5.2 Encourage the replacement of outdated technology with more efficient technology with less noise impacts.
6. **Housing:** Not Applicable

7. **Air Quality:** Adherence to AQMD standards for all mining operations.

B. **General Plan Area Plan(s):** The Pass Area Plan

C. **Foundation Component(s):** Rural; Community Development

D. **Land Use Designation(s):** Rural Desert (RD), Rural Residential (RR), Light Industrial (LI); Rural Mountainous (RM)

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** Cabazon Policy Area

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** The Pass Area Plan

2. **Foundation Component(s):** Rural; Community Development

3. **Land Use Designation(s):** Rural Desert (RD); Rural Residential (RR); Light Industrial (LI); Rural Mountainous (RM)

4. **Overlay(s), if any:** None

5. **Policy Area(s), if any:** Cabazon Policy Area

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

I. **Existing Zoning:** W-2-10 (Controlled Development Areas - 10 acre minimum); W-2-5 (Controlled Development Areas - 5 Acre minimum); M-SC (Manufacturing Service Commercial)

J. **Proposed Zoning, if any:** None

K. **Adjacent and Surrounding Zoning:** W-2, W-2-5, W-2-10 (Controlled Development Areas); C-1/C-P (General Commercial); M-SC (Manufacturing Service Commercial); C-P-S (Scenic Highway Commercial)

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 checked="" type="checkbox"/> Aesthetics | <input checked="" 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 / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <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

August 16, 2012
Date

Jay Olivas, Project Planner
Printed Name

For Carolyn Syms Luna, Director

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.

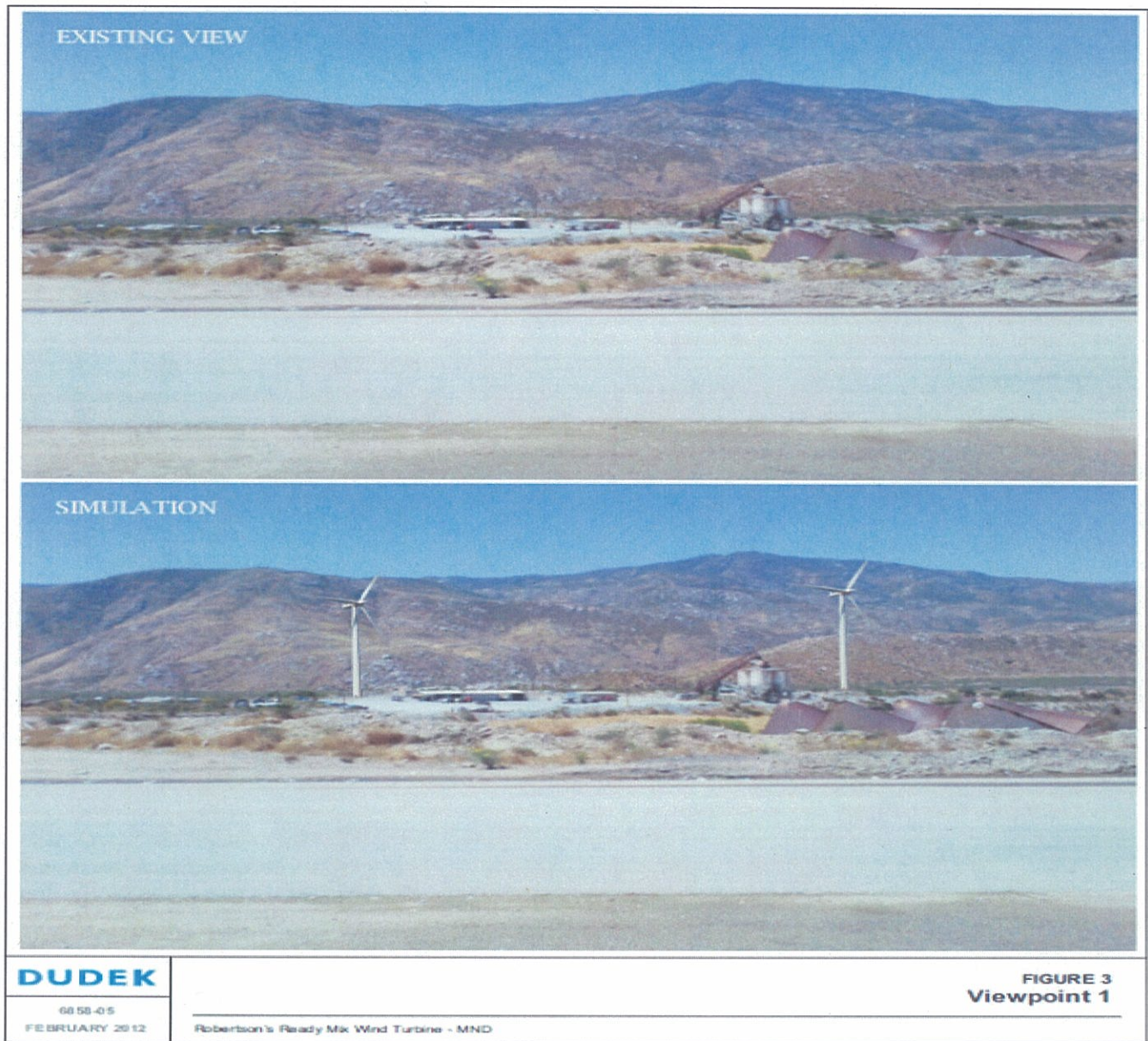
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways", Visual simulations.

Findings of Fact: Interstate 10 (I-10) in the Cabazon area is listed as a State Eligible scenic highway on Figure C-9 of the Riverside County General Plan (RCGP). The existing surface mining operation has been in the area since 1964. The revised project would place two (2) wind turbines approximately one-half mile (or 2,640 feet) from I-10 which is more than twice the required setback (1,000 feet) for commercial wind turbines being located adjacent to scenic or scenic eligible highways. Therefore, the project would have a less than significant impact on a scenic highway.

Visual simulations, showing the before and after conditions, were prepared to demonstrate what the proposed wind turbines would look like from key public viewpoints surrounding the project site. The following discussion provides a qualitative analysis of the potential impacts to the visual landscape as seen from these key public viewpoints:

Viewpoint 1: As shown in Figure 3, this view looks southward across the site, and was taken from the dirt access road to the existing mining facility, located just west of Apache Trail. Predominant existing views are of the mountains to the south of the site and mechanical/industrial equipment associated with the existing quarry operations on site. The proposed wind turbines appear as tall-slender man-made elements in the visual landscape, but do not appear to significantly contrast with existing mining equipment and machinery on site, or impede views of the distant mountain range and associated ridgelines. Due to the existing industrial nature of the project site and the fact that current views of the distant mountains would not be blocked or significantly obscured by the proposed turbines, the visual effect of the project from this location would be *less than significant with mitigation incorporated*.



Viewpoint 2: As shown in Figure 4, this viewpoint faces southeast across the site, and is taken from a frontage road which parallels the south side of I-10. This view is representative of how the turbines might appear to motorists traveling east along I-10. Existing views at this location are dominated by the prominent mountain range in the background along with some low lying bushes and shrubs lining the site and paralleling railroad tracks. Again, a fair amount of industrial equipment and machinery is visible associated with quarry operations at the site, and Union Pacific railroad tracks in the middle and foreground views. Similar to the views associated with Viewpoint 1, the site already appears industrial in nature and mountain views would not be blocked or significantly obscured by the project turbines. Therefore, the visual effect of the project from this location would be *less than significant with mitigation incorporated*.

Viewpoint 3: As shown in Figure 5, this view faces to the southeast near the eastbound on-ramp to I-10 at Johnson Lane (Exit 103). This is also representative of the view motorists may have of the wind turbines and other industrial equipment in the project vicinity while traveling eastbound along I-10. It encompasses the Cabazon outlet mall as well as the hotel tower associated with the Morongo Casino Resort. The predominant existing view is of the mountains in the background, the hotel and outlet buildings, various roadside signs, railroad tracks, and the industrial equipment at the project site. The simulated view of the proposed turbines indicates that views of the site would not be substantially changed from the existing industrial nature or block mountain views. Furthermore, although similar in total height, due to the mass and elevation differences, it appears that the hotel tower is the most visually apparent structure as scene from this viewpoint. The wind turbine structures would simply appear as additional industrial equipment similar in nature to the existing machinery on-site, and would not create a substantial visual effect or impede a scenic vista from this location. Therefore, the visual effect of the project from this location would be *less than significant with mitigation incorporated*.

Viewpoint 4: As shown in Figure 6, this view looks westward toward the site and is taken near the intersection of Main Street and Broadway in the Town of Cabazon, located approximately 2.5 miles east of the site and a short distance south of I-10. Views along Main Street are dominated by mountains to the south and west and various commercial uses including the Morongo Casino hotel to the west. The proposed turbines are barely visible from this location and appear to blend and be subordinate to other man-made and natural elements, such as street lights, telephone poles, buildings and trees, which are more prominent in foreground views. Consequently, the proposed turbines have little to no effect on the existing visual landscape or views of the distant mountain range in the background. Therefore, the visual effect of the project from this location would be *less than significant with mitigation incorporated*.

Viewpoint 5: As shown in Figure 7, this view looks southwest at the site as taken from the northeastern portion of the Morongo Casino Resort parking area. Existing views are dominated by the hotel tower and the mountains in the background. Although the existing industrial equipment at the site is not visible from this vantage point, the proposed turbines would not be considered aesthetically incompatible with the commercial/industrial nature of land uses occurring in the vicinity. In addition, the proposed turbines would be located at a lower elevation than much of the existing development north of the I-10, and would appear as visually subordinate structures in comparison with the Casino hotel tower, and would not represent a substantial change to a scenic vista or impede views of the background mountains or extend above ridgelines. Therefore, the visual effect of the project from this location would be *less than significant with mitigation incorporated*.

Mitigation: Compliance with conditions of approval including prohibition of reflective surfaces, no logos or prominent markings, uniform wind turbine colors such as light grey or off-white (Condition of Approval (COA) 90.PLANING.5), and contribution by the developer of WIMP fees offering a source of funds to monitor visual impacts (COA 80.PLANING.3).

Monitoring: Monitoring to be provided by Building and Safety Department and Planning Department.

EXISTING VIEW



SIMULATION



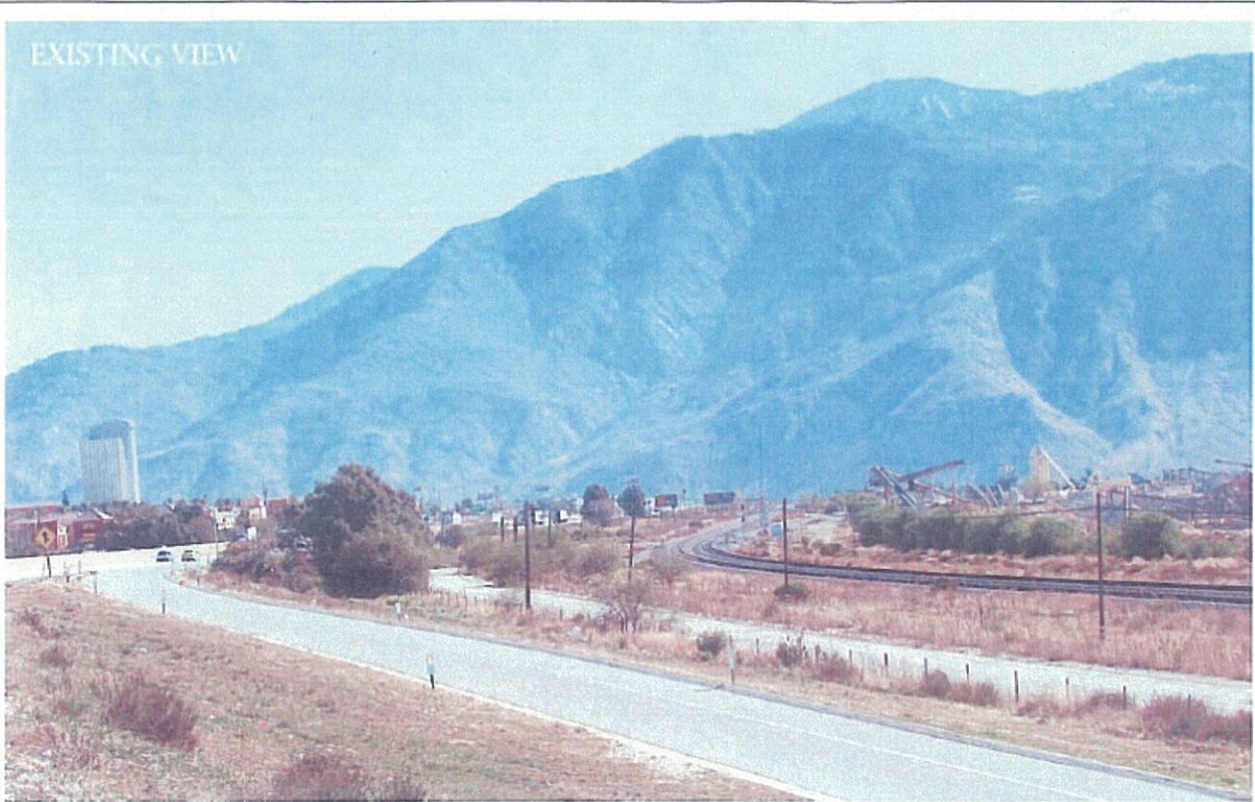
DUDEK

6858-05

FEBRUARY 2012

Robertson's Ready Mix Wind Turbine - MND

FIGURE 4
Viewpoint 2



DUDEK

6858-05

FEBRUARY 2012

Robertson's Ready Mix Wind Turbine - MND

FIGURE 5
Viewpoint 3

EXISTING VIEW



SIMULATION



DUDEK

6853 05
FEBRUARY 2012

FIGURE 6
Viewpoint 4

Robertson's Ready Mix Wind Turbine - MND



DUDEK

5858-05

FEBRUARY 2012

Robertson's Ready Mix Wind Turbine - MND

FIGURE 7
Viewpoint 5

2. Mt. Palomar Observatory

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

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

Findings of Fact: The revised surface mining project is located within Zone B of Ordinance 655. The proposed project is located approximately 39 miles from Mt. Palomar Observatory. Existing ambient night lighting is high due to Interstate 10, Morongo Casino and existing 24 hour mining and asphalt operations. Aside from aircraft warning lights located on one or both wind turbines, which will be required by the Federal Aviation Administration (FAA), the project will not employ any additional outdoor lighting at the site and will maintain existing lighting as part of the surface mine and shall comply with Ordinance No. 655 (COA 10.PLANNING.39). Less than significant impacts relative to the Mt. Palomar Observatory will occur.

Mitigation: None Required

Monitoring: Not Applicable

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: On-site Inspection, Project Application Description

Findings of Fact: As indicated in Response 2 (Mt. Palomar Observatory), the only proposed lighting will be FAA required safety lighting for the proposed addition of the wind turbines which will not create a new source of substantial light or glare. Newer FAA standards recommend low intensity red synchronized blinking lights during nighttime use only in contrast to previous standards that required bright white daytime strobes and medium intensity white night time strobe lights that were not synchronized. This newer type of lighting does not produce substantial glare or light spillage, and is visible at night as a synchronized slowly blinking low intensity red light, designed to radiate it's primary beam horizontally and upward. Therefore, the project would not expose residential property to unacceptable light levels. Any lighting related to the existing surface mine operations shall be hooded and directed downwards (COA 10.PLANNING.80). Less than significant impacts relative to outdoor lighting will occur.

Mitigation: None Required

Monitoring: Not Applicable

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact: As indicated by the Farmland overlay in the GIS database, the two wind turbine parcels have some area designated as grazing land and a small portion of the parcel for Turbine #1 is designated Farmland of Local Importance which less than significant impacts would occur. However, both wind turbine parcels are within an active gravel mining operation and no agriculture activities exist within or immediately adjacent to the project site. The overall existing surface mine site and surrounding area are not designated for agriculture (see item II-I and II-K, above) and would not involve any other changes which would result in conversion of farmland, therefore, there would be no impact.

Mitigation: None Required

Monitoring: Not Applicable

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 section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact: The project site is not within or adjacent to any designated forest land, timberland or Timberland Production zone. The project would not result in removal of forest land or conversion to non-forest use as there is no forest land on the site. Therefore the project would not result in the loss of or conversion of forest land to non-forest use. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None Required

Monitoring: Not Applicable

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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook;

Findings of Fact: In 2007, the SCAQMD adopted a final Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB), which includes the project site. The 2007 AQMP reduction and control measures, which are outlined to mitigate emissions, are based on existing and project land use and development. A project is deemed inconsistent with air quality plans if it would result in population and/or employment growth that exceeds growth estimates included in the applicable air quality plan. The proposed project would not result in population or employment growth, as it consists of the construction and operation of two ancillary wind turbines and associated infrastructure within the existing Robertson's Ready Mix Concrete facility. The project would not conflict with or propose to change existing land uses or applicable policies as designated in the RCGP, and thus it would not conflict with the applicable air quality plan. Further, no long-term operational emissions are anticipated to occur with implementation of the proposed project. Consequently, the project would not conflict with or obstruct implementation of the applicable air quality plans, and no mitigation is required.

Project-related air emissions would have a significant effect if they result in concentrations that either create a violation of an adopted ambient air quality standards (i.e., the NAAQS and CAAQS) or contribute to an existing air quality violation. The SCAQMD has adopted significance thresholds to assess the impact on regional air quality which, if exceeded, would indicate the potential to contribute to violations of the NAAQS or CAAQS. The SCAQMD construction air quality significance thresholds are shown in Table AQ-3.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table AQ-4
SCAQMD Air Quality Significance Thresholds**

Pollutant	Construction
Criteria Pollutants Mass Daily Thresholds	
VOC	75 pounds/day
NO _x	100 pounds/day
CO	550 pounds/day
SO _x	150 pounds/day
PM ₁₀	150 pounds/day
PM _{2.5}	55 pounds/day

Source: SCAQMD 1993

Construction of the proposed project would result in a temporary addition of pollutants to the local airshed caused by soil disturbance, dust emissions, and combustion pollutants from on-site construction equipment, as well as from off-site haul trucks and vendor trucks transporting construction materials. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and, for dust, the prevailing weather conditions. Therefore, such emission levels can only be approximately estimated with a corresponding uncertainty in precise ambient air quality impacts.

During construction, the project would be subject to SCAQMD Rule 403 (Fugitive Dust), which sets forth general and specific requirements for all construction sites (as well as other fugitive dust sources) in the SCAQMD. The general requirement prohibits a person from causing or allowing emissions of fugitive dust from construction (or other fugitive dust source) such that the presence of such dust remains visible in the atmosphere beyond the property line of the emissions source.

Emissions from the construction phase of the project were estimated through the use of emission factors from the SCAQMD's California Emission Estimator Model (CalEEMod) Version 2011.1.1. Details of the construction emission assumptions and calculations are included in Appendix A. Table AQ-4 shows the estimated maximum unmitigated daily construction emissions associated with the construction of the proposed project.

**Table AQ-5
Estimated Daily Maximum Construction Emissions
(pounds/day unmitigated)**

	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Daily Emissions (pounds/day)						
Access Road	3.81	30.01	18.36	0.03	5.47	3.52
Transmission Line	2.26	17.62	9.51	0.02	1.24	0.99
Foundation	4.47	33.62	19.41	0.03	2.40	2.06
Turbine Assembly	2.74	22.27	12.30	0.02	1.41	1.13
Maximum Daily Emissions	4.47	33.62	19.41	0.03	5.47	3.52
<i>Pollutant Threshold</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Threshold Exceeded?	No	No	No	No	No	No
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See Appendix A for complete results.

These estimates reflect control of fugitive dust required by SCAQMD Rule 403 (Fugitive Dust).

As shown, daily construction emissions would not exceed the thresholds for VOC, NO_x, CO, SO_x, PM₁₀, or PM_{2.5} during construction of the proposed project. As such, the construction of the proposed project would result in a *less than significant impact and would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.*

In order to further reduce fugitive dust emissions and ensure that construction impacts would be less than significant, mitigation measures are recommended, as provided below. Without mitigation, however, air quality impacts related to anticipated PM₁₀ emission levels during construction would be considered less than significant.

Mitigation: Consistent with SCAQMD Rule 403, it is required that fugitive dust generated by grading and construction activities be kept to a minimum with a goal of retaining dust on the site, by following the dust control measures listed below:

- a) During clearing, grading, earthmoving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
- b) During construction, water truck or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas later in the morning and after work is completed for the day and whenever winds exceed 15 miles per hour.
- c) Soil stockpiled for more than 2 days shall be covered, kept moist, or treated with soil binders to prevent dust generation.
- d) Reduce speeds on unpaved roads to less than 15 miles per hour.
- e) Halt all grading and excavation operations when wind speeds exceed 25 miles per hour (COA 10.PLANNING.43).
- f) Dirt and debris spilled onto paved surfaces at the project site and on the adjacent roadways shall be swept, vacuumed, and/or washed at the end of each workday.
- g) Should minor import/export of soil materials be required, all trucks hauling dirt, sand, soil, or other loose material to and from the construction site shall be tarped and maintain a minimum 2 feet of freeboard.
- h) At a minimum, at each vehicle egress from the project site to a paved public road, install a pad consisting of washed gravel (minimum-size: 1 inch) maintained in a clean condition to a depth of at least 6 inches and extending at least 30 feet wide and at least 50 feet long (or as otherwise directed by SCAQMD).
- i) Review and comply with any additional requirements of SCAQMD Rule 403.

Monitoring: The County of Riverside Planning Department shall ensure measures are on plans. The County's Grading and Building Inspectors shall spot check; Grading and Building Inspectors shall ensure compliance on-site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: *Biological Memorandum, Ready Mix Wind Turbine Project*, prepared by Dudek, December 2011; GIS database, CVMSHCP; *Robertson's Proposed Cabazon West Basin Quarry Biological Technical Report*, White and Leatherman, dated July 14, 2005. *Avian Monitoring and Risk Assessment at the San Geronio Pass Wind Resource Area*, (U.S. Dept. of Energy, August 2005)

Findings of Fact: The existing surface mine site is within the area covered under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), within the Cabazon Conservation Area, and is designated for preservation of sand transport functions. No listed threatened or endangered plants or animals were found on the site. Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur. Impacts would be less than significant with mitigation incorporated.

The *Biological Memorandum* prepared for the proposed revised project to add two wind turbines included a search of available literature to determine whether special status bird or bat species occur

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in the project area and a general biological wildlife assessment survey within a ¼ mile buffer of each proposed turbine location. No special status bird or bat species were detected on site or in the surrounding areas during the survey, but California Department of Fish & Game data indicates several bird and bat species have been recorded in the project vicinity and include a number of raptor species. As such, there is moderate potential for bird or bat collisions with the proposed wind turbines. However, past studies have indicated that even in areas of much higher concentrations of commercial wind turbines to the east, bird mortalities are not significant. According to the Department of Energy study referenced above, 830 carcass searches were conducted by the California Energy Commission on 180 sites in the San Geronio Pass over a large geographic area during all four seasons of the year. Over the four seasons, 31 bird mortalities were found within 400 meters (0.25 miles) of wind turbines. Of these mortalities, only four were found to be migratory. The report concluded that given the very large number of migratory birds that use the San Geronio Pass annually (approximately 37 million), bird mortality is very low. Therefore, the potential impact to bird or bat species due to the two proposed wind turbines is considered less than significant.

The project site is within the *Coachella Valley Multiple Species Habitat Conservation Plan* (CVMSHCP), which was prepared to protect 27 special status species and their habitat within the 1.1 million acre project area. Specifically, the two subject parcels are within the Cabazon Conservation Area which is subject to special provisions for Fluvial Sand Transport which requires that sand transport processes not be impeded. The proposed turbine locations do not support loose sand which would constitute fluvial sands. The San Geronio River wash is located immediately adjacent to the Project Area; however, there are existing levees in place which separate the River wash from the Project Area and due to the limited disturbance area needed to complete the Project, no direct impacts to fluvial sands are expected. Although not expected to impact fluvial sand transport in the Conservation Area, the project site is subject to Land Use Adjacency Guidelines contained in the CVMSHCP. The following adjacency guidelines are specified in Section 4.5 of the CVMSHCP:

- Drainages – Quantity and quality of runoff discharge shall not alter existing conditions.
- Toxics – Land uses generating toxic substances shall ensure discharge does not occur within the Conservation Area.
- Lighting – lighting shall be shielded and directed toward the developed area.
- Noise – Noise in excess of 75 dBA Leq hourly shall incorporate measures to minimize effect on the Conservation Area.
- Invasive – invasive species (i.e. non-native plant species) shall not be incorporated into the landscape plan.
- Barriers – Barriers shall be incorporated into project design to minimize unauthorized access into Conservation Areas.
- Grading/Land Development – slopes (i.e. manufactured) shall not be included or extended into the Project Area.

The project will not require use of hazardous materials; lighting will be limited to one or two aircraft warning lights; excessive noise levels will not occur at adjacent properties; fencing separates the mining facility from adjacent properties; and no manufactured slopes are part of the project design. Therefore, the only applicable Adjacency Guideline is the measure pertaining to limiting the quantity and quality of runoff. The project will be required to implement a Stormwater Pollution Prevention Plan (SWPPP) during construction as discussed under Responses 19 and 25, below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: See discussion under Responses 19 (Erosion) and 25 (Water Quality). A Revegetation Plan approved as part of the SMP shall be required. A 1-Year Post Construction Biological Monitoring Plan to monitor operation effects of the wind turbines including procedures in the event bird or bat carcasses are found by working staff (COA 20.EPD.1). Additionally, while the desert tortoise is extremely rare in the area, the staff at the mine should be trained to recognize the tortoise and search under equipment prior to moving machinery that has been stationary over night.

Monitoring: County Grading and Building Inspectors shall ensure SWPPP is being implemented during construction and monitoring shall be provided by the Riverside County Flood Control District and the Environmental Programs Division (EPD).

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, *A Cultural Resource Investigation of the 140 acre Robertson's Ready Mix Expansion area near Cabazon, Riverside County, California*, McKenna et al, dated March 10, 2005.

Findings of Fact: The Cultural Resource Investigation referenced above found no surface evidence of any cultural resources, including historical resources, within the overall surface mine project area adjacent to the Morongo Band of Mission Indians Reservation. The likelihood of encountering cultural or historic resources at the project site is low due to its location within and existing surface mining facility, which is heavily disturbed from ongoing mining operations, heavy equipment use/storage, and a network of temporary and permanent dirt access roads. No impacts to historic resources are anticipated.

Mitigation: None Required

Monitoring: Not Applicable

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<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
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Source: Project Application Materials, *A Cultural Resource Investigation of the 140 acre Robertson's Ready Mix Expansion area near Cabazon, Riverside County, California*, McKenna et al, dated March 10, 2005.

Findings of Fact: The Cultural Resource Investigation referenced above found no surface evidence of any cultural resources including archaeological resources within the overall surface mine project area. However, given the historic use of the general area by Native Americans and being adjacent to the Morongo Band of Mission Indians Reservation, project conditions have been added in the event of uncovering cultural materials during excavation and grading activities associated with construction of the wind turbines and all mining operations at the project site.

If cultural materials (Native American or archaeological resources) are encountered during construction, work shall stop in the immediate vicinity of the find until the material can be assessed, and the appropriate mitigation determined by a qualified archaeologist (COA 10.PLANNING.1; COA 10.PLANNING.2). No impacts to archaeological resources are anticipated.

Mitigation: None Required

Monitoring: Not Applicable

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; *A Cultural Resource Investigation of the 140 acre Robertson's Ready Mix Expansion area near Cabazon, Riverside County, California*, McKenna et al, dated March 10, 2005.

Findings of Fact: According to Figure OS-8 in the RCGP, the overall surface mine project site and surrounding area is identified as having a "low" potential for paleontological sensitivity. In addition, the Cultural Resource Investigation referenced above found no surface evidence of any cultural resources including paleontological resources within the project area. Due to the limited disturbance footprint and current use of the area for surface mining, the potential for impacting important paleontological resources is considered low. No impacts to paleontological resources are anticipated.

Mitigation: None Required

Monitoring: Not Applicable

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, *Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, California*, Earth Systems Global Inc., August 19, 2011 and County Geologic Report No. 1614

Findings of Fact: There is no evidence of active faulting on the overall surface mine site. (belongs in section 13) The project site does not lie within a delineated State of California Alquist-Priolo (A-P) Earthquake Fault Zone. Additionally, since the proposed wind turbines for the revised project are not habitable structures and comply with required setbacks from property lines, any structural failure or collapse due to severe earthquake activity would not pose a substantial adverse effect on people or structures. In the unlikely event of fault rupture across the wind turbine foundations, the most probable effect would be damage to the wind turbine, resulting in economic loss to the facility operator only.

Mitigation: None Required

Monitoring: Not Applicable

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", *Geotechnical Engineering Report*, Earth Systems Global Inc., August 19, 2011 and County Geologic Report No. 1614 .

Findings of Fact: Seismic related liquefaction generally shows surface effects when groundwater levels are less than 50 feet below the surface with soils susceptible to such an effect. The potential for liquefaction is considered low to negligible because the depth of groundwater exceeds 50 feet and the relatively high density of the on-site materials. Therefore, any potential hazard associated with liquefaction at this mine site is considered less than significant.

Mitigation: None Required

Monitoring: Not Applicable

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), *Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, California*, Earth Systems Global Inc., August 19, 2011, County Geologic Report No. 1614 and CHJ reports dated 8/10/12 & 9/04/12 .

Findings of Fact: The overall surface mine site is likely to be subjected to moderate to high ground shaking during the expected life span of the project. The nearest active faults are the San Gorgonio

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pass Fault, and San Andreas Fault located approximately 1.7 and 2.4 miles north of the site respectively. However, as indicated in Response 11, the project site is not in a Alquist-Priolo Earthquake Fault Zone. Further, the proposed wind turbines are non-human occupancy utility structures and the mining operations would not be significantly adversely impacted by groundshaking. They will be designed and constructed using the most current building codes which consider seismic effects at the site. In the unlikely event of fault rupture across the wind turbine foundations, the most probable effect would be damage to the wind turbine, resulting in economic loss only. Therefore, impacts are considered less than significant.

Mitigation: None Required

Monitoring: Not Applicable

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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," *Slope Stability Investigation, Proposed Cabazon Quarry Reclamation*, C.H.J., Incorporated, November 11, 2005, *Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, California*, Earth Systems Global Inc., August 19, 2011 and Addendum, November 11, 2011 (County Geological Report No. 2282), County Geologic Report No. 1614, and CHJ reports dated 8/10/12 & 9/04/12.

Findings of Fact: The installation of the wind turbines on site would not require major grading or the creation of significant manufactured slopes. However, the turbines will be located near existing and proposed slopes associated with ongoing surface mining and reclamation activities at the existing mining facility. A slope stability analysis was originally prepared for the existing mining facility, which determined that the proposed temporary and reclaimed slopes were feasible and stable from a geotechnical perspective. A subsequent slope stability analysis has also been prepared for the proposed wind turbines to determine the stability of the existing and proposed slopes and potential effects on the wind turbine foundations and structures at the proposed locations. The proposed turbines would be set back at least 250-feet from the top of any existing or proposed mining or reclamation slopes to ensure their stability. According to the project's slope stability analyses, the remainder of the mine slopes would continue to maintain an acceptable level of safety. The wind turbines are to be removed prior to mining within 250 feet of the towers. Therefore, potential hazards from slope instability, landslides, lateral spreading, collapse and rockfall events at this site are considered less than significant.

Mitigation: None Required

Monitoring: Not Applicable

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" *Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, California*, Earth Systems Global Inc., August 19, 2011 and County Geologic Report No. 1614.

Findings of Fact: As shown in Figure S-7 of the RCGP, the project site is not within a documented subsidence area. Also, according to the project's geotechnical report, the potential for seismically induced ground subsidence was determined to be low at the site. The upper soils were found to be suitable with regard to bearing and lateral support for the proposed wind turbine foundations and structures. Therefore, any potential hazard associated with ground subsidence is considered less than significant.

Mitigation: None Required

Monitoring: Not Applicable

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, *Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, California*, Earth Systems Global Inc., August 19, 2011 and County Geologic Report No. 1614.

Findings of Fact: The project would not be affected by geological hazards such as seiche, mud flow or volcanic hazard, since the subject property is not located near any source which could create these hazards. Therefore, there would be no impact.

Mitigation: None Required

Monitoring: Not Applicable

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, *Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, California*, Earth Systems Global Inc.,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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August 19, 2011. County Geologic Report No. 1614, County Geologic Report No. 1614 and CHJ reports dated 8/10/12 & 9/04/12.

Findings of Fact: With regards to topography for overall mine site, the reclamation slopes are considered to be stable as designed and should remain so even if groundwater rises to historic high levels. Seepage from the adjacent San Geronio River into reclaimed pit is considered unlikely. The reclamation slopes will be susceptible to wind and water erosion. Impacts are less than significant with mitigation incorporated.

The installation of the wind turbines on site would not require major grading or the creation of significant manufactured slopes on site. The wind turbines shall be removed prior to any substantial grading or mining within 250-feet of the wind turbine towers.

No subsurface sewage systems are located in the project construction area.

Mitigation: The reclamation slopes for the overall mine slopes should be cut as shown on the Reclamation Plan. Analysis indicates these slopes will be stable under the anticipated seismic shaking or possible future groundwater levels at the site. All slopes should be constructed as cut slopes. Temporary cut slopes should not be steeper than 1:1 with maximum height of 236 feet. All graded slopes should be protected with berms and /or levees. All finished slopes should be planted with drought resistant native vegetation.

Monitoring: Monitoring will be through the Department of Building and Safety.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) 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?

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?

Source: U.S.D.A. Soil Conservation Service Soil Surveys; Project Application Materials; On-site Inspection; *Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, California*, Earth Systems Global Inc., August 19, 2011

Findings of Fact: According to boring logs taken as part of the project's geotechnical field explorations, the project soils are visually classified with "very low" to "low" expansion potential. The physical location and surrounding terrain are relatively flat and void of any major topographic features that will require major grading or creation of artificial slopes to support the proposed turbines foundations and structures. Therefore, construction and operation of the proposed wind turbines will not result in substantial soil erosion or loss of topsoil at the site and therefore impacts are less than significant. The project will not include development of any habitable structures or uses which require septic tanks or alternative waste water disposal at the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None Required

Monitoring: Not Applicable

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, *Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, California*, Earth Systems Global Inc., August 19, 2011 (Attached as Appendix B)

Findings of Fact: The proposed revised project will result in placement of two wind turbines within an existing gravel mining facility. The construction and operation of the proposed wind turbines would not modify a river channel or lake bed. A levee was constructed in 2004 which prevents flooding of the site from the adjacent San Gorgonio River. Short-term erosion effects during the construction phase of the project would be prevented through implementation of a Storm Water Pollution Prevention Plan (SWPPP), which is required in accordance with the Countywide National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit. The General Construction Permit requires all dischargers, where construction activity disturbs one or more acres to prepare a SWPPP. The SWPPP incorporates Best Management Practices (BMPs) and will include measures such as sandbags, silt fencing, and temporary detention basins to control on-site and off-site erosion. Therefore, potential impacts associated with soil erosion are considered *less than significant*.

Mitigation: None Required

Monitoring: Not Applicable

20. 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?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact: According to Figure S-8 of the RCGP, the revised project proposes wind turbines to be located within an area of "Moderate" wind erosion potential. However, the two wind turbines will be built and operated within an existing surface mining facility with large mineral excavation pits and heavy machinery on site, which reduces the blowsand activity within the site. In addition, the wind turbine towers would not result in an increase in erosion or blowsand as they are relatively narrow in width and would not noticeably alter or deter the transport of sand through the site or require

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant manufactured slopes or earthwork. Therefore, the proposed wind turbine structures would not be impacted by or result in any increases in wind erosion or blowsand on or off site.

Mitigation: None Required

Monitoring: Not Applicable

GREENHOUSE GAS EMISSIONS Would the project

21. 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: Climate Change Proposed Scoping Plan: A Framework for Change, The California Air Resources Board (CARB), December 2008.

Findings of Fact: While global climate change is, by definition, a cumulative environmental impact and the impacts of climate change on California human and natural systems would also be substantial, neither the state of California nor the SCAQMD adopted a methodology to adequately assess under CEQA when project-level greenhouse gas (GHG) emissions contribute considerably to this cumulative impact.

Construction of the proposed project would result in GHG emissions, which are primarily associated with use of off-road construction equipment and vehicles and on-road construction and worker vehicles. CalEEMod was used to calculate the annual carbon dioxide equivalent (CO₂E) emissions based on the construction scenario described in Appendix A. Table GHG-1 presents construction emissions for in 2011. Estimates includes emissions from on-site (off-road equipment) and off-site (on-road trucks and worker vehicles) sources during all construction phases.

**Table GHG-1
Estimated Annual Construction Greenhouse Gas Emissions**

Construction Year	MT CO ₂	MT CH ₄	MT N ₂ O	MT CO ₂ E
2011	29.63	0.00	0.00	29.70

Source: See Appendix A for complete results.

MT CO₂ – metric tons carbon dioxide

MT N₂O – metric tons nitrogen dioxide

MT CH₄ – metric tons methane

MT CO₂E – metric tons carbon dioxide equivalent

As indicated above, the proposed project construction would result in 30 metric tons of CO₂E in 2011. The relatively small amount of GHG emissions related to construction of the proposed project *is not expected to directly or indirectly result in a cumulatively considerable contribution of GHG emissions.*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The long-term operational GHG impacts of the proposed project would be positive because the only operational GHG emissions would be from the occasional maintenance visits. The wind turbines would produce "clean energy" for Robertson's Ready Mix Concrete facility, and the project's construction emissions would be more than offset by the decrease in GHG emissions associated with purchased electricity from Southern California Edison. As a result, the proposed project would have a less than significant impact on GHG emissions.

The Climate Change Scoping Plan, approved by CARB on December 12, 2008, provides an outline for actions to reduce California's GHG emissions. The Scoping Plan requires CARB and other state agencies to adopt regulations and other initiatives to reduce GHGs. There are several federal and state regulatory measures aimed at the identification and reduction of GHG emissions; most of these measures focus on indirect source emissions (e.g., energy conservation, renewable sources of electrical generation) and changes to the vehicle fleet (e.g., hybrid, electric, and more fuel-efficient vehicles). While the proposed project would contribute to the state's goals to reduce GHG emissions under Assembly Bill 32, the California Global Warming Solutions Act of 2006, and the state's goals to expand the use of renewable energy sources (e.g., wind, solar, biomass), no specific plan, policy, or regulation to reduce GHG emissions would be directly applicable to the project in terms of mandated GHG reductions. The RCGP currently does not specifically address GHG emissions or climate change impacts. Furthermore, neither the County of Riverside nor the SCAQMD has adopted any GHG reduction measures that would apply directly to the GHG emissions associated with the proposed project. At this time, therefore, no mandatory GHG regulations or adopted agency plans would apply to implementation of this project, and no conflict would occur. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Mitigation: None Required

Monitoring: Not Applicable

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact: No additional hazardous materials are anticipated that were not covered under EIR No. 238. The nature of the revised project is such that no substances classified as hazardous will be stored or used on the site. Wind turbines require relatively small amounts of lubricants and hydraulic fluids which are not classified as hazardous materials and would not create any significant hazard to the public or environment. There are no schools within one-quarter mile and the project would not interfere with established emergency response plans. Therefore, there would be no impacts.

Mitigation: None Required

Monitoring: Not Applicable

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) 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?

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?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database. 2004 Riverside County Airport Land Use Compatibility Plan. Aeronautical Study No. 2011-WTW-11710-OE

Findings of Fact: The nearest airport is the the Banning Municipal Airport approximately two miles west of the project site. The project is not within an airport land use plan for this facility. However, due to the height of the proposed structures, the revised project for wind turbines was reviewed by the Airport Land Use Commission (ALUC). ALUC found the proposed wind turbines consistent with the countywide policies of the 2004 Riverside County Airport Land Use Compatibility Plan.

Additionally, an Aeronautical Study was completed. The findings of that study (Aeronautical Study No. 2011-WTW-11710-OE) indicate that the proposed structures would not be a hazard to air navigation provided that the structures are lighted in accordance with FAA Advisory Circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights. Such lighting will be incorporated into project design to ensure compliance with FAA obstruction standards. The applicant will also need to completed and return FAA Form 7460-2, Notice of Actual Construction or Alteration, within 5 days after construction reaches its greatest height. No private airstrip or heliport exists within the vicinity.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Compliance with the ALUC letter dated November 7, 2011 (COA 80.PLANNING.15) which includes conditions for the turbines to be painted white for daytime conspicuity, required FAA lighting, and for the wind turbine blades to utilize a flat or matte (non glossy) finish to minimize reflection towards aircraft.

Monitoring: Monitoring to be provided by Building and Safety Department and ALUC staff.

24. Hazardous Fire Area

a) 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?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact: As shown in Figure S-11 of the RCGP, the site is within a "high" wildfire susceptibility zone. However, the proposed wind turbine portion of the project would contain non-human occupancy utility structures and are not highly combustible; therefore, construction and operation of the ancillary wind turbine at the site would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. Impacts would be less than significant.

Mitigation: None Required

Monitoring: Not Applicable

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) 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?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact: The proposed project will result in placement of two wind turbines within an existing gravel mining operation. It will not significantly alter drainage patterns, deplete groundwater recharge or supplies, place housing within a 100-year floodplain or include BMPs which would result in significant environmental effects. A levee was constructed in 2004 which prevents flooding of the site due to the adjacent San Geronio River and Smith Creek. Short-term erosion effects during the construction phase of the project would be prevented through implementation of a Storm Water Pollution Prevention Plan (SWPPP), which is required in accordance with the Countywide National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit. The SWPPP includes standard construction methods such as sandbags, silt fencing, and temporary detention basins to control on-site and off-site erosion.

Mitigation: None Required

Monitoring: Not Applicable

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones;" Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: As indicated in the previous response, a levee was constructed in 2004 which prevents flooding of the site due to the adjacent San Gorgonio River. There is a risk of loss of the proposed structures should that levee fail during a major storm event (COA 10.FLOOD.1). However, this would only be an economic loss to the project owners and does not pose a substantial risk to human safety, as there are no habitable structures located in close proximity. Also, according to Figure S-10 in the Riverside County General Plan, the project site is not within a dam inundation area; therefore, the construction and operation of the two ancillary wind turbines at the site will not result in a change to the amount of surface water in any water body.

Mitigation: None Required

Monitoring: Not Applicable

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact: The project will result in the construction and operation of two commercial wind turbines within an existing gravel mining operation. The proposed wind turbines will be an accessory use to the industrial nature of the site and will not substantially alter the present or planned use of the site. The nearest incorporated cities are Banning, approximately 2.5 miles west of the project site and Palm Springs, over 7 miles east of the site. According to General Plan maps for those cities, the project site is not within a Sphere of Influence area.

Mitigation: None Required

Monitoring: Not Applicable

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: The project site is within the W-2-10 (Controlled Development 10 acre minimum) zone and a land use designation of RD (Rural Desert) for the proposed wind turbine portion. Per development standards outlined in the W-2 section of the County Zoning Ordinance, no structures shall exceed one-hundred-five (105) feet in height unless a variance is approved pursuant to Section 18.27. The wind turbines as currently proposed would be 338.6 feet in total height with blade in the 12 o'clock position, and consequently, would exceed this height limit and therefore, would not be allowed without approval of a Variance.

The request for Variance provides a number of reasons for granting the request to exceed the height limit for the proposed turbines in the W-2-10 zone due to unique lot shape and topography which limits potential alternative energy projects such as with solar panels; lack of opportunity for other renewable energy at the site such as solar; loss of incentive monies provided by the State to support on-site renewable energy generation equipment; and due to the fact that there are other large/similar structures in the vicinity, in particular the hotel tower associated with the Morongo Casino Resort and other wind turbines a short distance east of the site. As indicated in Response 1, above, and as shown on Figures 5 and 7, although similar in height (the hotel is approximately 330 feet in height and proposed turbines would be 338.6 feet in height with blade in the 12 o'clock position), due to elevation and massing differences the proposed turbines appear as relatively small structures in comparison with the existing Casino hotel tower. The applicant further argues that failure to grant a Variance would preclude an opportunity for affordable clean energy in an extremely windy portion of the County conducive to such activities. Finally, the applicant has stated that the generating capacity of smaller wind turbines (in compliance with zoning height restrictions) would require much more land to accommodate enough small turbines to generate the same energy output as the proposed turbines, and would therefore not be feasible at the project site given both physical site constraints and financing difficulties.

Mitigation: None Required

Monitoring: Not Applicable

MINERAL RESOURCES Would the project

29. 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?

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?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact: The operation of the two wind turbines at the site would serve as an accessory use to the existing gravel mining facility and would not result in a loss of any mineral resources or be an incompatible use with the existing and planned operations at that facility. The proposed wind turbine structures are not habitable and will be located a safe distance from any on site slopes or gravel mining operations (see response 14a. above); therefore, construction and operation of the turbines on site would not result in an increased exposure to hazards from ongoing mining operations.

Mitigation: None Required

Monitoring: Not Applicable

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) 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?

NA A B C D

b) 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?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: The nearest airport is the the Banning Municipal Airport approximately two miles west of the project site. The project is not within an airport land use plan for this facility.

Mitigation: None Required

Monitoring: Not Applicable

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is located just south of the Union Pacific Railroad tracks which run parallel to Interstate-10. However, the proposed wind turbines are non-habitable structures and thus would not be affected by railroad noise.

Mitigation: None Required

Monitoring: Not Applicable

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located just south of Interstate-10. However, the proposed wind turbines are non-habitable structures and thus would not be affected by highway noise.

Mitigation: None Required

Monitoring: Not Applicable

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project is not influenced by other noise sources in the project area.

Mitigation: None Required

Monitoring: Not Applicable

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); *Noise Impact Analysis for Proposed Two Turbine Wind Energy Installation, Robertson Ready Mix Site, Riverside County, CA*, Channel Island Acoustics, November 4, 2011 (attached as Appendix D).

Findings of Fact: The proposed project will create temporary noise associated with project construction and long-term noise associated with operation of the proposed wind turbines. There are noise sensitive uses to the east of the subject property at distances ranging between approximately 1,200 to 1,800 feet from the proposed turbines. Noise impacts would be less than significant with mitigation incorporated.

Noise levels at 50 feet from heavy construction equipment vary, but typically range between 73 to 96 dBA. Construction equipment noise typically has a drop-off rate of 6 dBA per doubling of distance (U.S. Environmental Protection Agency, 1971). Based on this standard, noise levels associated with the heavy equipment would be approximately 67 to 90 dB(A) at 100 feet from the source. Therefore, the nearest existing residential property line to the construction activity (approximately 1,200 feet from the nearest proposed turbine) would perceive a peak construction noise of approximately 0 to 18 dB(A) which would be in the barely perceptible range of noise levels. Furthermore, project construction would not exceed the County's acceptable daytime noise limit of 65 dB(A) for sensitive uses and therefore, construction noise impacts would be less than significant.

Regarding long term operational noise, County Zoning Ordinance states that wind turbines shall not create noise beyond the lot containing the turbines which exceeds 55 dB(A) to any habitable dwelling, hospital, school, library or nursing home.

Noise modeling conducted for the above referenced study indicated that noise levels at the adjacent residences would range between approximately 43 and 44 Leq dB(A). Therefore noise levels attributed to the proposed turbines are well below the County criterion and would therefore result in a less than significant impact. Furthermore, turbine noise levels are within 3 dB of measured ambient noise levels associated with ongoing quarry operations, traffic along I-10 and Apache Trail, and the Union Pacific Railroad tracks and, therefore, would not be perceptible above those existing noise levels to the nearest sensitive land uses.

Ground vibration has never been considered as a serious issue for wind turbine developments, except in cases where ultra-sensitive laboratory equipment is to be located nearby.

The project was reviewed by the Department of Public Health, Office of Industrial Hygiene letter dated December 21, 2011. No significant noise impacts were identified in that noise at the nearest residence exterior property line was projected to be 45-50 dB(A) as a worst case scenario, which is below the 55 dB(A) threshold used for commercial sized wind turbines; additionally, the project will be required to adhere to the specified hours of construction which is 6:00 PM to 7:30 AM during weekdays.

Mitigation: Compliance with the Department of Public Health, Office of Industrial Hygiene letter dated December 21, 2011 (COA 80.PLANNING.12). No significant noise impacts have been identified; the project will be required to adhere to the specified hours of construction which is 6:00 PM to 7:30 AM during weekdays.

Mitigation: Monitoring to be provided by Department of Public Health, Office of Industrial Hygiene.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing 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) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact: The two wind turbines proposed for the site will be an accessory use to generate supplemental power for ongoing operations at the existing gravel mining facility, and therefore, would not generate additional population or housing needs within the area. In addition, there are no people or housing which would be displaced by the construction and operation of the proposed wind turbines at the existing gravel mining facility, and there will be no effect to a County Redevelopment Project Area.

Mitigation: None Required

Monitoring: Not Applicable

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 public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The construction and operation of the two wind turbines within the existing gravel mining facility will have a less than significant impact on County Fire Services. Impacts were also analyzed in Environmental Impact Report No. 238.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None Required

Monitoring: Not Applicable

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The construction and operation of the two wind turbines within the existing gravel mining facility will have a less than significant impact on County Sheriff Services. Impacts were also analyzed in Environmental Impact Report No. 238.

Mitigation: None Required

Monitoring: Not Applicable

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact: School impacts shall be mitigated in accordance with state law.

Mitigation: None Required

Monitoring: Not Applicable

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The construction and operation of the two wind turbines within the existing gravel mining facility will have no impact on County library services.

Mitigation: None Required

Monitoring: Not Applicable

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The construction and operation of the two wind turbines within the existing gravel mining facility will have no impact on the provision of County Health Services.

Mitigation: None Required

Monitoring: Not Applicable

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

41. Parks and Recreation

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?

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?

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)?

Source: 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: Impacts were analyzed in Environmental Impact Report No. 238. The project site is not within the boundaries of any public agency designated to receive land dedication or fees pursuant to Section 10.35 of Ordinance No. 460. The proposed project would not result in an increase in district population generating a need for additional parkland in neighborhood parks (Section 10.35 of Riverside County Ordinance No. 460). Therefore, the construction and operation of the two wind turbines within the existing gravel mining facility will have no impact on County parks and recreational opportunities.

Mitigation: None Required

Monitoring: Not Applicable

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The Riverside County General Plan map above identifies a 20 foot regional trail that generally follows the San Gorgonio Wash, just south of the project area (10.PARKS.1). However, the two wind turbines would be constructed and operated within an existing industrial gravel mining facility. The majority of the site is fenced or walled to prevent trespass. The construction and operation of the wind turbines would not obstruct or relocate the adjacent recreational trail; therefore, potential impacts are considered less than significant.

Mitigation: None Required

Monitoring: Not Applicable

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) 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"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: Traffic impacts from the overall mining project have been analyzed in Environmental Impact Report No. 238. Vehicle trips to the existing mining facility to facilitate construction of the proposed wind turbines would require approximately 10 trips per day, resulting in minimal increase in associated traffic to area roadways (mainly Apache Trail). Apache Trail is recommended to be dedicated 59 foot half width from centerline (COA 90.TRANS.2) Further, these trips would only occur during the 3-month construction period, and would be removed once the turbines are in operation. Long term operational and maintenance trips would be minimal, requiring possibly one or two trips per month to service and perform repairs on the turbines as needed. Therefore, the project is not expected to result in any notable short or long-term change to existing levels of service or other operational or safety characteristics of the local circulation system. In addition, as discussed in response 23 above, the project's FAA study indicates that the proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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structures would not be a hazard to air navigation provided that the structures are lighted in accordance with FAA Advisory Circular obstruction marking and lighting requirements.

Mitigation: None Required

Monitoring: Not Applicable

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The two wind turbines would be constructed and operated within an existing industrial gravel mining facility. The majority of the site is fenced or walled to prevent trespass. There are no bike trails located within the site; therefore, the project would have no impact on bike trails.

Mitigation: None Required

Monitoring: Not Applicable

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact: The wind turbine portion of the project will not include development of any habitable structures or landscaping and will not include any uses which require the extension of water lines to the site. Consequently, due to the type of project, no water demand beyond that associated with construction and maintenance work would occur as part of the project. Construction and operation of the proposed wind turbine at the site would not increase local population or generate new employees because it does not involve constructing habitable structures or commercial uses. It would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. Therefore, the project will have a less than significant impact on the provision or availability of water. Water impacts for the overall surface mine were also analyzed in Environmental Impact Report No. 238.

Mitigation: None Required

Monitoring: Not Applicable

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The wind turbine portion of the project will not include development of any habitable structures or any other uses which require the extension of sewer lines to the site. Therefore, the project will have no impact on wastewater treatment services or capacity. Sewer impacts for the overall surface mine were also analyzed in Environmental Impact Report No. 238.

Mitigation: None Required

Monitoring: Not Applicable

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact: The project will result in generation of some construction waste which will be disposed of at an approved Riverside County landfill site in compliance with all applicable regulations. Impacts were also analyzed in Environmental Impact Report No. 238.

Mitigation: None Required

Monitoring: Not Applicable

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The proposed wind turbines would provide supplemental energy to support ongoing operations at the existing gravel mining facility. The required electrical and communication line extensions would occur entirely on-site, and will follow existing gravel access roads and pre-disturbed areas within the mining property to further minimize disturbance. No improvements or off-site extension of electrical or communication infrastructure would be required. Therefore, impacts associated with the construction of new electrical and communication lines within the site are considered less than significant.

The proposed project has the potential to create short-term temporary impacts on stormwater facilities during construction. However, as stated in Response 25 above, with the County's requirement for a NPDES Permit and implementation of the associated SWPPP measures, which address construction stormwater management, potential impacts to stormwater drainage facilities during construction would be less than significant. The project would slightly increase the amount of impervious area associated with the turbine foundation which has the potential to minimally impact stormwater facilities during operation. However, the proposed footprint of the turbine is so small such that any potential stormwater impacts associated with implementing the proposed project would be less than significant. The project would not result in a substantial increase in the quantity of stormwater leaving the site nor would it necessitate a change in the current management of stormwater at the existing mining facility.

The construction and operation of the proposed wind turbines at the site would not include any uses that require the use of natural gas or other governmental services. As stated in Response 27 above, trip generation associated with construction and operational/maintenance services will be minimal, and therefore, will not adversely affect the maintenance of any public facilities, including roads or street lighting in the area.

Mitigation: None Required

Monitoring: Not Applicable

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Applicant

Findings of Fact: The project will result in the operation of two wind turbines which will generate electricity via a renewable energy source (wind power) to supplement the power needs for ongoing operations at the existing RRM mining facility. The wind turbines are capable of delivering electricity to the RRM facility concurrently with SCE. When the wind conditions at the site are favorable for producing wind energy, the wind turbines will be operated to supplement or replace the power being provided by SCE to meet the electrical energy demands at the facility. Energy consumption at the existing facility is not anticipated to increase due to the project; however, the use of renewable energy to supplement or replace the current demand at the site would further County, State, and Federal goals and policies aimed at energy conservation and the use of renewable energy. Therefore, the operation of the proposed wind turbines at the project site would not conflict with any adopted energy conservation plans.

Mitigation: None Required

Monitoring: Not Applicable

OTHER

50. Other:

Source: Staff review

Findings of Fact: Environmental effects and mitigation measures were analyzed for the existing mining facility in the County's Certified EIR No. 238.

Mitigation: No additional mitigations are required.

Monitoring: No additional monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project 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?

Source: Staff review, Project Application Materials

Findings of Fact: 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project 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"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

V. 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: EIR 238; EA 39969 for Expansion of Existing Mining Operation by Robertson's Ready Mix 6/29/06 (SMP00162R2).

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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SURFACE MINING PERMIT Case #: SMP00162R5

Parcel: 519-200-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SMP - HOLD HARMLESS

RECOMMND

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 SURFACE MINING PERMIT; 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 SURFACE MINING PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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.

10. EVERY. 2 SMP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Surface Mining Permit No. 162, Revised Permit No. 5 shall be henceforth defined as follows:

APPROVED EXHIBIT NO. "A" = Exhibit No. A, Amended No. 1, Surface Mining Permit No. 162R5 (Sheets 1-4) dated March 5, 2012.

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10. GENERAL CONDITIONS

10. EVERY. 2 SMP - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT NO. "B" = Exhibit No. B, Amended No. 1, Surface Mining Permit No. 162R5 (Sheets 1-2) dated March 5, 2012.

APPROVED EXHIBIT NO. "C" = Exhibit No. C, Amended No. 1, Surface Mining Permit No. 162R5 (Sheets 1 - 39) dated March 5, 2012.

10. EVERY. 3 SMP - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an existing surface mine with a production rate of up to 4.5 million tons of aggregate per year with the addition of two (2) one megawatt commercial-sized wind energy conversion systems (WECS) for accessory use to provide power to the existing mining operation. The towers are to be 338.6 feet in height and located within Assessor's Parcel Numbers 519-200-005 and 519-200-007.

10. EVERY. 4 SMP - VARIANCE NO. 1883 RECOMMND

Variance No. 1883 is related to this surface mining permit and authorizes a modification to Section 15.2 (Development Standards) of Zoning Ordinance No. 348 to increase maximum height limits in the Controlled Development Areas (W-2-10) zone from 105 feet for "other structures" to 338.6 feet for two (2) wind energy conversion systems (WECS). The time within which to use Variance No. 1883 shall be governed by Section 18.27e of Ordinance No. 348.

BS GRADE DEPARTMENT

10.BS GRADE. 2 SMP- ANNUAL REPORT INFO RECOMMND

The operator shall submit to the Building & Safety Department with the annual report the following information (This report shall be prepared by a qualified, licensed professional).

- 1) New topography maps detailing disturbed land and proximity to permit boundaries and property lines.
- 2) Certify maximum depth of excavated areas.
- 3) Provide quantity in cubic yards and tons of minerals

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10. GENERAL CONDITIONS

10.BS GRADE. 2 SMP- ANNUAL REPORT INFO (cont.) RECOMMND

mined during the reporting period.

4) Certify all excavated areas are within the limits of the Surface Mining Permit/Reclamation Plan.

5) Provide data indicating any reclaimed land during the reporting period.

6) A certified engineering geologist or geotechnical engineer shall inspect all excavated slopes within the permitted boundaries (active and inactive) for slope stability. The operator shall provide to B&S a copy of the inspection report.

NOTE: At least every three years of operation, the operator shall provide to B&S, aerial topography showing incremental and total changes to excavations. This will include cross-sectional maps showing berms, slope angles and benches of all excavations.

10.BS GRADE. 3 SMP- ANNUAL F.A.C.E. RECOMMND

Each year after the 1st year of land disturbed under this Surface Mining Permit, Reclamation Plan or Substantial Conformance, the operator shall REVIEW & UPDATE the financial assurance on file with the County of Riverside. The operator shall submit a new cost estimate to the Building & Safety Department for review. The updated cost estimate shall include at least any new disturbed land, reclaimed land and allow for a yearly inflation factor.

All cost estimate shall utilize the guidelines outlined by the California Department of Conservation and the requirements of SMARA as outlined in the California Resources Code section 2773.1(a)(3), 2774(c), 3804, 3805 and 3805.5 and County of Riverside Ordinance 555 or as amended in the future.

10.BS GRADE. 4 SMP-PROPERTY LINE SETBACKS RECOMMND

There shall be a graded setback from all property lines of not less than 50 feet from all cut/fill slopes.

Within the setback area, the four foot verticle height safety berm can be installed.

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10. GENERAL CONDITIONS

10.BS GRADE. 4 SMP-PROPERTY LINE SETBACKS (cont.) RECOMMND

In all other areas within the boundaries of the Reclamation Plan/Surface Mining Permit where mining will not take place, the provisions of Riverside County Grading Ordinance 457 shall be followed.

10.BS GRADE. 5 SMP- NPDES/SWPPP RECOMMND

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 (916) 657-1146.

10.BS GRADE. 6 SMP- PM-10 REDUCTION RECOMMND

SURFACE MINING OPERATIONS LOCATED WITHIN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT SHALL COMPLY WITH RULE 1157 "PM-10 EMISSION REDUCTION FROM AGGREGATE AND RELATED OPERATIONS". THE OPERATOR SHALL HAVE A COPY OF ALL INSPECTIONS CONDUCTED BY THE DISTRICT AVAILABLE FOR THE CURRENT ANNUAL SURFACE MINE INSPECTION.

10.BS GRADE. 7 SMP-HAZMAT GENERATOR PERMIT RECOMMND

Surface mining operations shall obtain from County Of Riverside, Department of Environmental Health, Hazardous Materials Management Division, a "HAZARDOUS MATERIALS GENERATOR'S PERMIT" for this specific location. The operator shall have a copy of all inspections conducted by HAZMAT, available for the current Annual Surface Mine inspection.

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10. GENERAL CONDITIONS

10.BS GRADE. 8 SMP-BUILDING/GRADING PERMIT RECOMMND

THE PROVISIONS OF ALL RIVERSIDE COUNTY ORDINANCES SHALL APPLY DURING THE LIFE OF THIS SURFACE MINING PERMIT/ RECLAMATION PLAN, SPECIFICALLY, ORDINANCE 457 SHALL APPLY FOR ALL BUILDING PERMITS AND OTHER CONSTRUCTION WITHIN THE SURFACE MINING BOUNDARIES AND PROPERTY LINES OF SAID PARCELS. GRADING PERMITS SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OPERATOR SHALL OBTAIN APPROVAL TO CONSTRUCT FROM THE BUILDING AND SAFETY DEPARTMENT.

10.BS GRADE. 9 SMP- GEOTECH/SOILS RPTS RECOMMND

Prior to the issuance of a building permit, a Geotechnical soils report shall be submitted to the Building & Safety Department for review and approval. All grading for structures 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.

10.BS GRADE. 11 SMP- SLOPE STABL'TY Report RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 12 SMP- DRAINAGE DESIGN Q-100 RECOMMND

All drainage acilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's requirements to accommodate 100 year storm flows.

10.BS GRADE. 13 SMP- OFFSITE EXCAVATION RECOMMND

ANY OFF SITE (outside of the Surface Mine Permit/Reclamation Plan/Substantial Conformance) EXCAVATIONS OR GRADING requires a grading permit. It shall be the responsibility of the operator to obtain proposed or required easements and/or permissions necessary to perform the excavations/grading proposed.

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10. GENERAL CONDITIONS

10.BS GRADE. 15 SMP- MISCELLANOUS INSPECT RECOMMND

In addition to the Special Inspection for the Annual Report, at any time during normal business hours, persons from the Building & Safety Department may conduct a site inspection for compliance with the conditions of approval, complaints by individuals or other reasons as identified at that time.

10.BS GRADE. 16 SMP- CONTRACTOR EQUIPMENT RECOMMND

All non-mining equipment must be stored in a designated area permitted for "Contractor Storage".

A "Contractor Storage" permit must be obtained from the Planning Department prior to storage of any non-mining equipment.

10.BS GRADE. 17 SMP- TRASH & DEBRIS RECOMMND

The parcel(s) where the mine is located shall be kept free of trash (including old tires) and other debris. There shall be no importing of recyclable materials or construction debris without specific permit for that activity.

10.BS GRADE. 18 SMP- QUARRY SIGNS RECOMMND

Signs shall be installed at the top of all manufactured slopes (cut or fill), at intervals not greater than 100 lineal feet.

Each sign shall read "DANGER" "OPEN PIT MINE" "STEEP SLOPE". Signs shall be at least 18" X 18" square with contrasting background to lettering. (ie: white background and black lettering).

Perimeter signs around the approved Reclamation Plan or Surface Mine boundaries shall be installed not greater than 250 lineal feet. Each sign shall read "DANGER" "KEEP OUT" and "MINERAL RESOURCE ZONE" or "SURFACE MINING OPERATION". All signs shall be with constrasting lettering/background.

10.BS GRADE. 19 SMP- BENCHES & SLOPES RECOMMND

During the mining operation, on the working faces of the quarry wall, benches shall be installed at no more than 30

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10. GENERAL CONDITIONS

10.BS GRADE. 19 SMP- BENCHES & SLOPES (cont.) RECOMMND

feet in vertical height intervals or not higher than the equipment being used can reach to extract material. Each bench shall be a minimum of 15' in width.

Working slopes below benches shall not be steeper than 1:1 (horizontal to vertical). Finished slopes may not exceed 2:1 unless it has been demonstrated to be stable by the engineering geologist and geotechnical engineer and is approved by the Building and Safety Department and County Geologist.

10.BS GRADE. 20 SMP- SAFETY BERMS RECOMMND

A four (4) foot, minimum vertical height, SAFETY BERM shall be installed at the top of all cut/fill slopes (including roads) at least three (3) feet in width.

10.BS GRADE. 21 SMP- VEHICLE STORAGE RECOMMND

There shall be no storage of passenger vehicles, campers, travel trailers or other personal property that is not related directly to the mining of minerals at this site.

10.BS GRADE. 22 SMP- TEMPORARY OFFICE RECOMMND

Temporary/portable office trailers are permitted providing they are installed after a building permit is obtained.

Other structures for night watchman security must be installed or constructed by building permit.

10.BS GRADE. 23 SMP- INERT MATERIALS RECOMMND

There shall be no importing and/or storage of used concrete, asphalt or other inert construction materials for recycling without the specific approval of the Planning Department.

10.BS GRADE. 24 SMP- IMPORTING VEGETATION RECOMMND

There shall be no importing and/or storage of any cut vegetation without specific approval of the Planning Department and the Environmental Health Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 25 SMP- FENCING OF PERIMETER RECOMMND

The perimeter of the surface mine shall be fenced with at least 6 foot chain link fencing or other fencing that has been approved by another specific condition of this case and have a secure entrance gate system.

Fencing, gates and perimeter signs are required for safety and to prevent/limit unauthorized access to the site.

10.BS GRADE. 27 SMP- BUSINESS REGISTRATION RECOMMND

Any person or entity that owns or operates a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program office of the Department of Building Safety at www.rctlma.org/buslic.

10.BS GRADE. 28 SMP- SECONDARY CONTAINMENT RECOMMND

Hazardous materials stored on site such as diesel fuel, oils and solvents which are consumed by operating equipment shall be covered and provided with secondary containment.

Spill prevention Best Management Practices (BMPs) shall be available on site.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

The applicant shall be required to submit building plans for review and obtain building permits for any proposed buildings, structures, towers or equipment placement prior to construction or placement on the property. All building plans shall comply with all current adopted California Building Codes and Riverside County Ordinances.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 SMP#162 R5 - COMMENTS RECOMMND

Surface Mining Permit#162 R5 is proposing to install two (2) one megawatt (MW) commercial wind turbines only. No additional buildings with plumbing are proposed for this project. Therefore, any proposal to connect to a dedicated onsite wastewater treatment system and/or advance treatment unit is not required at this time. However, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

10.E HEALTH. 2 RETENTION BASINS - NO VECTORS RECOMMND

Any proposed retention basin must be constructed and maintained in a manner that prevents vector breeding and/or vector nuisances.

10.E HEALTH. 3 UNUSED WELLS - ABANDON/REMOVE RECOMMND

Any unused wells must be properly removed/abandoned under permit with the Department of Environmental Health (DEH). For further information, please contact DEH at (760) 863-7013.

10.E HEALTH. 4 USE - PORTABLE TOILETS RECOMMND

Per Ordinance 712, portable toilets shall be commercially manufactured units built and maintained to standards established by Resolution 91-474 of the Board of Supervisors. The employer and/or promoter of a business, construction and demolition sites and public events where permanent toilet facilities of sufficient number are not available shall provide these sites/events with portable toilets in the numbers specified by Resolution 91-474 of the Board of Supervisors.

Portable toilets are to be cleaned and sanitized by the permittee at least once a week. A permanent maintenance record for each unit, listing the dates the unit has been serviced and the deodorizer used, is to be maintained on the inside wall of the portable toilet.

Deodorizing/sanitizing additives, used in the waste container shall be in accordance with applicable federal, state and local provisions. Portable toilets shall be thoroughly cleaned and sanitized before being moved to a different location. If repairs are needed, the potable

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10. GENERAL CONDITIONS

10.E HEALTH. 4 USE - PORTABLE TOILETS (cont.) RECOMMND

toilets shall be taken to the company's maintenance facility and repaired to meet the standards set by resolution of the Board of Supervisors.

FIRE DEPARTMENT

10.FIRE. 1 WCS-STRUC FIRE PROT RECOMMND

No permit shall be issued for the construction or placing of any structure on site for the purpose of habitation or human occupancy without first establishing fire protection requirements as a condition of such permit. This requirement includes the establishment of a minimum fire flow per the CFC and Riverside County Ordinance 787.

10.FIRE. 2 WCS-SERVICE VEHICLES RECOMMND

Service vehicles assigned to regular maintenance or construction at the project site shall be equipped with a portable fire extinguisher of a 4A40BC rating. All motor driven equipment shall be equipped with approved spark arrestor.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SMP FLOOD HAZARD REPORT RECOMMND

Surface Mining Permit 00162, Revision No. 5, is a proposal to add two wind turbines to provide electrical power for site operations. The turbines would be located in the southerly portion of the mining operation. The SMP is located in the Cabazon area south of Interstate 10, west of Apache Trail. Access to the turbines is from Pipeline Road.

Turbine #1 (North Turbine) is located approximately 1,000 feet northwesterly of the intersection of Pipeline Road and Westward Avenue. It is located east of the levee and is considered free from major flood hazard. Turbine #2 (South Turbine) is located approximately 200-feet northwesterly of the intersection of Pipeline Road and Westward Avenue. It is located southeast of the end and the levee and may be subject to storm runoff. The footings are 26-feet deep and this should provide enough protection from flooding and any resulting scour. However, a storm of unusual magnitude could cause damage to either turbine.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SMP FLOOD HAZARD REPORT (cont.) RECOMMND

The amount of impervious surface resulting from this project is minimal. Since the proposed project is a minor modification affecting 5000 sq. ft of area in 517 acres of an existing site; no Water Quality Management Plan is required.

The District does not object to this proposal.

PARKS DEPARTMENT

10.PARKS. 1 GEN - TRIAL EASEMENT NOTAPPLY

The Pass Area Plan identifies a regional trail following along the San Gorgonio River. Prior to final approval of future Phase II the applicant will be required to offer for dedication a 20' trail easement. Trail easement is to be located west of and parallel to the San Gorgonio River. Final trail alignment must meet District approval.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that 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 within the period specified by law. 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 County and the property owner 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

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 SMP - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 SMP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low

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10. GENERAL CONDITIONS

10.PLANNING. 3

SMP - LOW PALEO (cont.)

RECOMMND

potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data

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10. GENERAL CONDITIONS

10.PLANNING. 3 SMP - LOW PALEO (cont.) (cont.) RECOMMND

will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 25 SMP - COMPLY W/ ORD./EXHIBITS RECOMMND

The development of these premises shall comply with the standards of Ordinance Nos. 348 and 555 and all other applicable Riverside County ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the Mining and Reclamation Plans and Project Description, unless otherwise amended by these conditions.

10.PLANNING. 26 SMP - CAUSES FOR REVOCATION RECOMMND

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 of Ordinance No. 348 and/or the applicable section of Ordinance No. 555.

10.PLANNING. 27 SMP - CONDITION REVIEW FEE RECOMMND

All subsequent submittals required by these conditions of approval, including but not limited to a revegetation plan or mitigation monitoring shall be reviewed, with payment therefore made on an hourly basis as a "research fee," or other such fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

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10. GENERAL CONDITIONS

10.PLANNING. 28 SMP - SLOPE STABILITY RECOMMND

During the life of the permit the permittee shall comply with the recommendations concerning slope stability made in the report entitled, "Slope Stability Investigation, Proposed Cabazon Quarry Reclamation, Banning Area, Riverside County, California", dated November 11, 2005.

10.PLANNING. 29 SMP - SPARK ARRESTOR REQUIRED RECOMMND

During the life of the permit, the permittee shall comply with spark arrestor requirements of the Public Resources Code, Section 4422, for all equipment used on the premises other than turbocharger vehicles designed and licensed for highway use.

10.PLANNING. 30 SMP - DUST PREVENTION MEASURE RECOMMND

During the life of the permit, all roads, driveways and mining areas shall be kept continuously wetted while being used, and shall be treated with EPA approved dust suppressants to prevent emission of dust. Nonhazardous soil stabilizers shall be applied to all inactive surface mining areas and/pr stockpiles (previously mined areas which remain inactive for 96 hours or more).

10.PLANNING. 31 SMP - COMPLY W/ SAFETY REQ. RECOMMND

During the life of the permit, mining operations and practices shall comply with the Safety requirements of MSHA, OSHA, the State Division of Industrial Safety, and California Mine Safety Orders.

10.PLANNING. 32 SMP - RUNOFF OUTLETS RECOMMND

The permitted shall during the proposed mining operations, ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining except as shown on the Mining and Reclamation Plan Exhibit "A".

10.PLANNING. 33 SMP - OPERATING HOURS RECOMMND

Existing Asphalt Plant hours of operation are allowed 24 hours/7 days per week. On site operating hours, other than maintenance or emergencies, shall be limited to the hours

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10. GENERAL CONDITIONS

10.PLANNING. 33 SMP - OPERATING HOURS (cont.) RECOMMND

between 6 A.M. and 10 P.M., Monday thru Saturday. Operation shall be prohibited on Sundays and Federally recognized holidays; however, loading and transportation may occur outside these hours. The hours of operation for the wind turbines shall be 24 hours/7 days per week.

10.PLANNING. 34 SMP - LOADED TRUCK CARE RECOMMND

All loaded trucks ingressing from the subject property shall be properly trimmed with a two (2) foot freeboard height and/or covered and sprayed with water so as to minimize dust and prevent spillage onto the public roadway. In the event that spillage onto the road does occur, said spillage shall be removed immediately (within one hour of the spillage) from the road right-of-way.

10.PLANNING. 35 SMP - FIRE PREVENTION RECOMMND

All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times. No open fires shall be allowed.

10.PLANNING. 36 SMP - CEASED OPERATION EFFECT RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void, unless an Interim Management Plan is submitted to the Planning Director within 90 days of becoming idle, as specified in Riverside County Ordinance No. 555. The applicant shall be responsible for the submission of the Interim Management Plan and remains responsible for the implementation of the Reclamation Plan should the permit become null and void.

10.PLANNING. 37 SMP - STOCKPILE PROTECTION RECOMMND

Stockpiles shall be protected against water and wind erosion by covering with burlap or other Riverside County approved material, wetting, and/or temporary hydroseeding with native plant species.

10.PLANNING. 38 SMP - COMPLY W/ 348 STANDARDS RECOMMND

The development of the property shall comply with all provisions of Riverside County Ordinance No. 348, Article XIIb, Section 12.62 (Specific Development and Performance

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10. GENERAL CONDITIONS

10.PLANNING. 38 SMP - COMPLY W/ 348 STANDARDS (cont.) RECOMMND

Standards), except as modified by the conditions of this permit.

10.PLANNING. 39 SMP - COMPLY W/ ORD. 655 RECOMMND

Surface mining operations approved by this permit shall conform to all of the applicable requirements of Riverside County Ordinance No. 655, regulating light pollution.

10.PLANNING. 40 SMP - COMPLY W/ SCAQMD RULES RECOMMND

The permittee shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules and regulations, including but not limited to, New Source Review Regulations, Standards of Performance for Asphaltic Concrete Plants, Rule 403 for fugitive dust, and PM10 requirements.

10.PLANNING. 41 SMP - NO EXPLOSIVES RECOMMND

No blasting, dynamiting or use of explosives of any kind whatsoever on the premises is authorized.

10.PLANNING. 42 SMP - NPDES COMPLIANCE (I) RECOMMND

The permittee shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 43 SMP - SUSPEND OPER. FOR WIND RECOMMND

All stockpiling operations, including excavating, crushing, screening and related material loading and hauling, shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour. All stockpiling operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 44 SMP - SIGNS NEED PERMIT RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 44 SMP - SIGNS NEED PERMIT (cont.) RECOMMND

Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), and all necessary building permits shall be obtained from the Riverside County Department of Building and Safety.

10.PLANNING. 45 SMP - RESPONSIBLE TO RECLAIM RECOMMND

The permittee (mine operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements and standards according to State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555 guidelines.

10.PLANNING. 46 SMP - ANNUAL REPORT RECOMMND

During the life of this permit, the permittee shall annually prepare and submit a written report to the Planning Director of the County of Riverside, demonstrating compliance with all the conditions of approval and mitigation for this SMP No. 162, Revision No. 5. The Planning Director and/or Building Director may require inspection or other monitoring to insure such compliance.

10.PLANNING. 51 SMP - 90 DAYS TO PROTEST RECOMMND

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.

10.PLANNING. 53 SMP - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

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10.PLANNING. 55 WCS - NO CONNECT W/O FINAL

RECOMMND

No individual WECS shall be interconnected in any manner to the electrical facilities of the Southern California Edison Company, including, but not limited to, by means of an on-site substation, on-site electrical collection line or through the electrical equipment of any other commercial WECS permit. PRIOR TO FINAL INSPECTION APPROVAL by the Land Use Division of the Planning Department for the entire WECS array approved under this commercial WECS permit, or any phase thereof, as shown on an approved phasing plan. The permit holder may apply for a Temporary Power Permit from the Land Use Division prior to final inspection approval of the entire WECS array, or phase thereof, and the Land Use Division may issue such a permit in order to allow testing of WECS during limited periods of time for noise standard monitoring, uniform building code compliance and for other reasons, as approved by the Land Use Division. The Director of the Department of Building and Safety, or his designee, may allow the interconnection of individual WECS, notwithstanding the above, if the Director determines that adequate safe guards exist to ensure compliance with all conditions of approval of this permit.

10.PLANNING. 56 WCS - UTILITY COORDINATION

RECOMMND

All distribution lines, electrical substations and other interconnection facilities shall be constructed to the specifications of the affected utility and state and federal standards. The permittee shall comply with the requirements of any other affected utility regarding acceptable encroachments within easements of record, and protection of gas transmission lines and other existing utility improvements.

10.PLANNING. 57 WCS - REPLACE OR MODIFY WECS

RECOMMND

Prior to any replacement or modification of any WECS, towers or related facilities (except other than regular maintenance items), written notice shall be given to the Planning Director and the Director of the Department of Building and Safety.

10.PLANNING. 58 WCS - NOTICE SERVING

RECOMMND

All notices concerning this permit may be served by mail or in person on the following individual at the follow address:

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10. GENERAL CONDITIONS

10.PLANNING. 58 WCS - NOTICE SERVING (cont.) RECOMMND

Christine Goeyvaerts
P.O. Box 3600
Corona, CA 92878-3600

The above-designated individual and served address may be changed from time to time, but the individual and served address shall remain located within the State of California. No such change shall be effective unless served by registered or certified mail on the Riverside County Planning Director.

10.PLANNING. 59 WCS - MAXIMUM WECS RECOMMND

A maximum total of two (2) WECS and towers shall be allowed under this surface mining permit.

10.PLANNING. 60 WCS - WECS & TOWER SPECS RECOMMND

The WECS and tower specifications approved under this WECS permit include the following:

- a. Total Height (WECS blade tip at 12:00 position): 338.6'
- b. Rotor Diameter: 126.3'
- c. Rotor Orientation: Upwind
- d. Number of Blades: Three
- e. WECS Tower Design: Solid tubular
- f. Blade Design: No furling; tapered and twisted blades; airfoils designed to stall softly.

Any change or alteration in the above WECS and tower specifications will require approval of the Planning Department, pursuant to the appropriate procedures of Ordinance No. 348, prior to issuance of any building permits.

10.PLANNING. 71 WCS - ADVERTISING LIMITS RECOMMND

No advertising sign or logo shall be placed or painted on any WECS, tower or foundation. No more than two (2) unlighted advertising signs, relating to the development

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10. GENERAL CONDITIONS

10.PLANNING. 71 WCS - ADVERTISING LIMITS (cont.) RECOMMND

shall be located on the project site; signs shall be rectangular in shape, shall not exceed fifteen (15) square feet in surface area and eight (8) feet in height. Prior to installation of any advertising signs, a building permit shall be obtained from the Department of Building and Safety.

10.PLANNING. 72 WCS - TV INTERFERENCE RECOMMND

No WECS shall be operated so as to cause significant television interference. In the event that significant television interference is caused by WECS or its operation, the WECS permittee shall take the measures necessary to remedy the situation. Remedial measures which may be required include, but are not limited to, installation of cable television in the affected area and discontinued operation. No WECS shall be operated so as to cause unlawful interference with microwave communications.

10.PLANNING. 73 WCS - FAILURE REPORTS RECOMMND

The permittee shall provide written reports of all failures of WECS which result in: Loss of blades, loss of hub assemblies, separation of the generator from the tower through failure, tower failure, and failure of electrical power cables connecting the generator to the electrical termination at the bottom of the tower. Reports shall be submitted, by mail, to the Planning Director and Director of the Department of Building and Safety within 48 hours of occurrence of the incident and shall include the type of incident, the identification number of the WECS, and the name and address of the operator. In addition to notifying the Planning Director and the Director of Building and Safety of such failures, the windfarm operator shall keep a log of all such failures which will be available for inspection by County personnel or their consultants upon reasonable notice.

10.PLANNING. 74 WCS - WCS METERING RECOMMND

All WECS shall be individually metered or monitored individually upon connection to the utility interconnection and throughout the life of this permit to facilitate the monitoring of power production of individual WECS.

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10.PLANNING. 75 WCS - SCENIC SETBACK RECOMMND

A minimum scenic setback of 1000 feet shall be maintained by all WECS and towers from Interstate 10.

10.PLANNING. 76 WCS - FAA RULES COMPLIANCE RECOMMND

This permit shall at all times comply with Federal Aviation Administration rules and regulations. Should additional lighting and coloration be required, the permit holder shall obtain comments from the Planning Director prior to the installation thereof.

10.PLANNING. 77 WCS - OPERATIONAL NOISE RECOMMND

The permittee shall comply with the following WECS permit operational noise standards:

a. The WECS shall not be operated so that noise is created exceeding an exterior level of 55 db(A), as measured pursuant to the Health Services Agency, Office of Industrial Hygiene's transmittal dated December 21, 2011. WECS shall not create sound pressure levels in excess of the development criteria contained in Section 18.41d of Ordinance No. 348. All questions regarding the true meaning of these noise and sound pressure level standards shall be referred to the Environmental Health Department's, Office of Industrial Hygiene (hereafter Health Department). In the event noise or sound pressure levels exceed the above standards, the WECS operator shall take the necessary steps to remedy the situation, which may include discontinued operation.

b. The Health Department shall investigate WECS noise and sound pressure level complaints while this permit remains within the unincorporated jurisdiction of Riverside County. The Health Department representative may enter the property to investigate any noise complaints upon reasonable notice. At the time of investigation, the operator of the WECS array may be required to temporarily discontinue the operation of as many WECS as needed within the array at no cost to any government agency in order to allow the Health Department representative to make reasonable field evaluations.

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10.PLANNING. 79 SMP - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 80 SMP - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 82 WCS - ACCESS & OPERATIONS RECOMMND

Construction traffic, and later on-going operation and maintenance traffic, associated with this commercial WECS shall utilize off-site legal access, as approved by the Director of the Transportation Department. Construction, operation and maintenance traffic shall be restricted to the hours between 6:00 a.m. to 10:00 p.m., except as required for emergency maintenance to the WECS array, and shall not present public nuisance in regards to fugitive dust, noise and outdoor lighting.

10.PLANNING. 85 WCS - VAR01883 VALID W/SMP RECOMMND

Variance Case No. 1883 shall be valid and ineffect during the life of Surface Mining Permit No. 162, Revised Permit No. 5. Should Surface Mining Permit No. 162, Revised Permit No. 5 become null and void for any reason, then Variance Case No. 1883 shall also expire and become null and void.

10.PLANNING. 86 WCS - VISUAL IMPACTS RECOMMND

The following measures shall be observed throughout the construction and operational life of the WECS portion of the project:

a. reflective surfaces shall be allowed n finihses and colors for equipment and on-site structures.

b. No logos or visually prominent markings shall be allowed

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10. GENERAL CONDITIONS

10.PLANNING. 86 WCS - VISUAL IMPACTS (cont.)

RECOMMND

on the exterior of the towers, nacelles and blades.

c. All major external components of the turbine and tower shall be of a uniform color and finish to promote visual continuity.

d. No outdoor lighting will be used at the project site, except during construction, and as required by the Federal Aviation Administration (FAA).

e. The project proponent shall contribute to the County's WIMP fee which provides on-going monitoring and offers a source of funds which can be applied to mitigating visual impacts related to WECS.

10.PLANNING. 87 SMP - GEO02282

RECOMMND

County Geologic Report (GEO) No. 2282 submitted for this project (SMP00162R5) was prepared by Earth Systems Global, Inc. (ESG) and is entitled: "Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, Riverside County, California", dated August 19, 2011. In addition, ESG prepared the following:

"Engineering Design and Analysis of the P&H Tensionless Pier Foundation, Robertson's Ready Mix Facility, Cabazon, Riverside, CA, 2 - GE Wind 1.5sle on 64.7-m HH Towers", dated September 20, 2011.

"Proposed Wind Turbines, Roberson's Ready Mix Facility, Cabazon, Riverside County, California, Addendum to Geotechnical Report", dated November 11, 2011.

"Response to County Comments (GEO02282) to Geotechnical Report", dated December 13, 2011.

"Response #2 to County Comments (GEO02282) to Geotechnical Report", dated May 1, 2011.

"Response #2 to County Comments (GEO02282) to Geotechnical Report", dated June 13, 2011.

CHJ prepared the following:

"Response to Riverside County Planning Department Review, Review Comments No. 3, Dated July 16, 2012, to Geologic

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10. GENERAL CONDITIONS

10.PLANNING. 87

SMP - GEO02282 (cont.)

RECOMMND

Report No. 2282, Geotechnical Engineering Report by Earth Systems Global, Wind Turbines at Robertson's Cabazon Quarry, Riverside County, California", dated August 10, 2012

"Response to Riverside County Planning Department Review, E-mail Dated August 29, 2012, County Geologic Report No. 2282, Geotechnical Engineering Report by Earth Systems Global, Wind Turbines at Robertson's Cabazon Quarry, Riverside County, California", dated September 4, 2012

These documents are herein incorporated as a part of GEO02282.

GEO02282 concluded:

(ESG)

- 1.The primary risk at the site is a potential earthquake along the San Andreas (San Gorgonio Pass - Garnet Fault) that is about 2.4 miles from the wind turbine site.
- 2.The most significant geologic hazard to the project is severe seismic shaking from earthquakes.
- 3.There are no active faults in the immediate proximity of the proposed turbines. No faults were observed suggesting an overall absence of faulting in the quarry area.
- 4.The potential for surface rupture at these sites is very low.
- 5.The potential for liquefaction to occur at this site is low.
- 6.No future slopes are proposed within 250 feet of the turbine locations as long as the turbines are present.
- 7.The potential for seismically induced slope instability is remote.
- 8.The expected settlement of partially saturated soils at this site is less than 0.5 inch.
- 9.The potential for scour to occur at the tower locations is low.

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10. GENERAL CONDITIONS

10.PLANNING. 87 SMP - GEO02282 (cont.) (cont.)

RECOMMND

10.Both turbine sites are a minimum of 50 feet from existing adjacent descending slopes that range in height from approximately 30 feet (north site) to 10 feet (south site).

11.The upper soils were found to generally consist of dense to very dense, granular soils derived from river deposited soils. The soils can provide suitable bearing and lateral support for the P&H pier type or gravity spread foundations.

CHJ

1.The proposed reclaimed mine slopes meet "code" minima for factors of safety and are considered stable at their proposed configuration. * CHJ's report conclusions or recommendations are not intended to apply to any propose wind energy turbines or to any use other than the proposed reclaimed mine slopes.

2.The strength parameters utilized by ESG are not representative of the conditions at the site and are unrealistically conservative. Application of these unrealistic strengths resulted in unrealistically low static stability.

3.The ESG report does not include any justifiable information to question the public health and safety related to these mine slopes.

4.If current seismic practice were to be applied to this project, approved in 2005, a k of 0.20 would be reasonable. Use of the higher seismic coefficient (0.20) yields acceptable current standard of practice minima for static and pseudostatic factors of safety.

GEO02282 recommended:

1.Structures should be designed in accordance with the values and parameters given within the 2010 California Building Code and ASCE 7-05. Seismic loading may be higher than extreme wind loads and may govern structural design.

2.No grading or mining that substantially modifies existing conditions in the immediate vicinity of the proposed turbines be allowed within 250 feet of the turbine locations unless the turbines are relocated or

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10. GENERAL CONDITIONS

10.PLANNING. 87 SMP - GEO02282 (cont.) (cont.) (cont.)

RECOMMND

decommissioned.

GEO No. 2282 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes for the wind turbine amendment of this mining permit (SMP00162R5). GEO No. 2282 is hereby accepted for Planning purposes for the wind turbines. Engineering and other Uniform 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 will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 88

WCS - EROSION CONSIDERATIONS

RECOMMND

The owner and/or operator of the wind turbines shall inspect the ground surface around the perimeter of the wind turbines immediately following a rain event of low to moderate intensity to confirm, as current analysis concludes, that there will be no detrimental scour or erosion adjacent to the wind turbines. The owner/operator shall perform this inspection during a major rain event (i.e. prior to the rainfall ceasing).

Further, measures (equipment, materials, plans, personnel) shall be in-place/at the ready, prior to the each rainy season, to provide for any remedial protective measures should detrimental scour or erosion threaten the wind turbines.

Any detrimental scour or erosion shall be repaired at the earliest possible time and further remedial measures to prevent future scour or erosion shall be put in place.

A report of any detrimental scour or erosion that occurs, including a description of the extent of the scour/erosion and the remedial measures employed, shall be submitted to the County's Department of Building and Safety along with the submittals required for the SMARA annual mine inspection.

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10. GENERAL CONDITIONS

10.PLANNING. 89 WCS - TURBINE MAINTENANCE RECOMMND

The owner/operator of the wind turbines shall inspect and employ all necessary maintenance on the wind trubines no less than twice per calendar year and more fequently should conditions warrant.

A report of the maintenance performed on the wind turbines shall be provided to the County's Department of Building and Safety on an annual basis in conjunction with the required submittals for the SMARA annual mine inspection.

10.PLANNING. 92 SMP - ORD 875 CVMSHCP FEE RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 93 WCS - 250' TURBINE SETBACKS RECOMMND

No grading or mining that substantially modifies existing conditions in the immediate vicinity of the proposed turbines is allowed within 250 feet of the turbine locations unless the turbines are relocated or decommissioned first.

To ensure grading or mining does not occur within 250 feet of the turbines, appropriate monuments (6 foot high poles), barricades ("K rails") and/or fencing shall be placed around the mine-side 250-foot setback perimeter of the wind turbines. Whatever method of protection to be employed shall also be adorned with adequate signage to prohibit grading and mining within the perimeter of the 250-foot setback.

TRANS DEPARTMENT

10.TRANS. 1 SMP - STD INTRO (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced exhibit, the Transportation Department

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10. GENERAL CONDITIONS

10.TRANS. 1 SMP - STD INTRO (ORD 460/461) (cont.) RECOMMND

recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions 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.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1 - BIO MONITORING REPORT RECOMMND

One year from the start of operation, a biologist who holds an MOU with the county of Riverside, shall submit a Biological Monitoring report detailing the results of monitoring throughout the first year of operation. The report shall include any bird or bat carcasses found on site, and how those carcasses were handled.

PLANNING DEPARTMENT

20.PLANNING. 1 SMP - LIFE OF PERMIT RECOMMND

This permit shall become null and void fifty (50) years after the initial approval date (expires 12/31/2041) or upon mining of 120,000,000 cubic yards of material, whichever occurs first. Extensions of time to the life of this permit shall require submission of a revised permit application in accordance with Riverside County's Ordinance No. 555.

20.PLANNING. 3 WCS - UNDEVELOPED VOID DATE RECOMMND

Notwithstanding any other condition of approval herein, this permit for the WECS portion shall become null and void on January 1, 2015, as it applies to any undeveloped portion or any undeveloped phase(s) of the WECS portion of the property; "undeveloped" shall mean where no lawful

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 WCS - UNDEVELOPED VOID DATE (cont.) RECOMMND

occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 - BIOLOGICAL MONITORING RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the county of Riverside, shall submit a proposal for a 1 - Year Post Construction Monitoring Plan in order to monitor the operational effects of the wind turbines. The Monitoring Plan shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The report shall provide details and procedures for on-site works in the event bird or bat carcasses are found by working staff. The report should identify how each species will be identified and recorded as well as the eventual disposal process of any carcass. The report shall clearly identify all aspects and procedures that are required to effectively monitor the operations of the wind turbines for a full year. A final report shall be submitted to EPD after one year of operation.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 SMP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

PLANNING DEPARTMENT

60.PLANNING. 1 SMP - CULTURAL RESOURCES PROFE RECOMMND

As a result of the knowledge that the project area is within the Traditional Use Area of the Morongo Band of Mission Indians, and that the general area is sensitive for prehistoric Native Amercian cultural resources, and that

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

SMP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

tribal monitoring has been required for the "Phase II West Basin" since the second revision of this permit, the additional requirement for limited archaeological monitoring is now required for "Phase II West Basin" in those areas not previously mined, and for the specific locations of the two wind turbines including a 100 foot radius around the footprint of the wind turbines and any related construction-related equipment or lay-down area associated with the two turbines.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the required tribal or special interest monitors. After a reasonable amount of monitoring, no cultural deposits should be identified, the Project Archaeologist may recommend to the County Archaeologist for approval that monitoring be reduced or eliminated.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 SMP - CULTURAL RESOURCES PROFE (cont.) (cont.RECOMMND

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

60.PLANNING. 3 SMP - TRIBAL MONITORING RECOMMND

As a result of previously approved condition for SMP 00162R2 to allow the Morongo Band of Mission Indians to provide tribal monitoring, and a letter from the Band dated October 17, 2011, tribal monitoring of the archaeological monitoring shall be allowed for this project revision. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor designated by the Morongo Band of Mission Indians. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist. Should archaeological monitoring be reduce or eliminated, tribal monitoring shall also be reduced or eliminated.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.

2)Tribal monitoring does not replace any required Cultural

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 SMP - TRIBAL MONITORING (cont.) RECOMMND

Resources (archaeological) monitoring, but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.

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

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 6 SMP - RCL RECLAMATION PLAN RECOMMND

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.

60.PLANNING. 10 SMP - YR RECLAMATION REPORT RECOMMND

The permittee shall submit a final reclamation completion report prior to the completion of each phase and a final report prior to the expiration of the permit, to the Building and Safety Director and Planning Director 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 submitted at least 30 days prior to completion of each phase and expiration of this permit. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

SMP - YR REPORT REQUIREMENTS

RECOMMND

The permittee shall provide the following information as part of the annual report required by Condition No. 60.10 This report shall be prepared by a qualified, licensed professional.

a. Indicate the mined area's proximity to the permit boundaries by topography and details on an approved an, Exhibit A.

b. Show the annual and total change in topography generated by the mining excavation by cross sections and topographic maps. Compare original/previous contours and cross sections with current cross sections and contours.

c. Maximum depth of excavation.

d. Provide the quantity in cubic yards and tons mined during the previous year.

e. Certify that the excavations are within the limits of the permit.

f. Provide data indicating the area reclaimed for the year concluding and for the total amount reclaimed to date. Certify that reclamation is complete in these areas.

g. A Certified Engineering Geologist or Geotechnical Engineer shall inspect all excavated slopes within the surface mining area at least once per year for slope stability. The results of this inspection and any recommendations for slope remediation shall be included with the annual report.

h. The permittee shall report the discovery of any fossil vertebrate animal remains in the annual report. Upon discovery of such fossil remains, the permittee shall cause a paleontologist to be retained for the project to immediately evaluate the fossils to determine their significance and develop a collection and study plan in conformance with the Paleontological Survey prepared for the site by Jeanette A. McKenna for Lilburn Corporation, a copy of which is on file at the Riverside County Planning Department. The report of findings shall be submitted with the annual report.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

SMP - YR TEST DUST EMISSIONS

RECOMMND

The permittee shall have an independent air quality professional, approved by the Planning Department, perform testing for project-generated fugitive dust emissions within 90 days after commencement of surface mining operations or any new construction activities. The intent of this testing is to confirm that project-generated fugitive dust emissions are in compliance with South Coast Air Quality Management District (SCAQMD) Rules and Regulations regarding fugitive dust and PM-10.

a. The permittee shall perform particulate matter monitoring when the surface mine is in operations on four days per quarter during the first year of operations; and, shall prepare a fugitive dust emissions control plan. The SCAQMD Rule 403 Implementation Handbook (PM10) shall be utilized as the guidance for particulate matter monitoring as well as plan preparation. The particulate matter monitoring program shall include upwind and downwind sampling stations adjacent to the surface mining operations. Annual air quality monitoring after the first year of operations shall be based upon the previous year's compliance with SCAQMD rules and regulations, as determined by the Planning Director.

b. The results of the air quality testing shall meet or not exceed SCAQMD standards for PM10 (upwind/downwind PM10 differences shall not exceed 50 micrograms per cubic meter). If the air quality testing results indicate non-compliance with the SCAQMD standards, State and Federal rules and regulations, including, but not limited to SCAQMD Rule 403 for fugitive dust, and State and Federal regulations pertaining to crystalline silica dust emissions, the permittee shall cease surface mining operations until further fugitive dust emission mitigation measures are included and implemented with the fugitive dust emissions control plan. Further testing shall then be performed to confirm compliance with the SCAQMD standards and State and Federal rules and regulations described above. The mitigation measures and further testing shall be submitted to the Planning Director for review and approval prior to commencement of further surface mining operations.

c. The results of air quality testing, monitoring, and/or new mitigation measures shall be included with the annual report required by Condition No. 5.1.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 SMP - YR ADJUST ASSURANCES

RECOMMND

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, and/or by adjustments to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

60.PLANNING. 22 SMP - FEE BALANCE

RECOMMND

Prior to issuance of ANNUAL INSPECTION PERMITS the Planning Department shall determine if the deposit based fees for SMP No. 162, Revision No. 5 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 23 SMP - C/I SWPPP BMP REQD

RECOMMND

The permit holder shall provide written proof of compliance with the California Regional Water Quality Control Board, Santa Ana Region's Watershed-wide waste discharge requirements as follows:

The management and maintenance of the 'common area' shall be in accordance with the projects approved Storm Water Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

Initial residents, occupants, or tenants of this site shall receive educational materials on good house keeping practices which contribute to the protection of storm water quality. These Educational materials shall be provided by the Riverside County Flood Control and Water Conservation District and shall be distributed by the Property Owners' Association. These materials shall address good housekeeping practices associated with the sites's land use and or uses (e.g., good housekeeping practices for office, commercial, retail commercial, vehicle-related commercial, or industrial land use). Employers at this site shall adapt these materials for training their employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23

SMP - C/I SWPPP BMP REQD (cont.)

RECOMMND

to common area landscaping. The applicator shall apply all pesticides in strict accordance with pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to common area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The 'catch basin(s)', more particularly described on Exhibit '___', shall be inspected and, if necessary, cleaned by the Property Owners' Association no later than October 15th of each year. "ONLY RAIN IN THE DRAIN" and "NO DUMPING" stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The Property Owners' Association shall keep the common area(s) free of litter. Litter shall be removed from the common area, and litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the Property Owners' Association shall take corrective action within forty-eight hours of discovery (BMP N5);

The 'water quality inlet(s), oil/water separator(s) and trash rack(s)', more particularly described on Exhibit '___', shall be inspected and, if necessary, cleaned by the Property Owners' Association no later than October 15th of each year (BMP S4 & S13);

The Property Owner's Association shall keep the common area(s) free of litter. Litter shall be removed from the common area, and litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the Property Owner's Association shall take corrective action within forty-eight hours of discovery (BMP N5);

The Street(s) and parking lot(s), more particularly described on Exhibit '___', shall be swept by the Property Owner's Association at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The Property Owner's Association shall keep loading docks in a clean and orderly condition through a regular program of sweeping, litter control, and the immediate cleanup of spills and broken containers. In accordance with the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 SMP - C/I SWPPP BMP REQD (cont.) (cont.) RECOMMND

Riverside County Ordinance No. 754, Establishing Storm Water/Urban Runoff Management and Discharge Controls, illicit discharges and non-storm water discharges (e.g., wash water) from loading docks to storm water drains shall not be allowed (BMP N12);

The Property Owner's Association shall maintain an up-to-date list identifying the party or parties responsible for the implemenation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP (BMP N14).

60.PLANNING. 26 SMP - YR ANNUAL INSPECTIONS RECOMMND

The permittee shall apply for a Special Inspection Permit from the Riverside County Department of Building and Safety and submit to this inspection pursuant to SMARA regulations at least once per year during the life of this mining permit.

60.PLANNING. 27 SMP - RELOC GAS AND OIL LINES RECOMMND

Prior to the mining of any material in Phase III, as shown on Exhibit "A", the 36" natural gas line and the 16" oil line shall be relocated outside of the mining area.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 SMP - 1ST CHECK CLEARANCES RECOMMND

The Riverside County Planning Department 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.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 SMP - 1ST & YR ROAD SIGNS RECOMMND

All roads within the project limits shall be posted with speed limit signs of 15 miles per hour.

70.PLANNING. 4 SMP - 1ST & YR NO TRESPASSING RECOMMND

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" and/or as deemed necessary by the County's mine inspector during annual inspections. Said "No Trespassing" signs shall be maintained to the completion of the project.

70.PLANNING. 5 SMP - 1ST & YR BOUNDARY FENCE RECOMMND

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 Planning Director.

70.PLANNING. 6 SMP - 1ST & YR SITE STAKING RECOMMND

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 300 foot intervals along the boundary of these areas. This staking shall be maintained throughout the life of this mining permit.

70.PLANNING. 7 SMP - YR TEMPORARY SLOPES RECOMMND

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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 WCS - SITE EVALUATION RECOMMND

The information provided does not indicate whether any grading has taken place or will take place for construction

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 WCS - SITE EVALUATION (cont.)

RECOMMND

of the wind turbines. Therefore, prior to the issuance of any building permit(s), the applicant shall provide the Building & Safety Department with documentation that the wind turbine site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Site evaluation need not take place if the applicant obtains a grading permit.

FIRE DEPARTMENT

80.FIRE. 2 WCS-WIND TURBINE TOWERS

RECOMMND

The following areas shall be cleared of vegetation and maintained as a fire/fuel break as long as the generators are in operation:

- a) Thirty (30) feet around the periphery of the project. Access roads that completely surround the project may satisfy this requirement, if approved by the Fire Department.
- b) Ten (10) radius feet around all transformers and wind turbine towers. c) Thirty (30) feet around all buildings.
- d) All buildings or equipment enclosures of substantial size containing control panels, switching equipment, or transmission equipment, and no regular human occupancy, shall be equipped with an automatic fire extinguishing system of a Halon or dry chemical type. This requirement shall not apply to the Nacells. Plans for such systems must be submitted to the Fire Department for review or approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 SMP ENCHROACHMENT PERMIT

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

PLANNING DEPARTMENT

80.PLANNING. 3 WCS - WIMP FEES

RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the permit holder shall pay to the Planning Director all Wind Implementation Monitoring Program (WIMP) fees established by the Board of Supervisors and in effect at the time of the request for a building permit.

80.PLANNING. 4 WCS - PAY ALL PROPERTY TAX

RECOMMND

The permit holder shall pay all property taxes due prior to the issuance of building permits, as assessed by the Riverside County Tax Collector. The Planning Department may require written certification from the Office of the County Treasurer & Tax Collector or other forms of verification to be presented by the permit holder in order to assure compliance with this condition of approval.

80.PLANNING. 5 WCS - STAKE PROPERTY

RECOMMND

PRIOR TO ISSUANCE OF BUILDING PERMITS, the permit holder shall place identified stakes at each corner of the the two turbine lease areas to contain the commercial WECS, as shown in the APPROVED EXHIBIT "A". Additional stakes may be required, as determined by the Planning Director or Building Director. The stakes shall extend at least three (3) feet above the ground and shall be maintained during the construction, repowering and restoration period(s) of this permit.

The Planning Department shall require the permit holder to submit written certification from a state licensed professional and/or inspection by county staff in order to verify compliance with this condition of approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 WCS - CERTIFY STRUCTURE RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS for any WECS, a California registered structural and electrical engineer shall certify, in writing, to the satisfaction of the Director of the Department of Building and Safety, that the WECS foundations, tower and compatibility of the tower with the rotor and the rotor related equipment, and the electrical system, conform with good engineering practice and comply with the applicable provisions of the Uniform Building and Electrical Code that have been adopted by the County.

80.PLANNING. 7 WCS - CERTIFY MECHANICAL RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS for any WECS, a registered mechanical engineer shall certify, in writing, to the satisfaction of the Director of the Department of Building and Safety, that the WECS mechanical system, including rotor overspeed control system, conforms to good engineering practice and complies with the appropriate provisions of the mechanical codes adopted by the County.

80.PLANNING. 8 WCS - COLOR & FINISH RECOMMND

PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR ANY WECS or tower, the permit holder shall submit, for the approval of the Planning Department, four (4) 5" x 5" color and finish samples of the exterior WECS components and towers.

80.PLANNING. 12 WCS - INDUST HYGIENE CLEARANCE RECOMMND

A clearance letter from Riverside County Department of Public Health, Office of Industrial Hygiene shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 21, 2011, a copy which is attached to these conditions.

80.PLANNING. 13 SMP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 WCS - HEIGHT LIMITATIONS RECOMMND

WECS within this permit shall not exceed 338.6 feet in overall height. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with the above maximum height limits; verification of compliance with the height limits of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 15 WCS - ALUC CLEARANCE RECOMMND

Prior to building permit issuance for the WECS, a clearance letter from the Airport Land Use Commisision shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated November 7, 2011, a copy attached to these conditions.

80.PLANNING. 16 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Banning Unified School District shall be mitigated in accordance with California State law.

TRANS DEPARTMENT

80.TRANS. 1 SMP - R-O-W DEDICATION RECOMMND

Sufficient right-of-way along Apache Trail (projects easterly boundary) shall be conveyed for public use to provide for a 59-foot half-width dedicated right-of-way.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 SMP-#45-FIRE LANES RECOMMND

Applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 SMP-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 3 WCS-WIND TURBINE TOWERS RECOMMND

The following areas shall be cleared of vegetation and maintained as a fire/fuel break as long as the generators are in operation: a) Thirty (30) feet around the periphery of the project. Access roads that completely surround the project may satisfy this requirement, if approved by the Fire Department. b) Ten (10) radius feet around all transformers and wind turbine towers. c) Thirty (30) feet around all buildings.

90.FIRE. 4 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1 SMP - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 WCS - WECS IDENTIFICATION RECOMMND

A number or other identification, for each WECS approved by this permit, shall be assigned by the Department of Building and Safety and permanently affixed to the base of each WECS tower or foundation. This number or other identification shall not be change by the permittee or removed from the WECS tower or foundation without the approval of the Department of Building and Safety. The number or other identification shall be cited in connection will all reports involving individual WECS connected with this commercial WECS permit.

90.PLANNING. 5 WCS - COLOR OF WECS RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL of each WECS and tower, the coloration of all exterior components and towers allowed by this permit shall be off-white, including blades; notwithstanding the previous statement, the final selection of WECS and tower coloration shall be approved by the Planning Department based on the intent and purpose of this condition. The finish of all WECS exterior components allowed by this permit shall be flat, matte or galvanized. The finish of all WECS shall weather within a six (6) month period, beginning from the point in time the WECS produces electrical powere, to a lusterless condition. The approved coloration and finish shall be maintained, as required herein, throughout the life of this permit.

90.PLANNING. 6 WCS - UNDERGROUND LINES RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL of each WECS and tower, as applicable, and, for the entire WECS array, at the last WECS and tower, electrical collection lines or cables on the site shall be underground up to the low voltage side of the utility interface point of an on-site substation or step-up transformer. The electrical lines or cable shall be constructed underground from the WECS to the substation within this permit (or connected via underground lines or cable to any other substation constructed in accordance with a plot plan, as approved by the Planning Department).

On-site electrical transformers shall be pad-mounted.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 WCS - WARNING SIGNS

RECOMMND

PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL of the WECS and tower, legible signs, warning of WECS electrical and other hazards, shall be posted on stationary positions of the WECS or its tower and at gated entry points to the project site, at a height of three to five feet above the ground. Warning signs shall be in English and Spanish.

90.PLANNING. 8 WCS - REQ. DRIVEWAY SURFACE

RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL for each WECS and tower, all permanent private roads, internal circulation routes, parking areas, fire breaks, permanent storage areas, and substations serving that WECS and tower shall be treated with minimum one (1) inch thick gravel rock base, composed of 60 percent gravel, 40 percent crushed rock mixture and/or be treated with a South Coast Air Quality Management District (SCAQMD) best available control measure, as outlined in SCAQMD documents and maintained thereafter in accordance with the appropriate SCAQMD PM10 (dust and blowsand) abatement procedures, and, with the applicable sections of Ordinance No. 742 (Fugitive Dust/PM10 Control in Urban Areas) to the satisfaction of the Director of the Department of Building and Safety.

90.PLANNING. 9 WCS - REMOVE TEMPORARY USES

RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL of the ast WECS and tower, all temporary storage uses and construction trash shall be removed from the project property and the temporary storage areas treated to prevent dust and blowsand, in accordance with the removal and restoration plan approved by the Planning Department.

90.PLANNING. 10 WCS - PERIMETER FENCE

RECOMMND

PRIOR TO FINAL BUILDING INSPECTION APPROVAL of the first WECS and tower, a six (6) foot high chain-link fence and locking portals shall be erected along the boundaries of each WECS lease area and shall be maintained in good condition so as to prevent and discourage unauthorized entry at all times during the life of this permit. Should the project be near I-10, the fence shall be setback a minimum of 400 feet from the respective highway right-of-way unless otherwise approved by the Planning Department based on security requirements. The fence shall be subject to the approval of the Department of Building

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 WCS - PERIMETER FENCE (cont.) RECOMMND
and Safety.

90.PLANNING. 12 WCS - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection for the wind turbine (WECS) portion of the project, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for the commercial wind turbine areas has been calculated to be .01 net acres for the WECS portion of the project.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 WCS - HEIGHT LIMITATIONS RECOMMND

WECS within this permit shall not exceed 338.6 feet in height. All WECS shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all WECS within this permit comply with the height limits indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 WCS - ALUC CLEARANCE RECOMMND

A clearance letter from the Airport Land Use Commission shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated November 7, 2011, a copy which is attached to these conditions.

90.PLANNING. 15 WCS - INDUSTRIAL HYGIENE RECOMMND

A clearance letter from the Department of Public Health, Office of Industrial Hygiene shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated December 21, 2011, a copy which is attached to these conditions.

90.PLANNING. 16 WCS - WECS NOISE SIGN RECOMMND

Prior to final building inspection approval of the two wind turbines, a legible sign (no greater than 6 square feet) with MINE OWNER CONTACT name/telephone number and COUNTY INDUSTRIAL HYGIENE DIVISION telephone number shall be placed at gated entry point of the primary mine entrance in a stationary position, at a height of three to five feet above the ground, in case any member of the public has a noise complaint about the two wind turbines.

90.PLANNING. 17 WCS - 250' TURBINE SETBACKS RECOMMND

Prior to final building inspection of the two wind turbines, appropriate monuments (6 foot high poles), barricades (K rails), and/or fencing shall be placed around the mine-side 250-foot setback perimeter of the wind turbines. Whatever method of protection to be employed shall also be adorned with adequate signage to prohibit grading and mining within the perimeter of the 250-foot setback.

TRANS DEPARTMENT

90.TRANS. 1 SMP - WRCOG TUMF RECOMMND

Prior to final inspection, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of the final inspection, pursuant to Ordinance No. 824.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 SMP - WRCOG TUMF (cont.) RECOMMND

Above mentioned TUMF condition is for two (2) one megawatt
commerical wind turnines only.

90.TRANS. 2 SMP - R-O-W DEDICATION RECOMMND

Sufficient right-of-way along Apache Trail (projects
easterly boundary) shall be recorded for public use to
provide for a 59-foot half-width dedidcated right-of-way.

Project Description

SMP00162R5

State Mine ID Number 91-33-0008

REVISED

**SURFACE MINING PERMIT AND RECLAMATION
PLAN**

FOR

ROBERTSON'S READY MIX

Prepared by:

**Robertson's Ready Mix
200 South Main Street, Suite 200
(951) 685-2200**

February 2012

EXHIBIT "C"

**CASE #: SMP00162R5
EXHIBIT: C, AMD. #1
DATED: 3/05/12
PLANNER: J. OLIVAS**

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APPENDICES – Supplemental Exhibits

1. Approved Conditions
2. U.S.G.S. Map
3. Geotechnical Reports
4. Scour / Sedimentation / Head-cutting Analysis
5. Scour / Levee Monitoring Program
6. Cooperative Agreement
7. Additional Seepage / Slope Stability Analysis
8. Updated Biological Survey
9. Updated Noise Study
10. Updated Air Quality Analysis
11. Mine Phase Schedule
12. Revegetation Schedule
13. Financial Assurance Bond Amount Determination

GENERAL NOTES

The following body of the report consists of approvals already in place. The County of Riverside requested corrections be made to clarify text that was ambiguous (double underline denotes text added for SMP00162R5) and remove text that was eliminated or modified during the approval of the SMP revisions (text in ~~strikethrough~~-format). These clarifications simplify the record and clarify the evolution of the mine and permits that control it. Terms originally used to assist in the readers understanding of an application (such as phases named “current”) over time can confuse those unfamiliar with the many phases and changes the mine had experienced over its lifetime. Robertson’s made the changes in the format recommended by staff and left much of the text in its original state to avoid losing continuity and preserve the integrity of the documents. Conditions and the approved reclamation plan should govern the overall mine plan and inconsistencies in terminology (IE, current phase, changes proposed) should be viewed as part of the history of the document.

SMP00162R5 PROJECT DESCRIPTION

This revision (SMP00162R5) provides for the addition of two wind turbines on-site to provide electrical power for site operations. The wind turbines will be placed along the southern boundary of the mine site as indicated in exhibit A2 of the accompanying site plan document). The wind turbines will be a maximum of 338.6 feet high and have a combined maximum output of 2.0 megawatts. A variance is requested to increase the turbine height from 105 feet to 338.6 feet in the W-2-10 zone. All mining and reclamation activities previously approved in SMP00162R2 and SMP00162S3 are still in effect. This exhibit references a Supplemental Exhibit SMP00162R5 prepared during preparation of previous surface mining plan revisions. The Supplemental Exhibit includes: Approved Conditions, Geotechnical Report, Scour/Sedimentation/Head Cutting Analysis, Scour/Levee Monitoring Program, Cooperative Agreement, Additional Seepage/Slope Stability Analysis, Biological Survey, Noise Study, Air Quality Analysis, Mine Phase Schedule, Revegetation Schedule, Financial Bond Security.

SMP 162 OVERVIEW

The existing surface mining operation was originally approved in 1964 and subsequently renewed in July of 1974 by the County of Riverside as Conditional Use Permit No. 1648 C. On June 23, 1987, an application for Surface Mining Permit No. 162 was submitted to the Riverside County Planning Department. A Notice of Preparation of an Environmental Impact Report was issued for SMP. No. 162 on July 14, 1987. Surface Mining Permit No. 162 was approved and Environmental Impact Report No. 238 (SCH) was certified by the Riverside County Board of

Supervisors on January 22, 1991.

In December, 1998 the original permittee (Beaumont Concrete Company "BCC") was purchased by Robertson's Ready Mix (RRM). BCC had made application for a revision to SMP 162 in February 1998 to allow certain expansions of mining on the site, as well as the addition of rail shipment from the site. RRM subsequently modified the scope of this application to include only the rail site, so that a Substantial Conformance could be granted.

In August 2000, RRM made application to the County to expand the mining operations within RRM's holdings. There were Conditions for the original permit which needed to be completed prior to the County processing the new application, which are now complete. With the completion of these Conditions, this application was renewed September 2004.

The County determined that, in a letter dated November 16, 2004, the proposed revisions fall under the definition of a "Revised Plan". RRM is the applicant for the revised Surface Mining Permit SMP 162(R1).

On October 17, 2006, the County approved a revised application SMP 162(R2) to achieve the following: (1) expand RRM current mining and reclamation plans to include additional property to the south of the current mining operation across the San Geronio River; (2) increase the maximum production rate from 1.5 million tons per year to 4.5 million tons per year; (3) transport the majority of the sand and aggregate from the site using adjacent rail facilities instead of trucks; (4) increase the life of the current permit from 2011 to 2041; and (5) bring the existing conditions into compliance with current standards.

In February 2009, an asphalt batch plant to be operated by Matich Corporation was approved as a separate CUP (#03574) located within the boundaries of RRM mining operation, approximately 6.5 acres of parcel #519-170-007.

The site has been continuously mined since 1964. A USGS map is shown in Appendix "1". The revised ownership map is shown in Figure 1.

SMP00162S3 PROJECT DESCRIPTION

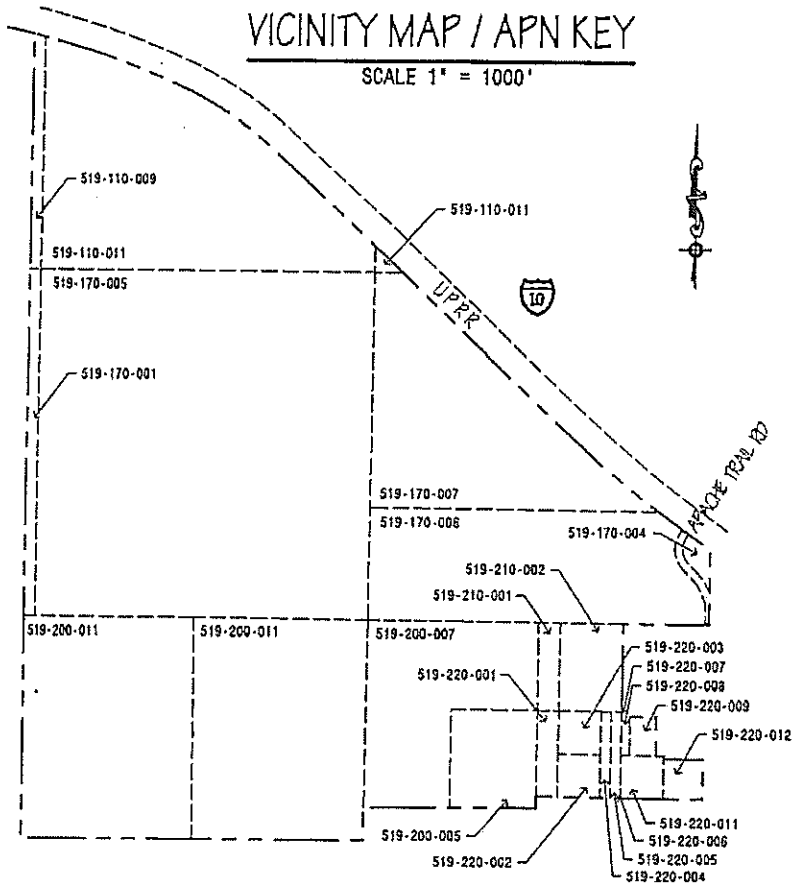
The purpose of SM00162S3 was to update the mining and reclamation plan for SMP00162 to reflect existing improvements Permitted and/or Conditioned under existing entitlements (CUP03574 and SMP00162R2) within the mining boundary as follows:

1. To reflect existing CUP 03574 (Matich Corporation Asphalt Plant approved by the Riverside County Board of Supervisors on July 15, 2008) on the mining plan.

2. To reflect existing Apache Trail re-alignment at mine entrance as conditioned by CUP 03574 (Transportation condition 80.TRANS 002 and 90.TRANS 009 (EA 41584) on the mining and reclamation plan.
3. To show the constructed drainage channel as conditioned by SMP00162R2 (Flood Control condition 10.FloodR1.2 NOD July 12, 2006) on the mining and reclamation plan. Note: Flood control conditioned RRM to install the channel prior to "Phase II" of the approved SMP00162R2 but advanced the construction timing as a condition to approve the Matich CUP03574 (Condition 10.Flood R1001, 60.Flood R1, 80.FloodR1001 and 90.Flood R1001). Channel approval by Riverside County Flood Control letter dated May 6, 2009 from Donald Delgadillo to Alan French at Riverside County Transportation Department has been included for reference purposes.
4. To reflect the silt pond relocation required by Matich CUP 03574.

SMP00162S3 SUMMARY

No new actions or approvals were sought under SMP00162S3. Conditional Use Permit 03574 for Matich, (Condition 10.Planning 051) required RRM to amend/update exhibits for SMP00162 pursuant to SMARA. SMP00162S3 updates requirements and reflects completion/satisfaction of conditioned improvements to SMP00162R2 and other site improvements required/conditioned by CUP03574 as they exist at the date of this submittal.



ASSESSOR'S PARCEL NUMBER	AREA (ACRE)
519 - 110 - 009	4.07
519 - 110 - 011	0.84
519 - 110 - 015	80.10
519 - 170 - 001	6.07
519 - 170 - 004	0.74
519 - 170 - 005	158.48
519 - 170 - 006	43.34
519 - 170 - 007	55.44
519 - 200 - 005	10.83
519 - 200 - 007	30.76
519 - 200 - 009	49.59
519 - 200 - 011	52.68
519 - 210 - 001	2.50
519 - 210 - 002	7.50
519 - 220 - 001	2.50
519 - 220 - 002	2.50
519 - 220 - 003	2.50
519 - 220 - 004	1.21
519 - 220 - 005	1.21
519 - 220 - 006	0.08
519 - 220 - 007	0.01
519 - 220 - 008	0.50
519 - 220 - 009	1.37
519 - 220 - 011	2.50
519 - 220 - 012	1.90
TOTAL	517.32

Figure 1 – Assessor Parcel Number Index and Vicinity Map

Approved Mine and Reclamation Plan

January, 1990
August, 1999(S1)
December 2000(S2)
March, 2001(R2) withdrawn
September, 2004 (R1)
August, 2006 (R2)
August, 2009 (S3)
R3 was withdrawn and R4 is void-issued in error

Current State of Approved Mine and Reclamation Plan

Since the approval of the Mine and Reclamation Plan, certain portions of the approved Mine and Reclamation Plan have been completed in Phase I.

- Current Phase (52 acres total, 22 acres mining) has been completed as originally proposed, except for final slope reclamation.
- River Phase (68 acres total, 62 acres mining) has been completed with the following modifications:

A Scour Analysis prepared for the Levee design revealed that toe-down elevations and maximum flood elevations required modifications to the proposed levee configuration. This resulted in excavation depths from 8-ft to 25-ft.

The channel invert was expanded to 410-ft rather than 435-ft.

No construction of the channel and levee took place off-site, RE Morongo Indian Reservation.

A perpetual maintenance agreement, going with the land, was established with Riverside County Flood Control which includes the following elements:

A sinking fund established over the life of the project to provide funds for routine maintenance and premium payments for an insurance policy to cover liability and reconstruction of the levee and upstream structures in the event of failure of the levee system.

A perpetual monitoring program of the levee system to provide early warning to Caltrans in the event of catastrophic failure and possible damage to the I-10 Freeway.

An access easement to Flood Control.

- Middle Phase (48 acres total, 42 acres mining) was temporarily removed from the mine reserves until the Condition requiring the relocation or abandonment of the 30-in intercontinental natural gas pipeline located on the north side of said phase has been met.

North Phase (96 acres total, 96 acres mining,) is the current active mine site. The site has been

cleared and approximately 40 acres is being mined to a depth of 50-ft. The processing plant was moved from the "Current" phase location to the southeast corner of this site. The rail car loading facility has been added to the processing plant. The following modifications and additions have been made:

A well site leased by the Coachella Valley Water District is located in the southeast corner of this phase.

The processing plant and storage areas were moved from the "Current" phase location to the southeast corner of this phase.

The rail car loading facility has been added to the processing plant adjacent to UPRR right-of-way along the east side of the site extending from the northern end of the site to Apache Trail Road. The rail system includes the following elements: 1) product storage piles with tunnel conveyers, 2) a loading station with feed belt mounted over private rail spur, 3) an emergency surge pile and feeder, 4) a cross-over spur to connect to the private spur to the UPRR main line, 5) an engine turn-around track, and 6) a railcar maintenance spur. In addition, two (2) rail bridges were added to the private spur to direct run-off from adjacent property to the excavation.

The concrete batch plant located in the original processing plant area was moved to the southeast corner of this phase. The batch plant includes the truck scales and truck loading station.

"Ten Year Lease" is an area south of the process water lake to be used for temporary material storage from earlier operations. The accumulated piles are "to be removed and graded to resemble original contours".

The processing plant has been moved to the southeast corner of the "North Phase" along with the shops and scale house. The remaining equipment, foundations, piping and buildings are being salvaged.

The concrete access road remains unchanged, except trucks are now diverted at the front entrance adjacent to Apache Trail Road to the new load-out facilities in the "North Phase". A portion of the access road at the entrance has been modified and realigned in order to improve the geometrics as part of the conditions set forth by CUP 03574.

The process water lake has been abandoned and partially reclaimed.

A concrete lined drainage channel has been constructed as part of the conditions of CUP 03574.

The 8-ft berm and topping decorative wall has been completed.

The vegetated berm has been completed. A portion of the berm was replaced by an elevated section of the private rail spur. Trees and hydro-seeding is complete.

The corporate offices and operation center were never built and has been eliminated from the mine/reclamation plan.

The Asphalt batch plant was approved and finalized in 2009, EA41584 CUP 03574.

Approved Mine and Reclamation Plan

The following describes amendments approved in 2006 under Revised Mining Permit SMP00162R2 and in 2009 under SMP00162S3 reflects the currently approved mining and reclamation plan for this site:

- Processing Plant (25 acres) - The approved annual production increased from 1.5 million tons per year to 4.5 million tons per year.
- Rail car Loading (16 acres) - Specific rail car loading facility detail was added to the Mine Plan. Two (2) 44-car unit trains are loaded daily (7 days per week).
- Mine Expansion (248 acres) - To maximize the reserves the following Phasing was added to the Mine Plan:
- Phase I includes the River, Current and North mining areas. The North area is still being mined as of September 2011.
- Phase II is the expansion of the “Current” phase (“Southeast Quarry”) and properties to the west of the San Gorgonio River (“the River”), but south of the pipelines located in the middle of the site (“Southwest Quarry”). These areas will be mined to a depth of 230 ft. This also requires the extension of the levee on both sides of the River.
- Phase III assumes the relocation and/or removal of the three (3) pipelines crossing the site. The areas to the north of the pipe lines on both sides of the River will be mined to a depth of 230 ft. (“Northeast Quarry” and “Northwest Quarry”).
- Phase IV will mine the remaining East and West Basins to a depth of 350-ft and mine the “Plant Area” for final reclamation.

- Condition No 3 - Modified wording to reflect revised mining plan.
- Condition No 4 - Bond amount revised to ~~\$133,000~~ \$624,496 (Note: this is dependent on successful review of financial assurance analysis).
- Condition No 12 - Fence description changed to “4 strand wire with No Trespassing signs attached at 100-ft intervals”.
- Condition No 24 - Deleted (no grading on Morongo Indian Reservation).
- Condition No 31a - Changed to “Onsite surface mining and plant operation hours shall be 24 hours per day, 7 days per week as long as noise levels from the facility do not exceed any County of Riverside Ordinance value.
- Condition No 31b - Deleted.
- Condition No 31c - Changed to “Transportation and rail loading operation shall be 24 hours per day, 7 days per week as long as noise levels from the facility do not exceed any County of Riverside Ordinance value.
- Condition No 31d - Deleted.
- Condition No 31e - Deleted.
- Condition No 37 - Changed to “This Permit shall become null and void sixty-five (65) years after the date the modified permit becomes effective.
- Condition No 41 - Added “unless properly fenced.”.
- Condition No 42c - Deleted.

Final Reclamation

All the elements of reclamation described in the approved reclamation plan will be included in the additional phasing. The wind turbines approved in this revision (SMP00162R5) shall be removed from the site within 20 years of final construction of the units and the reserves mined out as previously approved. Reclamation of this area will be implemented upon completion of mining.

Reclamation of the permanent slope configuration of the mined pits will be an integral part of the mining operations and be based upon sound mining practices, recommendations of an engineering geologist, and within the parameters established by Riverside County Ordinance 555 and those of the State Surface Mining and Reclamation Act of 1975.

Section I

Site and Area Characteristics

There may be continued use of the site for rail purposes after the completion of mining. Those uses and approvals of those uses are not the subject of SMP00162R5.

SITE AND AREA CHARACTERISTICS

Access

Access - The project site is located in Cabazon, southerly of and adjacent to the I-10 Freeway and west of Apache Trail. The access road has been realigned and tied-in at 90 degrees with Apache Trail and has been constructed with 24' AC pavement as per the requirements of CUP 03574. Access to the turbines will be through existing mining haul roads and easements.

Rail Access - the site is served by Union Pacific Rail Road. A crossover track exits the UPRR main on the westerly end of the site. This connects to a spur located along the northerly boundary of the site. There is a rail car loading station in the middle of the spur. There is a rail car maintenance spur off the load-out spur. Material is moved by conveyor belt to the load-out station.

Utilities

Serving utilities are as follows and are currently available to the site:

1. Electrical: Southern California Edison Co.
1700 Tahquitz McCallum Way
Palm Springs, CA 92262
(909)324-4691
2. Gas: Southern California Gas Co.
3700 Central Avenue
Riverside, CA 92506
(909) 781-6123
3. Sewer: Onsite Disposal System
4. Water: Cabazon County Water District
P.O. Box 297
Cabazon, CA 92230
(909) 849-4442

And Onsite Private Well(s)

5. Telephone: General Telephone Co.
15 Redlands Plaza
Redlands, CA 92373
(909) 794-8111

Land Use

The site is currently operated as a sand and gravel mining pit, aggregate processing plant, concrete batch plant, asphalt plant (operated by Matich Corp.), material loading systems, and related maintenance and administrative facilities to support these uses. The site is bounded by scattered low-density residential adjacent to the east side of the property, San Gorgonio River and Smith Creek on the south side, vacant land used for cattle grazing on the west side and the UPRR main, Interstate 10 and the Cabazon Outlet Center on the northerly edge of the site. The San Gorgonio River bisects the site. A concrete-lined levee extends along the right (east) bank of the river. This revision consists of the addition of two wind turbines on-site to provide electrical power for site operations only.

Visibility

Features of the operation visible to surrounding properties and the I10 corridor are the conveyors, rail car load-out station and the private spur. Intermittently, parked rail cars are also visible. The processing plant, storage piles and concrete batch plant are located 50-ft below the natural surface and behind the raised spur, and as such only small portions of the highest points are visible. The old processing plant in the southern portion of the site would be removed before Phase II commences.

The subsurface nature of the excavation, in conjunction with the fact that most vantage points to the site are at essentially the same elevation as, or only slightly higher than, the natural ground elevation of the site, precludes most of the view of the excavation. As a mitigation to any remaining visual impact, a contour-graded and tree-planted berm has been constructed along the northeasterly edge of the site, paralleling the I-10 Freeway.

A berm with 6-ft concrete wall at the top has also been constructed along the west side of Apache Trail, and west from Apache Trail at Pipeline Road and at Bonita Avenue. The berms were constructed with topsoil and overburden generated by the Phase I activities. The berm also serves the purpose of topsoil banks required by the revegetation plan.

The three bladed 339 feet wind turbines will be visible from the I-10 corridor, the Morongo Casino, Outlet Shopping Center and Cabazon. The turbine will be located inside the confines of an existing active mine and behind the existing aggregate process plant. Visual impacts have been reduced by locating the turbines deep within the existing mine site. The turbines are to be located over 1/2 mile from interstate 10.

Geology

Data contained in this section is taken from Gary S. Rasmussen and Associates Report dated 10/26/84 titled "Engineering Geology Investigation of The Proposed Expansion of The Sand and Gravel Mining Operation Located Immediately South of Interstate 10, Portion of Section 7 and 18, T3S, R2E S.B.B.M.". (Supplemental Exhibit Page 329)

Data contained in this section is supplemented from C.H.J. Incorporated dated 02/22/1999 title "Geotechnical / Geologic Investigation Report – Proposed San Gorgonio River Levee Improvement East Side of the San Gorgonio River and North of Smith Creek Located in Banning Area, Riverside County, California". (Supplemental Exhibit Page 255)

Most of the site is underlain by alluvium deposits consisting of silts, sands, gravels, cobbles and boulders. Inspection of the existing pit indicated clasts composed of a variety of metamorphic and plutonic rock types. Mineable materials exist from the ground surface to at least 500 feet below the surface and most likely deeper.

A very small portion of the site is located within an Alquist-Priolo Special Studies Zone. Geologic field reconnaissance of the site and review of aerial photographs show no faulting evident within the site. However, due to its proximity to the San Andreas Fault Zone, severe seismic shaking can be expected within the next 100 years. The slope stability was analyzed by Dr. Robert Pyke in 1984, and re-analyzed using current protocol by CHJ Laboratories in 2000. All three documents are included in Appendix "3".

Groundwater elevations throughout the site have historically been and are expected to be more than 400 feet below the natural ground surface. Shallow groundwater may occur within, and immediately next to the San Gorgonio River and Smith Creek. This would occur only on a seasonal basis, thus posing only a temporary potential for liquefaction in those areas. The rest of the site is not considered to have a significant potential for liquefaction.

The alluvial materials on the site are not considered susceptible to differential settlement. No collapsible soils are anticipated on the site. The site does not appear susceptible to earthquake induced flooding since there are no above-ground reservoirs in the vicinity which could cause inundation. The site is subject to periods of blowing sand and has a potential for minor denudation, as does the entire local vicinity.

The historic groundwater elevations throughout the site have historically been and are expected to be more than 400ft below the natural ground surface. The wind turbines will be built utilizing a 30 feet deep pier foundation. The foundation will be built from the natural ground surface and therefore will have any effect on the quantity, quality, or depths to the groundwater.

Hydrology

The site lies adjacent to the northeast branch of the San Geronio River. The mine areas are subject to inundation during major storm events.

The channel floor was extended to a width of 417-ft during the "River" phase. The right bank (easterly) side of the channel is lined with a concrete face with a topping of rip-rap, extending from the northern property line to the confluence of Smith Creek. An analysis by W. M. McKeever Company and West Consultants established the top and bottom elevation of this lining to allow for adequate freeboard and degradation protection along this reach. In addition, a head-cutting analysis was completed by West Consultants to determine the extent of head-cutting should there be a breach in the levee (see Appendix "4").

This analysis concluded that there is some potential that inundation and head-cutting could cause damage to Interstate 10 bridges crossing the River, an electronic monitoring and warning system has been tied into the Caltrans "Scour 2000" system for warning if the bridges become compromised (see Appendix "5"). There are provisions for perpetual maintenance of the levee and monitoring system (see Appendix "6").

In addition, CHJ, Incorporated prepared additional seepage analysis studies, and an analysis of the slope stability for the rail storage area. These reports are included in Appendix "7". (Supplemental Exhibit Page 255)

Storm Water Runoff

There is an area northerly of the site of approximately 720 acres that drains into the site by way of existing culverts under the I-10 Freeway and UPRR main line. Two existing bridges under the private spur direct water to a proposed channel paralleling the spur within the 100-ft setback along the northerly side of the site. The channels are concrete-lined.

The concrete channel was completed and approved by Riverside County Flood Control in a letter dated May 6, 2009. Flows at Apache Trail are directed into a box culvert, which transport flows to the south border of the site and into the River. There is an energy dissipater at the outflow. Flood control approved the channel drawings and construction in May 2009.

Run-off originating on-site is collected for percolation within the excavated areas or directed to Smith Creek and the River. There is one active municipal well and two (1) private wells located on the site. The wells are protected by appropriate fencing.

Soils

The Soils Survey of Western Riverside Area indicates that the site is composed of predominantly Gorgonio gravelly loamy fine sand (GmC) and Hanford coarse sandy loam (HcC).

The overburden on the site is 5 ft to 6 ft thick. A typical 60 inch profile for the GmD soils indicates that the surface layer (0-1 inch) is a dark grayish brown gravelly loamy fine sand of medium acidity. From 1 to 29 inches lies brown gravelly loamy fine sand of medium acidity. Below (29-44 inches) lies brown gravelly loamy sand of medium acidity. Finally from 44-60 inches and deeper soils are composed of brown stratified gravelly loamy sand, again of medium acidity.

Permeability of these soils is rapid while runoff is slow to medium and the erosion hazard is slight to moderate. Such soils are generally a fair to good source of sand and gravel.

A typical 60 inch profile of HcC soils from 0 to 8 inches of grayish brown coarse sandy loam, being slightly acidic. From 8-18 inches the profile is very similar but of a slightly darker color. Below at 18 to 40 inches lies brown coarse sandy loam, slightly acidic. At 40 to 60 inches and deeper soil is brown loamy sand, again slightly acidic. Such soils exhibit moderately rapid permeability and present only slight to moderate erosion hazard. Usually they have a fair capability as a source for sand and gravel.

Additionally, the site is traversed by a narrow bank of Riverwash series (RsC) composed of sandy gravelly and cobbly materials. There are also isolated pockets of Soboba series (SrE) composed of mostly coarse fragments of cobblestones. Both these series are good sources of gravel and coarse aggregate material.

Vegetation & Wildlife

On December 5 and 11, 1998, a Biological Survey of the site was performed by Megan Tommerup and a report prepared dated December 13, 1998, which states "There are no sensitive plant or animal species detected during the survey of the project area". The report, including a Found Species list, can be found in Appendix updated Biological Survey is attached. (Supplemental Exhibit Page 314)

The existing Cabazon Mine is within the area addressed by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which seeks to conserve fluvial sand transport through the area and to maintain function of the San Gorgonio River for wildlife movement. Earlier analyses performed and complete site disturbance analysed in the following documents approved and adopted;

- Environmental Impact report No 238 for Beaumont Concrete Company Surface Mine permit No. 162 dated July 1990 (SCH#87122129)
- Environmental Assessment No. 39969 for SMP No. 162, Revision 2 dated June 28, 2006
- Environmental Assessment No. 41584 for CUP No 03574 dated June 3, 2008.

EA 41584 Indicated the following findings of fact in regards to CVMSHCP (Section 6 page 9) No take allocation is required (CVAG letter dated December 14, 2007). In addition, no listed threatened or endangered plants or animals were found at the site. Based upon habitat and

geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur. Although desert tortoise is noted to be extremely rare in the area mitigation measures already in place for the facility include searching under equipment that has been stationary overnight for the species. The entire site has been analysed for disturbance previously as the entire site is approved for mining.

Noise

Noise data from the original EIR was re-analyzed February 29, 2000 to reflect the revisions to the permit. The report was prepared by Mestre Greve Associates and can be found in Appendix "9". The study concluded "no mitigation is required for [rail car loading] operations under the revised site plan".

Noise from Turbines is approximately 45 Dba at the base of towers. Existing, ambient noise levels from Industrial operations are up to 75 Dba and the wind towers fall within or below ambient noise levels.

Air Quality

Air quality analysis from the original EIR was re-analyzed March 29, 2000 to reflect the revisions to the permit. The report was prepared by Justice and Associates and is shown in Appendix "10". The report states that the "modified site plan would not involve an increase in emissions from the plant [and] ... [t]he revised site plan does not require any mitigation."

Wind turbines will have no effect on existing air quality conditions.

SECTION II

Mining

MINING OPERATIONS

Mining Commodity

The commodity mined is rock, gravel and sand.

Mining Operation

- Clearing* - The top 4-6 ft of material is of low quality and permeated with vegetation and roots. The active mine area is cleared with a CAT D8 bulldozer. The removed material is be pushed up in a series of perimeter berms for later recovery during reclamation for seed bank.
- Extraction* - Material is removed in a series of 25 to 30-ft benches (see *Slope Excavation* below) using a CAT 5130 shovel. The material is loaded into a CAT 777 haul truck (100 ton capacity) for transport to the primary crusher and surge pile.
- Phasing* - There are four (4) phases to the mining operation. A detailed schedule for phasing in shown in *Project Size and Life by Source and Use* below:
- Phase I - This is the current operating phase. This was originally broken into the “Current”, “River”, “Middle”, and “North” subphases. Mining in the first two subphases are complete and the “North” subphase is being actively mined to a depth of 230-ft. The “Middle” subphase was dropped from the original mine plan during the approval process.
- Phase II - This is the expansion of the “Current” subphase of Phase I (Southeast) and the development of the southern portion of the area to the west of the River (Southwest) to a depth of 230-ft. A levee system along the left (westerly) bank of the river and the right (north) bank of Smith Creek and the extension of the right bank levee to past the confluence of the two streams will be constructed prior to excavation in the Southwest Quarry. The mine will add two wind turbines for renewable on-site electricity use. The wind turbines will be connected to two separate meters and substations and will operate 24 hours per day when the wind resources is sufficient to generate electricity.
- Phase III - This will complete the “Middle” phase on the west and east sides of the River, the Northwest Quarry and Northeast Quarry, respectively. This area is located between three (3) gas and oil lines running east/west on the site. The pipe lines would have to by removed or relocated to complete this phase to a depth of 230ft.
- Phase IV - Upon completion of Phase III, there would remain the West Basin

and the East Basin. Both of these quarries would be mined to a depth of 350-ft. Towards the end of this Phase, the processing plant equipment would be moved and the plant area would be mined to a depth of 350-ft.

Project Size and Life

The term of the mining approval (SMP00162R2/S3) is for the permit to become null and void Sixty-five (65) years after the effective date of the revised permit (by year 2071). The remainder of the reserves are shown in Table 1. The life is calculated using both a maximum and average production rate. A detailed schedule by phases is shown in Appendix "11".

SOURCE		AREA	MAXIMUM PRODUCTION RATE		AVERAGE PRODUCTION RATE		LIFE	
RRM PROPERTIES LTD.		517.32	4.50		2.50		MTPY	
OTHER		--					MTPY	
TOTAL		517.32						
USE	AREA ¹ ACRES	MAX DEPTH	YIELD		COMPLETED ² 1000 TONS	LIFE		
			VOLUME 1000 CY	RESERVES 1000 TONS		AT MAX RATE	AT AVG RATE	
MINING								
PHASE I								
	"RIVER" ³	61.66	15	1,420	--	2,272	--	--
	"CURRENT" ³	46.55	160	1,988	--	3,180	--	--
	"NORTH" ³	97.35	230	21,200	25,800	8,120	5.7	10.3
PHASE II								
	SOUTHEAST	49.49	230	18,924	30,278	--	6.7	12.1
	WEST	104.23	12	1,084	1,734	--	0.4	0.7
	SMITH CREEK	64.24	--	--	--	--	--	--
PHASE III								
	MIDDLE	39.82	230	11,489 10,113	23,182 16,182	--	5.2 3.6	9.3 6.5
PHASE IV								
	DEPTH EAST	--	400	16,217	25,947	--	5.8	10.4
	PLANT AREA	11.15	400	9,525 13,900	15,240 22,240	--	3.4 7.0	6.1 12.6
	CONCRETE BATCH PLANT	1.07	--	--	--	--	--	--
	RAIL SIDING/CHANNELS	15.5	--	--	--	--	--	--
	OPEN SPACE	26.26	--	--	--	--	--	--
	TOTAL	517.32		84,846	122,181	13,572	29.2	52.6

¹AREA AFFECTED BY ACTIVITIES (NEWLY DISTURBED)
²AS OF 07/31/05
³PERMITTED "ORIGINAL PHASE NAME"

Table 2 - Slope Configuration

Excavation

The maximum depth of excavation is anticipated to be 350 feet. Excavated areas would encompass approximately 517 acres. A geotechnical study by Gary Rasmussen and Associates, commissioned by the owner, indicated that vertical cuts of 25 feet or cuts made at a 0.50:1 slope would be allowable during mining operations. Permanent slopes would be graded to varying slopes in a manner as shown in Table 2. Exhibit "A" shows Slope Development for each phase.

Depth from Surface				Slope		
				Hor	:	Vert
0	-	25	ft	2.00	:	1
25	-	50	ft	1.75	:	1
50	-	75	ft	1.50	:	1
75	-	100	ft	1.25	:	1
100	-	350	ft	1.00	:	1

No benching is recommended, as studies conducted by Dr. Robert Pyke indicate that benches can be the focal point of slope failure due to seismic amplification. Exhibit "A" of this Plan includes a typical section of this slope configuration. It is not anticipated that blasting of any kind would be required to accomplish the removal of material. This analysis was brought current by CHJ Laboratories using current practices and is attached, along with the other reports, in Appendix "3".

Both studies recommend a setback distance of 50 feet from any habitable structures or pipelines to the closest point of pit excavation.

Commodity Production

The excavated material is expected to yield 1.6 tons per cubic yard of salable material -- this number adjusts for silt, bulking and oversized material. The reserves under this plan as of April, 2004 are 191 million tons. The maximum annual demand for material could reach 4.5 million tons (equivalent to 2.8 million cubic yards). Average production would be 3 million tons per year. At these rates, the life of the project is 42 to 64 years, respectively as shown in Table 1. It is intended that no mine wastes (i.e. all silts & clays be utilized as product)

Product Processing

Production processing can be broken down into 1) primary processing of raw materials, 2) secondary crushing and screening and 3) storage and shipment. A schematic of the processing plant is shown in Figure 2 and the process flow diagram in Figure 3.

Primary Processing - Raw materials (36-in maximum size) excavated from the quarry are transported by off-road haul trucks to a grizzly screen and primary jaw crusher which crushes material down to a maximum size of 6-in. The primary-crushed material is stored in a surge pile where it is recovered by a vibrating feeder and tunnel conveyor. Production rate for this

operation is 2,000 tons per hour. For annual production hours of 2,340 (7.5 x 6 x 52) per year this amounts to 4.68 million tons per year (4.50 million tons of salable material).

Secondary Crushing and Screening - The recovered raw material passes through a primary screen to scalp off oversize material, coarse aggregate meeting specification and sand. The oversize material is passed to a cone crusher and return to the primary screen as a circulation load. Sized material and sand is passed through a secondary screen to further classify the material as well as wash the material with water to separate out the fines and clays adhering to the aggregate. The sized material is scalped off and sent to storage piles. The silt-laden sand is processed with a sand washer or screw to remove the silt. The washed sand is “de-watered” on special screens and sent to the storage piles.

Production rate for this operation is 1,000 tons per hour. For annual production hours of 4,680 (15 x 6 x 52) per year this amounts to 4.68 million tons per year (4.50 million tons of salable material).

The silt-laden water from the sand screws and de-watering screen is sent to a “thickener”. Chemicals are used to force the silt to coagulate and drop to the bottom of the tank, where they are sent in concentrated form to silt ponds for drying and eventual recovery. Water from the thickener is recycled through the processing plant (see *Production Water Data* below).

Storage and Shipment - All processed material is stored in a series of conical piles – each pile sized to a particular specification. The material is recovered with a tunnel conveyor. The recovered material is directed to either the rail car loading station or the truck loading station.

Material to be shipped by rail is transported by conveyor belt to a surge bin where the material is “metered” into the slowly moving rail cars beneath the surge bin. Once the 44-car unit train is loaded and given a “clear” signal the cars are moved off the siding onto the main line. Shipments by rail would be 4120 tons per day x 2 unit trains x 7 x 52 days per year or 3.0 million tons per year.

Material to be shipped by truck is moved by conveyor belt to a series of surge hoppers which straddle truck scales. The trucks are weighed as they are loaded. The concrete batch plant is also fed from the scale surge hoppers (See *Truck Traffic* below).

Figure 2 - Processing Plant Layout

PLANT AREA - DETAIL

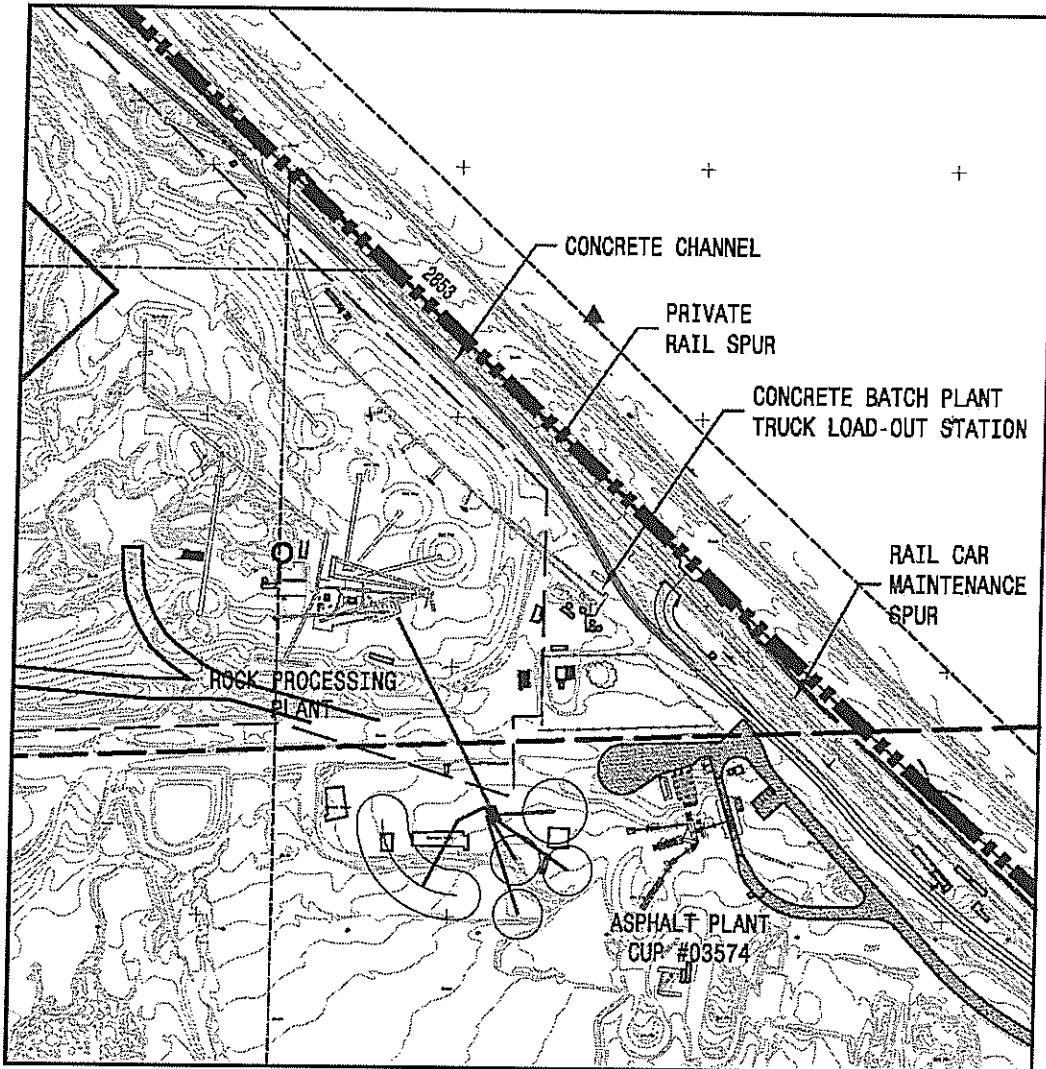
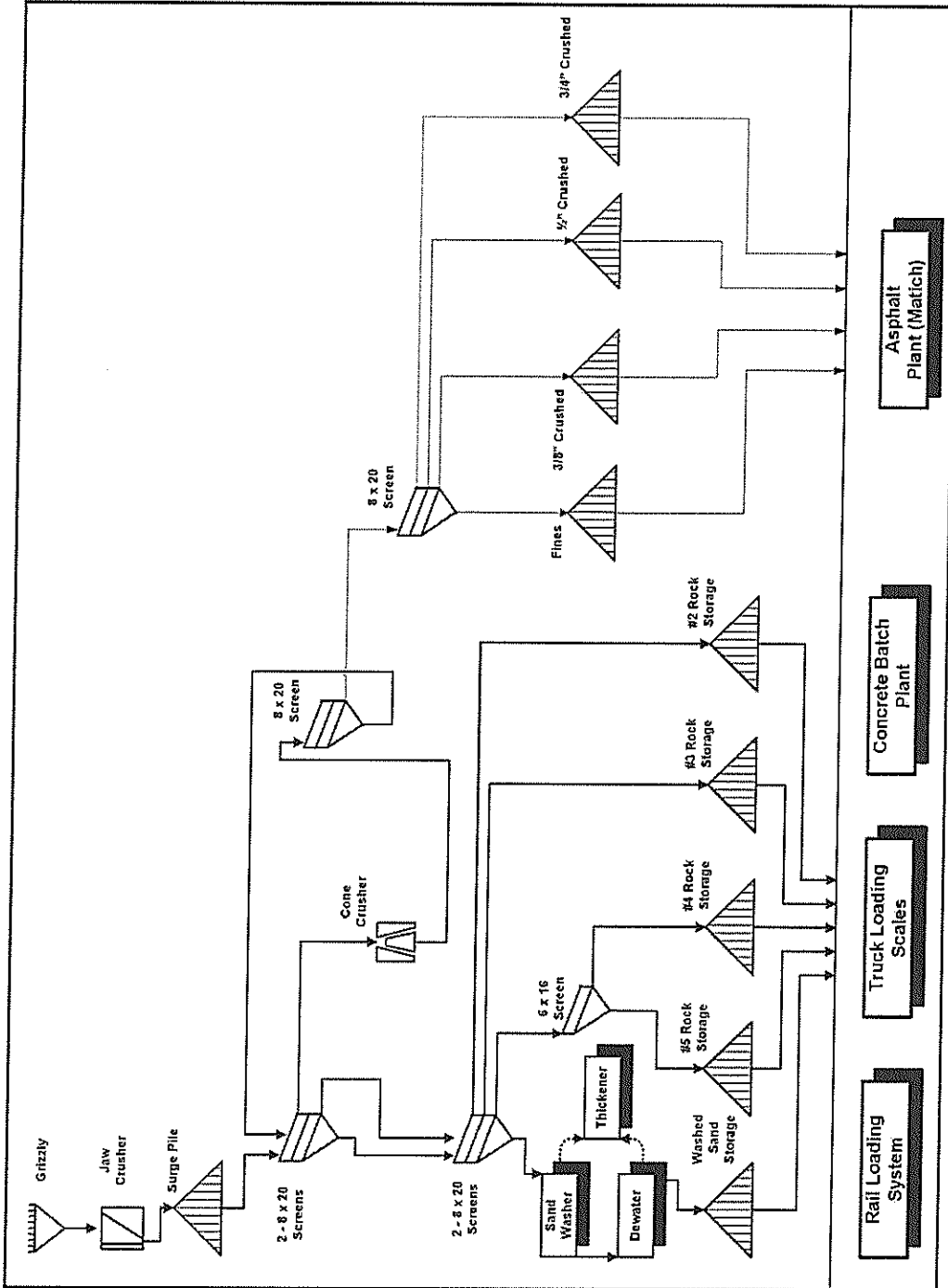


Figure 3 – Processing Plant Flow Schematic



Production Water Data

Production water for aggregate washing during processing is derived from on-site captured runoff, two (2) private wells and a production well owned by the Cabazon County Water District (located within an easement area just east of the plant area). Required process water is 90 gallons per production ton (“gpt”) or 1500 gpm for 1000 tons per hour production. This is made up of 66 gpt which has been recycled from the thickener and 24 gpt “make-up” water. The total maximum annual water consumption is 1243 acre feet and the maximum is 1500 gpm at the maximum hourly daily production rate of 1000 ton per hour.

Of the 24 gpt of makeup water, 11 gpt is left in the processed material, 2 gpt is evaporated or spilled and 11 gpt is used to transport silt to the silt ponds. At the average production rate, 72.0 million gallons (220 acre-feet) per year is required for make-up water. Forty-six (46) percent of the make-up water (101 acre-feet) percolates back into the ground water table (recharge).

Chemicals (flocculates) used in the thickener process are biodegradable.

Mine Wastes

Overburden - Overburden would be pushed up into perimeter berms to be used for safety and visibility barriers during the life of the excavation and for a seed and topsoil bank during reclamation and revegetation. Assuming 2-ft of overburden over the entire excavated site, approximately 1.5 million cubic yards would be generated over the life of the project.

Oversize - Material over 36-in diameter cannot be processed without resizing primary crushing equipment. It is anticipated that 0.5% of the excavated material meets that criteria. This material can be used on site for flood control structures, screening, and safety berms. This would amount to 1.0 million tons over the life of the project. It may be economically feasible to process this material for quantities greater than this.

Silts and Clay - Silts and fines would be collected from drying ponds. This material can be mixed with other graded material for use in Class II base. Assuming 3% silts and clays in excavated material less than 36-inches in diameter, approximately 5.7 million tons would be generated over the life of the project.

It is intended that no mine wastes (i.e. all silts & clays be utilized as product)

Imported Wastes

On occasion certain wastes such as chips from highway resurfacing, broken concrete, leftover concrete would be delivered to the site for processing and recycling. This type of material is stockpiled for relatively short periods of time. A portable crusher is used to process the material into Class II base. The County would receive credits for the recycle material per ABA 939. The

addition of the wind turbine will not add to the above mentioned mine wastes which will be recycled.

Erosion and Sedimentation Control

Surface runoff within the site is directed back on the property. Runoff from flows directed to the River and Smith Creek would carry a normal silt load since the flows are not diverted from these channels. Erosion on site would be limited with appropriate vegetation on the finished slopes. Erosion of non-finished slopes would be directed back to the site since no flows from the excavated areas leave the site as surface runoff. Adjacent properties would not be impacted by any discharges, inasmuch as they are all retained onsite. Material stockpiles contain residual moisture from processing which would help to prevent their erosion by wind. Material inventory is cycled rather quickly, therefore evaporation of this moisture before the materials are sold and removed is only a minor consideration. Generally, only the sand stockpiles would have any susceptibility to wind erosion, gravel being protected due to its much greater particular weight individual particle weight and reduced surface area.

All loaded trucks and rail cars leaving the property would be properly trimmed so as to prevent spillage onto the public roadway or along rail right-of-way.

Blasting

There is no blasting required or expected for the mining operation.

Operating Hours

Existing Asphalt plant hours of operation were extended to 24 hours/7 days per week (CUP03574R1) on 7-12-2011. Hours of operation vary depending on demand and fluctuate for Air Quality compliance during times of high winds which frequently occurs in Cabazon. On-site operating hours, other than maintenance or emergencies, shall be limited to the hours between 6 A.M. and 10 P.M., Monday through Sunday. Operations shall be prohibited on Sundays and Federally recognized holidays; however loading and transportation may occur outside these hours. The hours of operation for the wind turbine will be 24 hours/7 days per week. The wind speed will determine if the wind turbine is producing electricity. The wind turbine produce electricity from 4 m/s – 25 m/s.

Safety

Mining operations and practices shall comply with, at a minimum, the safety requirements of MSHA, OSHA, the State Division of Industrial Safety, and California Mine Safety Orders.

Rail and Truck Traffic

Both truck and rail traffic occur at the site. The rail operation is described above. Up to 3,000,000 tons of material per year are shipped by rail to various locations and the remainder of the approved tonnage is shipped by truck for local consumption or used on-site for ready-mixed concrete.

Two (2) unit trains leave the site approximately twice per day, seven (7) days per week. The train uses the private spur on the applicant's property to access U.P.R.R. main line. The unit train arrives from the west and leaves to the west. No public streets are blocked during the transfer or loading operations.

Truck traffic is similar to that described in the original project description. However, the number of truck trips per day vary depending on the local market. The original CEQA document assumed an average load per truck of 25.0 tons. So that local truck traffic does not increase from that analyzed in the original CEQA document, the shipments are limited to 1.5 million tons per year. A certain portion of the aggregate leaves the site in concrete trucks. In addition, cement trucks bring portland cement onto the site. Table 3 summarizes anticipated truck traffic.

Table 3 - Truck Traffic

	Aggregate Ship	1,500,000	tn/year			
	Concrete Ship	1,000	cy/day			
	Original	Current				
	Total Trips	Concrete	Cement	Aggregate in Concrete	Aggregate in Truck	
Truck Capacity (tons)	25.00	20.25	28.50		29.00	
			11%	80%		
Ship Days/w eek	5.5	6.0	6.0		6.5	
Ship w eeks/year	52	52	52		52	
Annual Ship (tons)	1,500,000	631,800	70,200	505,323	994,677	
ADT	209	100	7		101	
			Total ADT	208	OK	

209 trucks per day (418 trip ends) would exit the plant and access the freeway from Apache Trail to Interstate 10 with 50% traveling eastbound and 50% traveling westbound.

Section III Reclamation

RECLAMATION

Subsequent Uses

Although the reclamation plan is designed to accommodate retention and percolation basins as a final use, the owners suggest that there are several uses of the site which are consistent with this reclamation, especially considering the extended life of this project.

Areas not developed for mining can be developed for any acceptable use within a W-2, MSC, W2M or other Industrial / Manufacturing Zones, if compatible with the physical constraints of the site. Most probably these might include a railroad maintenance facility, a railroad truck intermodal terminal, masonry manufacturing or supply facility, food packaging plant or a storage yard for trailers or boats, to name a few.

Uses for Excavated areas are somewhat limited due to soils suitability and the topography of the site after mining. The east and west basins, with proper inlet structures, could serve as retention basins for excess runoff generated by the San Gorgonio River and Smith Creek during periods of peak flows. The pits, with proper contouring, could also serve as recreation areas, including fishing ponds, golf driving ranges, skeet shooting, water slides, "sand boarding", "paint balling" and the like. Final reclamation of the site shall be suitable for the intended end use.

Ultimately, any future land use decisions would have to be based on the commercial, economic and political climate prevailing at the time of cessation of mining operations and will require further CEQA analysis and land use entitlement before the use is implemented.

Reclamation Schedule

Reclamation of the mined slopes are an ongoing operation. When each lift of 30 feet in depth is reached at the ultimate pit perimeter, slopes are graded to their ultimate (horizontal to vertical) grade and appropriate slope treatment undertaken. The schedule of this reclamation activity is dependent upon when excavation reaches the perimeter.

All reclamation shall be in accordance with the "Reclamation Plan" included as Exhibit "B" of this application.

The purpose of ongoing reclamation is to ensure slopes stability and reestablishment of vegetation at the earliest opportunity. Undertaking reclamation in this manner also has several

managerial benefits. Areas being reclaimed at one given time are relatively small. Maintenance can be handled with minimal, if any, increase in manpower or equipment. Costs of reclamation can be more easily budgeted and monitored. Such a program eliminates the need for a large scale allocation of man power and capital at a time when the mining operation would have ceased and no longer be generating an income stream to finance such a massive undertaking. Financial Assurances for Reclamation are discussed below in "Bonding".

Future Mining

It is expected that the mining operation would continue until such time that materials are either exhausted or no longer economically feasible to extract. Revegetation is superficial and should not interfere with future mining activities. The levee and channel system are necessary for public safety, will remain post-reclamation and would only enhance future activities on and off-site.

Public Safety

The most prominent detriment to public safety would be a rupture of the natural gas pipelines traversing the site. With the completion of Phase II, these lines will be removed and no longer be a source of concern. The other likely threat to upstream structures would be collapse of the mined slopes during a seismic event. The ultimate slope configuration proposed is in conformance with the slope stability recommendation of the Rasmussen, Pyke and CHJ Laboratories geological reports prepared for this project, providing for an adequate safety factor against such slope collapse.

Inundation and collapse of the levee during a storm event has the potential of damage upstream structures, such as pipelines, railroad structures and bridges over Interstate 10. An extensive monitoring system of the levee and upstream structures would assure that an early warning of failure is made to authorities who can curtail public activity in the area. An agreement with Riverside County for perpetual maintenance of the levee and monitoring system, and the repair or replacement of damaged structures has been made to limit liability to the County (see Appendix "6").

To deter personal injury to the general public, the entire site is fenced and warning signs posted at intervals of 100 feet. The levees and paved channels are fenced on the pit side to deter access by the public.

Upon reclamation, all equipment, derelict machinery, wind turbines, and buildings shall be removed from the site and recycled where applicable.

Post Reclamation

Upon reclamation, the pits will present a very unobtrusive appearance. Slopes will have been graded to a variable configuration with the top of slope contour graded to present a rolling appearance. Planting, when established, will resemble existing vegetation. Most all visual vantage points to the site are at a level close to that of the original ground elevation. Therefore,

anyone viewing the reclaimed areas would perceive little, if any of the excavation. In addition, screening berms would mask most vantage points of the excavations. Stockpiles will have been removed or spread on the pit floors. All processing equipment, wind turbines, infrastructure to support the wind turbine, buildings, power poles, wires, etc. will be dismantled and removed from the site.

Drainage and Erosion

Post-reclamation drainage will have little difference from that during the mining operation. Major offsite flows will be confined to the channel system shown on the mining plan "Exhibit A" and Exhibit "B". Drainage from off-site will not be curtailed, but redirected to the channel system for eventual outfall to the River south of the site.

Any precipitation that falls on the reclaimed pit areas will remain within the pit area. Per the Riverside County Flood Control and Waste Conversation District's hydrology manual, the precipitation expected over 24 hours during a 2 year storm event is 2.25". Given the high degree of permeability present in the soils within the site, any storm water flows that accumulate within the pit areas would percolate back into the ground water table.

Any erosion and sedimentation which may take place will be confined within the site. Erosion features (PROVIDE SPECIFIC PARAMETERS – eg. 12 INCHES WIDE BY 50 FEET LONG) shall be repaired as soon as practical by filling and recompacting.)

Slopes And Treatment

The maximum depth of excavation is anticipated to be 350 feet. Excavated areas would encompass approximately 517 acres. A geotechnical study by Gary Rasmussen and Associates, indicated that vertical cuts of 25 feet or cuts made at a 0.50:1 slope would be allowable during mining operations. Permanent slopes would be graded to varying slopes from 2(V) to 1(V) : 1(H) in a manner as shown in Table 2. Exhibit "A" shows Slope Development for each phase.

No benching is recommended, as studies conducted by Dr. Robert Pyke indicate that benches can be the focal point of slope failure due to seismic amplification. Exhibit "A" of this Plan includes a typical section of this slope configuration. This analysis was verified by CHJ Laboratories using current practices and is attached, along with the other reports, in Appendix "3".

Pit Area Reclamation

The following items are included in the Reclamation Plan.

1. Perform final grading and contouring of existing slopes. Twenty-five (25) acres are assumed to be disturbed to a depth of 30 feet at any one time.
2. Scarify all areas which have been compacted as a result of equipment activity, staging, etc. According to the Mine and Reclamation Plan, all areas including the haul/access

road will be scarified. A portion of the haul/access road will be preserved to provide access to the basins.

3. Spread stockpiled topsoil over areas to be revegetated including the rim of the pit, the reclaimed haul/access road portion, and all slopes, except the bottom 20 feet of the slope and the pit floor in areas to be reclaimed as a percolation basin.
4. All areas to be revegetated will be tilled to aid in the accumulation of seeds and moisture.
5. Trash, debris, and scrap material will be loaded into a 6-wheel end-dump truck and disposed at an approved disposal facility. Cleared and grubbed vegetation will be used on-site for mulch or seed bank where appropriate.
6. Seed will be broadcast spread over approximately 5 acres of slopes in any one year. Seeds will be covered by dragging a chain or sheep's-foot across the surface. Transplanting of specific types and sizes of plants as determined by the project biologist prior to winter precipitation.
7. Revegetation success criteria is discussed in (Supplemental Exhibit Page 242 titled: *Revegetation Protocols for Reclamation at the Robertson's Ready Mix San Gorgonio River Site*, prepared by: *Tierra Madre Consultants, Inc. 159 North Iowa Avenue, Riverside CA 93507, Telephone: 800-838-7727 FAX: 619-477-5380*) and (Supplemental Exhibit Page 246 titled: *Contingency Revegetation Plan*, prepared by: *Tom Dodson and Associates 463 North Sierra Way, San Bernardino CA 92410*)
8. Pit floor crusher, processing plant, and certain portions of the rail equipment will be demolished and removed from the site. Stockpiles will be spread on site where appropriate.
9. Wind turbine will be demolished and removed from the site approximately 2032 after its useful life of the machine. After removal of the wind turbine Robertson Ready Mix will mine the out the location of the wind turbine.

Ponds, Reservoirs, Tailings, Wastes

There would be two large basins left at the end of the project. The floors of these basins will be left in a state conducive to percolation of any trapped run-off (see previous). Waste will be limited to oversized material and silts/clays. The former is large boulders which will be left in place for contouring the basin floors. The silts/clays will be processed and removed from the site. The levee will remain intact and be maintained in perpetuity.

Cleanup

Once mining and processing operations have ceased, all processing equipment will be dismantled and removed from the site. Concrete foundations will be demolished, crushed and used on-site for fill or off-site for road base. Scrap iron and other debris will be removed from

the site to an approved recycling facility. Stockpiles will be spread to ensure that there is no blockage of storm water flows.

The rail load-out facility will be dismantled and disposed as other mining equipment. Rail within the rail right-of-way will be abandoned to the rail purveyor. Rail on-site will be removed, if there are no uses for it.

Wind turbine will be demolished and removed from the site approximately 2032 after its useful life of the machine. After removal of the wind turbine Robertson Ready Mix will mine the out the location of the wind turbine.

Contaminants

There are no significant contaminants introduced into the site either by mining or processing. No contamination of either downstream drainage nor the adjacent groundwater table is likely to occur. There is some possibility of contamination from petroleum products used in transportation and mining equipment in the form of spills. There is a Hazardous Material Business Emergency Plan and Chemical Inventory Form filed with the County, along with a spill prevention plan that will be employed in the event of a spill

Soils and Fine-Textured Wastes

Soils profiles indicate that the existing topsoil layer is very thin and in some cases non-existent due to denudation. However, every attempt will be made to carefully remove what topsoil exists and stockpile it prior to commencing new excavation. This will provide a source of topsoil for reclamation, and it will serve to retain for future use those seed materials which the topsoil contains. These materials will augment revegetation.

The major source for topsoil for the reclamation plan would be silts which can be readily obtained from the sediments discharged into the settling ponds. At the time of their application on the slopes, the landscape architect will make recommendations as to any soil amendments which might be necessary to encourage revegetation.

Soils and sediments will be collected in silt pond areas. Silts/clays not used for topsoil will be processed and removed from the site.

Revegetation

Protocols have been developed from previous test sites to allow for soils salvage, substrate contouring, hydro-seeding with a representative seed mix, scheduling, weed removal and success criteria. (Supplemental Exhibit Page 242 titled: *Revegetation Protocols for Reclamation at the Robertson's Ready Mix San Gorgonio River Site*, prepared by: *Tierra Madre Consultants, Inc. 159 North Iowa Avenue, Riverside CA 93507, Telephone: 800-838-7727 FAX: 619-477-5380*) and (Supplemental Exhibit Page 246 titled: *Contingency Revegetation Plan*, prepared by: *Tom Dodson and Associates 463 North Sierra Way, San Bernardino CA 92410*)

Monitoring and Maintenance

Aerial photographs and topographic mapping were initially prepared of the site in February of 1984. Subsequent aerial photos were taken in September of 1984 and August of 1987, and one each year from 1991 through ~~2004~~ 2007, to further monitor work on the site. From this information and production data maintained by the operator, a reasonably accurate physical design of ultimate excavation was generated. Periodic updating by means of additional aerial photography will serve as an excellent method to monitor gross progression of mining excavation, ongoing reclamation and observable changes in drainage patterns.

Additional monitoring of reclamation will be provided by County inspectors as stipulated in County Ordinance 555.

Maintenance of reclamation will be conducted by the operator. Inasmuch as reclamation will be occurring concurrently with continuing mining operations, man power and equipment will be onsite to provide necessary maintenance in a timely manner.

Additional monitoring of the revegetation success criteria will be conducted by the County inspectors. Maintenance of the revegetation will be conducted by the operator. Inspectors and operators will depend on protocols have been developed from previous test sites to allow for soils salvage, substrate contouring, hydro-seeding with a representative seed mix, scheduling, weed removal and success criteria. (Supplemental Exhibit Page 242 titled: *Revegetation Protocols for Reclamation at the Robertson's Ready Mix San Gorgonio River Site*, prepared by: *Tierra Madre Consultants, Inc. 159 North Iowa Avenue, Riverside CA 93507, Telephone: 800-838-7727 FAX: 619-477-5380*) and (Supplemental Exhibit Page 246 titled: *Contingency Revegetation Plan*, prepared by: *Tom Dodson and Associates 463 North Sierra Way, San Bernardino CA 92410*)

Bonding

A bond in the amount of \$624,496 or other appropriate security has been filed with the Building and Safety Director by the surface mining operator or land owner to cover the cost of the Reclamation Plan, or as otherwise approved by the Planning Director. This bond shall include, but not necessarily be limited to the removal of equipment and derelict machinery, wind turbines, waste materials and scraps, soil revegetation and landscaping stabilization of slopes, land restoration compatible with the topography and general environment of surrounding property in accordance with the Reclamation and Mining Plans (See Appendix "13"). The bond shall be held for a period of Seventy (70) years and shall be released only by the Building and Safety Director.

In addition, an Agreement with the County to provide perpetual maintenance of the levee system and early warning monitoring, as well as, insurance for replacement costs of damaged structures has been prepared (see Appendix "6").

Exhibit “C” Appendices

1. U.S.G.S. Map
2. Approved Conditions
3. Geotechnical Reports
4. Scour / Sedimentation / Head-cutting Analysis
5. Scour / Levee Monitoring Program
6. Cooperative Agreement
7. Additional Seepage / Slope Stability Analysis
8. Updated Biological Survey
9. Updated Noise Study
10. Updated Air Quality Analysis
11. Mine Phase Schedule
12. Revegetation Schedule
13. Financial Assurance Bond Amount Determination

STATEMENT OF RESPONSIBILITY

I certify that the information provided 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.



Signature of Applicant or Representative

Executed on Feb. 29, 2012



Print Name



DATE: December 21, 2011

TO: Jay T. Olivas, Project Planner
P.O. Box 1409
Riverside, CA 92502-1409
(951) 955-1195

FROM: Steven D. Hinde, REHS, CIH, ^{SDH}
Senior Industrial; Hygienist / Office of Industrial Hygiene
Riverside County Department of Public Health
P.O. Box 7600, Riverside, CA 92513-7600



PROJECT REVIEWED: Commercial SMP No. 162, Revised Permit No. 5
EA42458
Project Location: Sec. 3, T3S, R3E Riverside County.

Proposal to add two (2) one and half megawatt (MW) G.E. 1.5-77 commercial wind turbines with 100 present of the wind generated poser to be used for on-site consumption of the existing Robertson Ready Mix mine.

REFERENCE NUMBER: 96896

APPLICANT: Foundation Windpower
Attention: Matt Wilson
505 Sansome Street
San Francisco, CA 94115
Phone: (415) 320-9342

ACOUSTICAL CONSULTANT: Channel Islands Acoustics
676 West Highland Drive
Camarillo CA 93010

INFORMATION SUBMITTED: "Noise Impact Analysis For Proposed Two Turbine Wind Energy Installation Robertson Ready-Mix Site, Riverside County, CA" dated November 4, 2011.

Project blue lines.

CHARACTERISTICS OF PROPOSED TURBINES:

The applicant proposes to install Two (2), “G.E. 1.5-77, 1.5 MW” wind turbines at the site. The turbine characteristics are listed below:

TURBINE CHARACTERISTIC	TURBINE MODEL: 1.5 - 77
Hub Height (meters)	65
Rotor Diameter (meters)	77
kW output	1500 kW
Pure Tone Output	No
Effective A-weighted Sound Power Level (SPL) at Varying Wind Speeds (meters per second, or “m/s”)	96.6 dB @ 6 m/s
	99.8 dB @ 7 m/s
	102.7 dB @ 8 m/s
	≤104.0 dB @ 9 m/s – cut out

FINDINGS:

1. The G.E. 1.5-77, 1.5 MW turbines complies with the County’s design requirements of “in accordance with good engineering practices”.
2. The consultant applied the correct acoustical modeling methodology pursuant to the requirements of Riverside County Ordinance 348, sec. 18.41 (resolution # 99-404).
3. A Composite Aerial Photo / Map Showing Residential Figure 1 - 1,200 and 1,800 feet of the project site verified that the information presented in the acoustical report regarding site lay-out and sensitive receiver location was accurate.
4. Anticipated noise levels: *At nearest residence:* Existing and proposed turbine worst-case (wind speed of 9 m/s) noise at nearest resident: **45 -50 dB(A)**; *At project property line boundary:* The 55 dB (A) noise contour lies within the project’s property line boundary.

CONCLUSIONS:

SMP No. 162, Revised Permit No. 5, using the G.E. 1.5-77, commercial wind turbines 1.5 MW turbines, will be in compliance with Riverside County Riverside Ordinance 348, sec. 18.41 governing wind turbine noise.

RECOMMENDATIONS:

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m. during the weekdays. No person, while engaged

in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace officer, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.

2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications.
3. The use of horns, whistles, electronic alarms, sirens or alarm bells should be for safety warning purpose only.
4. In order to minimize noise effects due to blasting (if any) during construction grading, blasting should be restricted to the hours between 9:00 AM and 6:00 PM, Monday through Saturday.
5. Wind turbines used for this project should not be significantly noisier than the G.E. 1.5-77 wind turbines analyzed in this report.
6. Wind turbines should be properly maintained so that tonal noise from, drive trains or generators, and blade noise do not significantly increase over the project life.
7. Commercial SMP No. 162, Revised Permit No. 5 shall enroll in the County's Wind Implementation Monitoring Plan (WIMP). This will require the applicant to pay monitoring fees, notify residents in the area about the County's WIMP complaint monitoring program / complaint reporting system and coordinate monitoring activities with our office.

We recommend that we conduct a baseline noise monitoring assessment as soon as the project becomes operational.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

Air/Airport Use Use Commission
Received
Received
MARCH 08 2012

DATE: March 6, 2012

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department-Palm Desert
Riv. Co. Building & Safety – S. Gonzalez
Riv. Co. Building & Safety – T. Jakeway
Riv. Co. Building & Safety – R. Klaarenbeek

Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor- Bob Robinson
Riv. Co. ALUC – J. Guerin
Banning Municipal Airport-General Manager
5th District Supervisor

5th District Planning Commissioner
Southern California Edison
CALTRANS Dist. #8
CALTRANS Div. of Aeronautics
City of Banning
Cabazon Factory Outlet Stores-Chelsea Realty
Morongo Band of Indians

SURFACE MINING PERMIT NO. 162, REVISED PERMIT NO. 5 – EA42458 – Applicant: c/o Foundation Wind Power (Matt Wilson) for Robertson's Ready Mix – Engineer/Representative: Craig Cook, RCE - Fifth Supervisorial District – The Pass & Desert Zoning District – The Pass Area Plan: Rural: Rural Desert (R-RD) & Rural Residential (R-RR), Community Development: Light Industrial(CD-LI) & Commercial Retail (CD-CR) – Location: South of I-10, east of Fields Road and north of Bonita Avenue – 517.32 Gross Acres – Zoning: Controlled Development Area with 10-Acre Minimum (W-2-10), Controlled Development Area with 5-Acre Minimum (W-2-5), Controlled Development Area (W-2), General Commercial (C1-CP) and Manufacturing – Service Commercial (M-SC) - **REQUEST: Existing Surface Mine with production rate of 4.5 million tons of material per year proposes addition of two (2) one megawatt (MW) commercial wind turbines at 338.6 feet in height.** APN's: 519-210-001, 002, 519-220-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 519-110-007, 009, 011, 015, 519-170-004, 005, 006, 007, 519-200-005, 006, 007, 008, 009, 010, 011- **Related Cases:** SMP00162, SMP00162R1, SMP00162R2, SMP00162S1, SMP00162S2, SMP00162S3

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 5, 2012 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jay Olivas, Project Planner at (951) 955-1195**, Project Planner, or e-mail at **JOLIVAS@rctlma.org / MAILSTOP #: 1070**

COMMENTS: *This project was reviewed by ALUC pursuant to ALUC Case No, ZAP 1009 BAH. A copy of the consistency finding, with applicable letters and exhibits, is attached. No further ALUC review is required unless the height, elevation, locational coordinates, or other attributes of the wind turbines and towers are further modified, in comparison to the project as reviewed by the FAA.*

DATE: March 22, 2012

SIGNATURE: John J. Guerin

PLEASE PRINT NAME AND TITLE: John J. Guerin, Principal Planner

TELEPHONE: (951) 955-0982

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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

November 7, 2011

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Jay Olivas, Planner IV
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1009BA11
Related File No.: SMP00162R5 (Revised Surface Mining Permit)
APN: 519-200-005; 519-200-007

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal to construct and operate two wind energy conversion systems (also referenced in these conditions as "WECS") within the 517-acre Robertson's Ready Mix aggregate mining facility located westerly of Apache Trail and southwesterly of Interstate 10 in the unincorporated community of Cabazon, easterly of Banning Municipal Airport. The project is located just outside the boundaries of the Banning Municipal Airport Influence Area, but, as the towers exceed 200 feet in height (with top of blade at 12 o'clock position), Federal Aviation Administration (FAA) review through the Form 7460-1 process was required and has been completed. The project differs from a "commercial wind energy conversion system" in that all power generated therefrom will be utilized for on-site operations only.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

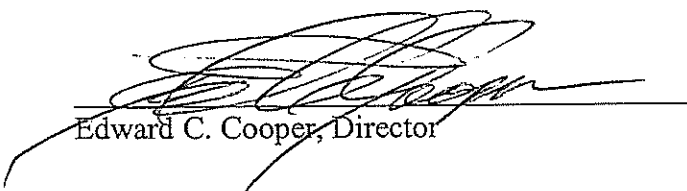
1. Each of the two WECS shall be marked and lighted in accordance with FAA Advisory Circular 70/7460-1 K, Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights – Chapters 4, 12, & 13 (Turbines). The required obstruction lights shall be installed and operational once the structure has reached the height for which lights are required and shall be maintained in an operable condition whether or not the turbine is operational.
2. Within five (5) days after the construction reaches its greatest height, FAA Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and submitted to the Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group, 2601 Meacham Blvd., Fort Worth TX 76137. This

requirement is also applicable in the event the project is abandoned.

3. The specific coordinates, heights, and power shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in height shall not require further review by the Airport Land Use Commission.
4. Each wind turbine shall be painted in a bright white color for daytime conspicuity.
5. Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, shall be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.
6. The maximum height of any WECS and tower shall not exceed 340 feet to top of blade at 12 o'clock position.
7. Temporary construction equipment used during actual construction of the WECS shall not exceed the height of the WECS, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
8. The proposed WECS shall not generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
9. Other than FAA-approved lighting and marking as specified above, no lighting shall be installed that would direct a steady light or flashing light of red, white, green, or amber colors associated with aircraft operations toward an aircraft engaged in an initial straight climb during takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport.
10. Rotor blades shall utilize a flat or matte (non-glossy) finish so as to minimize the reflection of sunlight towards an aircraft engaged in an initial straight climb during takeoff or towards an aircraft engaged in a straight final approach toward a landing at an airport.
11. The WECS and any accessory uses shall not generate smoke or water vapor and shall be designed so as not to attract large concentrations of birds.
12. The maximum elevation of the southerly wind turbine (at top of blade at 12 o'clock position) shall not exceed 2,215 feet above mean sea level.
13. The maximum elevation of the northerly wind turbine (at top of blade at 12 o'clock position) shall not exceed 2,230 feet above mean sea level.

Should you have any questions regarding this action, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Cc: ALUC Staff
Matt Wilson, Foundation Windpower, LLC
Robertson's Ready Mix/RRM Prop. Ltd. – Attn.: Christine Goeyvaerts
Banning Municipal Airport

Enclosures: FAA Determinations of No Hazard to Air Navigation:
Aeronautical Study Nos. 2011-WTW-11710-OE and 2011-WTW-11711-OE

Y:\ALUC\Airport Case Files\Banning\ZAP1009BA11.LTR.doc



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 2601 Meacham Boulevard
 Fort Worth, TX 76137

Aeronautical Study No.
 2011-WTW-11710-OE
 Prior Study No.
 2011-WTW-6360-OE

Issued Date: 11/02/2011

Matt Wilson
 Foundation Windpower
 505 Sansome Street
 San Francisco, CA 94111

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Wind Turbine RRM GE
 Location: Cabazon, CA
 Latitude: 33-54-52.04N NAD 83
 Longitude: 116-48-41.18W
 Heights: 1875 feet site elevation (SE)
 340 feet above ground level (AGL)
 2215 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

As a condition to this Determination, the structure is marked/lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, white paint/synchronized red lights - Chapters 4,12&13(Turbines).

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part I)
- Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

This determination expires on 05/02/2013 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THE DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. This determination is based, in part, on the foregoing description which includes specific coordinates and heights . Any changes in coordinates will void this determination. Any future construction or alteration requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (816) 329-2525. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-WTW-11710-OE.

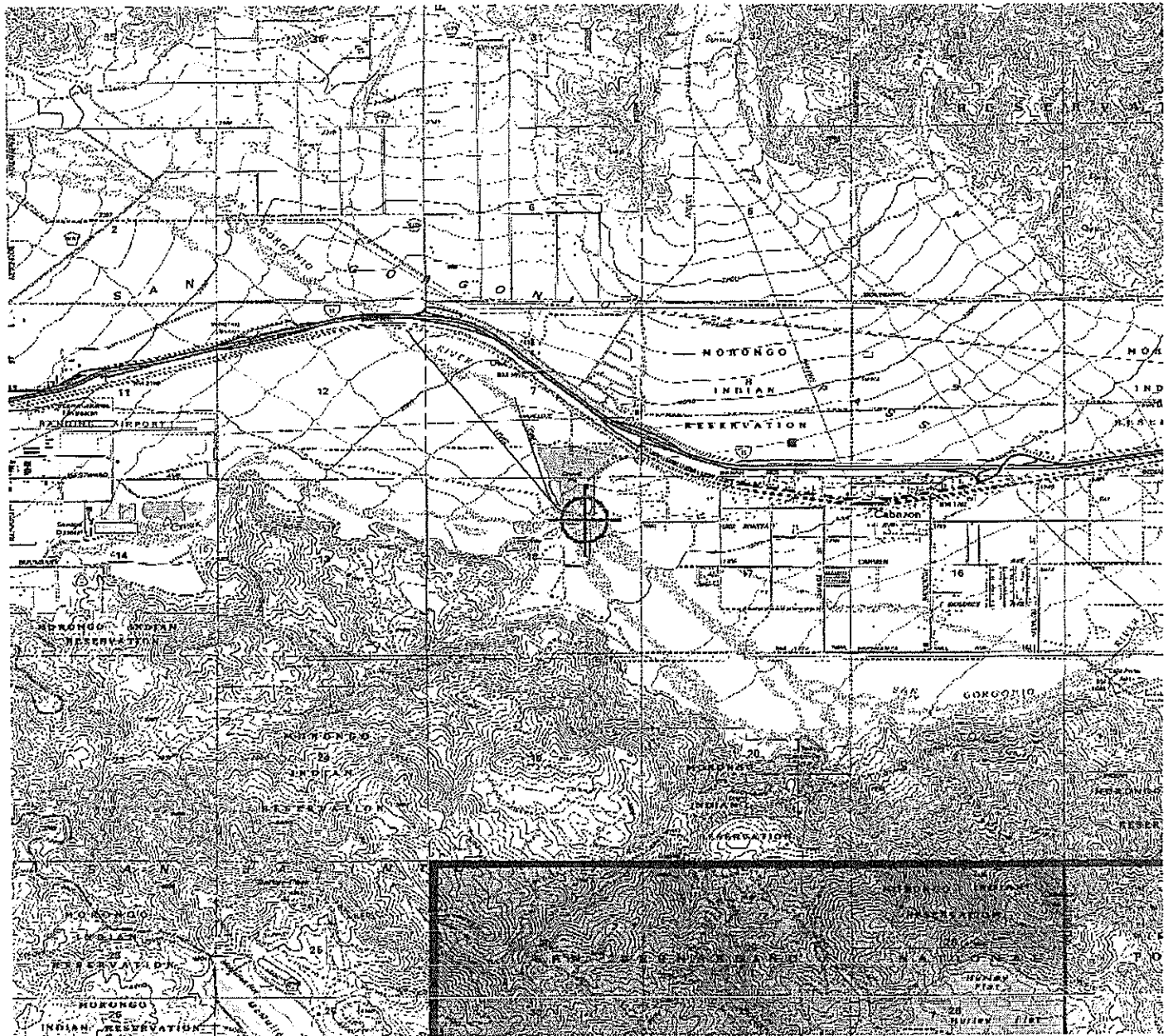
Signature Control No: 151907559-152990989

(DNE -WT)

Donna O'Neill
Specialist

Attachment(s)
Additional Information
Map(s)

Obstruction lights should be installed and operational once the structure has reached the height for which lights are required. Lights Out NOTAMs (Notices to Airmen) are not intended to be a substitution for operational lighting during project construction.



NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS BEFORE THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

Additional wind turbines or met towers proposed in the future may cause a cumulative effect on the national airspace system. This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes in coordinates will void this determination. Any future construction or alteration requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

If we can be of further assistance, please contact our office at (816) 329-2525. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2011-WTW-11711-OE.

Signature Control No: 151907849-152993762

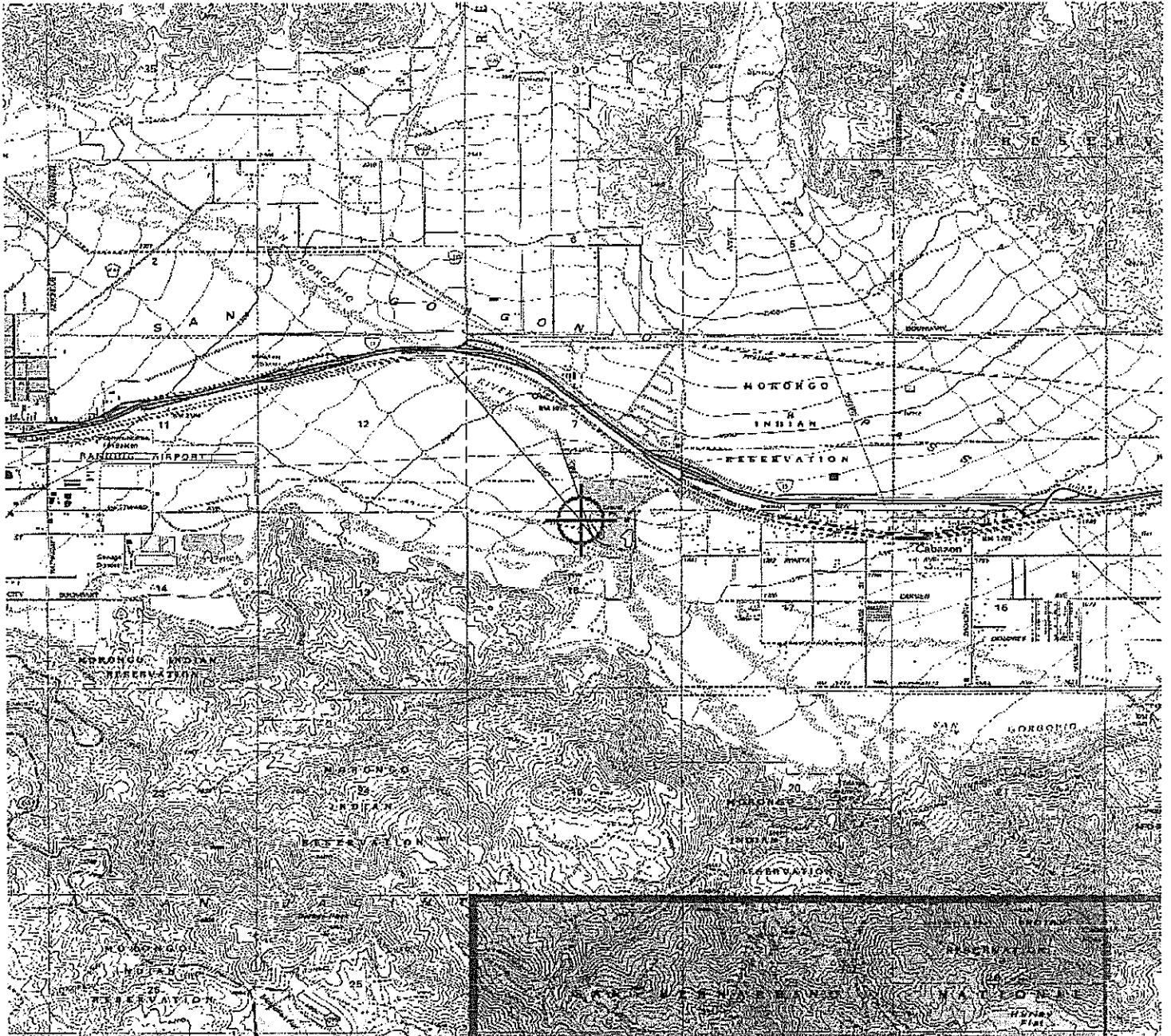
Donna O'Neill
Specialist

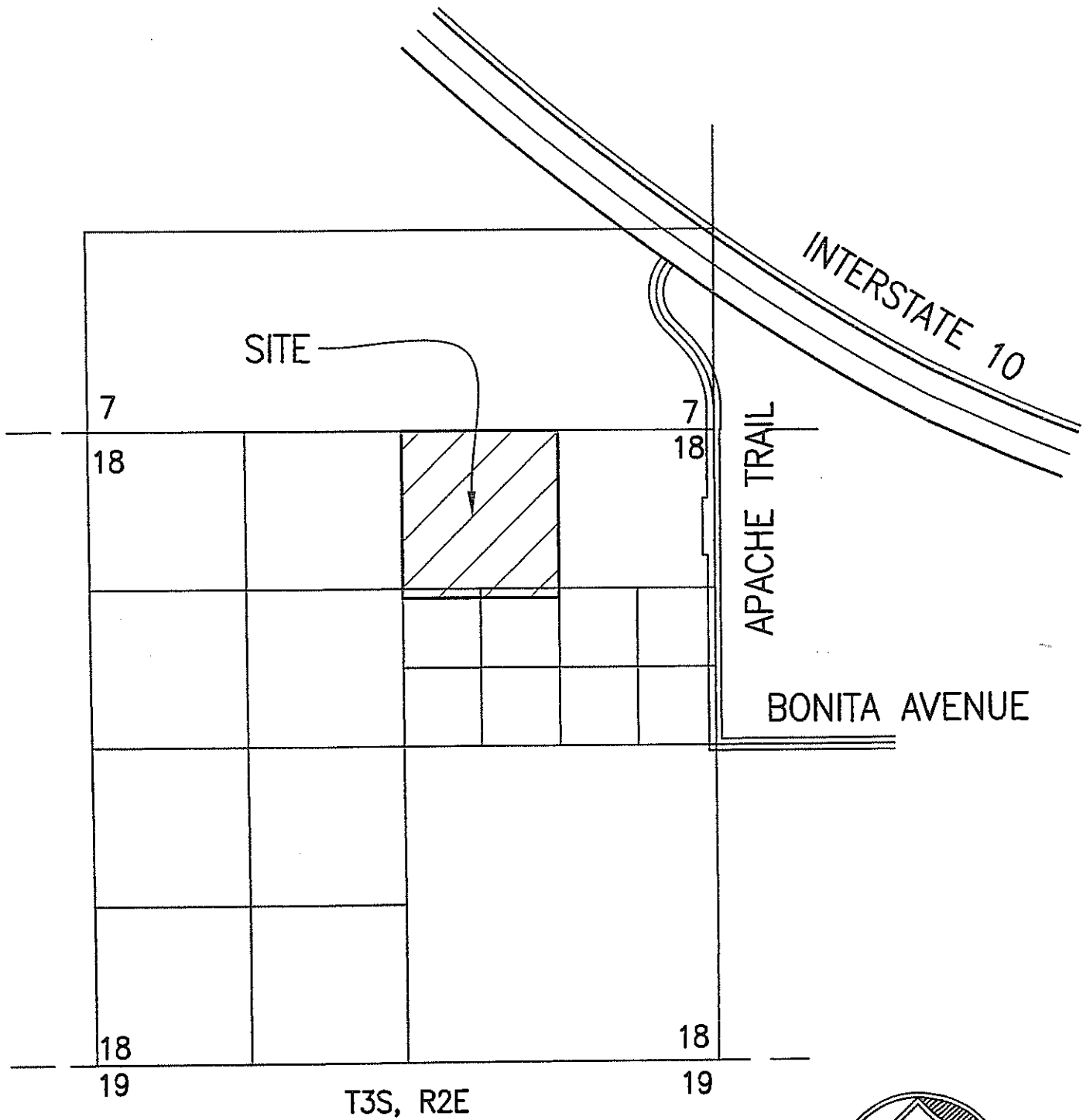
(DNE -WT)

Attachment(s)
Additional Information
Map(s)

Additional information for ASN 2011-WTW-11711-OE

Obstruction lights should be installed and operational once the structure has reached the height for which lights are required. Lights Out NOTAMs (Notices to Airmen) are not intended to be a substitution for operational lighting during project construction.





VINICITY MAP

NO SCALE



DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

November 17, 2011

Riverside County Planning Department
Land Development Committee
Mr. Jay Olivas
P. O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Olivas:

Surface Mining Permit No. 165 Revised Permit No. 5, SMP00162R5
Assessor Parcel 519-200-005, 519-200-007
08-RIV 10, PM 17.652

The California Department of Transportation reviewed the Revised Surface Mining Permit and Reclamation Plan for Robertson's Ready Mix. The existing mine is located south of Interstate 10 (I-10), north of Bonita Avenue, and west of Apache Trail. Access to the site will be through existing mining roads and easements. The project proposes to add two, 1-megawatt commercial wind turbines for on-site power consumption for the existing mine.

Whereas no conflicts appear evident with the proposal as shown, it was not mentioned on how the wind turbine components will be transported to the site. If I-10 is to be used we have the following comments for your consideration:

Permits

Caltrans has the discretionary authority to issue special permits for the movement of vehicles/loads exceeding statutory limitations on the size, weight, and loading of vehicles contained in Division 15 of the California Vehicle Code. Requests for such special permits require the completion of an application for a Transportation Permit.

Information regarding Transportation Permit application for travel entering the State may be obtained on our web page at: <http://www.dot.ca.gov/hq/traffops/permits/contact.htm>

To facilitate continual thru flow traffic at the Apache Trail roundabouts, we recommend that signage and flaggers be utilized to minimize delays or backup on the I-10 mainline.

Mr. Jay Olivas
November 17, 2011
Page 2

If you have any question regarding developmental review procedures or other issues, please contact me at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "Daniel Kopulsky".

DANIEL KOPULSKY
Office Chief
Community Planning/Local Development Review



October 17, 2011

Jay Olivas, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**SUBJECT: Surface Mining Permit No. 162
 Revised Permit No. 5
 E.A. 42458**

Dear Mr. Olivas:

Thank you for contacting the Morongo Band of Mission Indians regarding the above referenced project. The Tribe greatly appreciates the opportunity to review the project and, respectfully, offer the following comments.

The project is outside of the Tribe's current reservation boundaries but within an area that may be considered a traditional use area or one in which the Tribe has cultural ties (e.g. Cahuilla/Serrano territory). Because the project involves revisions to an Existing Surface Mine with a production rate of 4.5 million tons of material per year proposing the addition of two (2) megawatt (MW) Mitsubishi MWT-1000A commercial wind turbines at 327 feet in height with 100% of the wind generated power to be used for on-site consumption the Morongo Band of Mission Indians asks that you impose specific conditions regarding cultural and/or archaeological resources and buried cultural materials on any development plans or entitlement applications as follows:

- If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5.
- In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.

If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians

("Tribe")¹. If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.).

If I may be of further assistance with regard to this matter, please do not hesitate to contact me at your convenience.

Very truly yours,

MORONGO BAND OF MISSION INDIANS



Franklin A. Dancy,
Director of Planning

¹ The Morongo Band of Mission Indians realizes that there may be additional tribes claiming cultural affiliation to the area; however, Morongo can only speak for itself. The Tribe has no objection if the archaeologist wishes to consult with other tribes and if the city wishes to revise the condition to recognize other tribes.

September 10, 2012

Attn: Jay Olivas, Planner
County of Riverside Planning Department
P.O. Box 1409
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

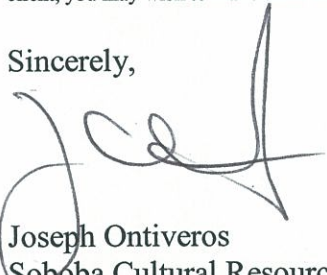


**Re: Intent to Adopt a Mitigated Negative Declaration for
Surface Mining Permit No. 162, Revised Permit No. 5/Variance Case No. 1883
Wind turbines located at 13990 Apache Trail**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. At this time the Soboba Band does not have any specific concerns regarding this project, but wishes to defer to the Morongo Band of Mission Indians. The tribe requests notification of any inadvertent discoveries that may be discovered during the course of the project.

[SPECIAL NOTE (for projects other than cell towers): *If* this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in **formal, government-to-government** consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.

Sincerely,


Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov



MINUTES

MEETING DATE APRIL 19, 2012

SAN GORGONIO PASS MUNICIPAL ADVISORY COUNCIL

San Gorgonio Pass Water Agency (Board of Directors Chamber)

1210 Beaumont Ave. Beaumont CA 92223

MINUTES

1. Call to Order: Meeting was called to order by Chairman Ray Morris
2. Pledge of Allegiance: Allegiance was led by John Benfield
3. Roll Call: Ray Morris, John Covington, Mary Daniel, Stella Parks (Patsy Reeley absent) Cabazon: Steven Thomas, Angela Ritchie, and Debbie Peterson
4. Approval of Agenda & Minutes: Approval of Minutes/Agenda
5. New Business: None
6. Staff Reports & Updates:
 - Water Quality Control Board Report—Report was given by Mike Perez (RWCQB Staff) related to the UCR Report dated February 03, 2012, some questions were raised.
 - Surface Mining Permit NO> 161, Revised Permit NO.5—EA42458—Guest Speaker John Pimental gave a brief presentation related to the wind turbines to be installed at the Robertson's plant in Cabazon. All in favor and no problems with this project.
7. Public Comment/Board Member Report: No reports were given. Public comments were addressed from the West Desert MAC, and concerned citizens in Cabazon related to the Robertson's wind turbine project.
8. Items for Future Agenda: None
9. Announcements: (I have no notes on this)
10. Adjournment: Meeting was adjourned at 1:00 pm.

Submitted by Vice Chairman, John Covington



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

September 20, 2012

Jay Olivas
Riverside County Planning Dept.
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
SEP 24 2012
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING AND RESEARCH

Subject: EA No. 42458 / Surface Mining Permit No. 162, Revised Permit No. 5 / Variance No. 1883 /
Robertson's
SCH#: 2012081053

Dear Jay Olivas:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on September 19, 2012, and no state agencies submitted comments by that date. 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 call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

**Document Details Report
State Clearinghouse Data Base**

SCH# 2012081053
Project Title EA No. 42458 / Surface Mining Permit No. 162, Revised Permit No. 5 / Variance No. 1883 /
Lead Agency Robertson's
Riverside County

Type **MND** Mitigated Negative Declaration
Description Existing Surface Mine with production rate of up to 4.5 million tons of material per year proposes addition of two 1 megawatt commercial wind turbines at 338.6 feet in height with proposed variance to increase height limits of the Controlled Development Area -10 Acre Minimum (W-2-10) zone from 105 feet to 338.6 feet to accommodate the proposed commercial wind turbines.

Lead Agency Contact

Name Jay Olivas
Agency Riverside County Planning Dept.
Phone 951 955 1195 **Fax**
email
Address 4080 Lemon Street, 12th Floor
P.O. Box 1409
City Riverside **State** CA **Zip** 92502-1409

Project Location

County Riverside
City
Region
Lat / Long 33° 54' 55" N / 116° 48' 55" W
Cross Streets South of I-10 between Apache Trail and Fields Road
Parcel No. 519-200-005
Township 3S **Range** 2E **Section** 18 **Base** SBB&M

Proximity to:

Highways I-10
Airports Banning
Railways UPRR
Waterways Whitewater River
Schools Banning USD
Land Use Active Surface Mine/Controlled Development Areas/Rural & Community Development

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Fiscal Impacts; Geologic/Seismic; Noise; Public Services; Septic System; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 5; Department of Parks and Recreation; Department of Water Resources; Resources, Recycling and Recovery; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 7; Air Resources Board, Major Industrial Projects; Regional Water Quality Control Board, Region 7; California Energy Commission; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Date Received 08/20/2012 **Start of Review** 08/21/2012 **End of Review** 09/19/2012



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

September 11, 2012

Mr. James Pompy
California Department of Conservation
Office of Mine Reclamation
801 K St. MS 09-06
Sacramento, CA 95814

RE: OMR's 30-Day Review
Supplemental Slope Analysis Report
Revised Surface Mining Permit and Amended Reclamation Plan
SMP00162R5 - Cabazon Quarry
(CA Mine ID# 91-33-0008)

The above referenced supplemental report is enclosed for the Office of Mine Reclamation's (OMR) 30-day review. This report was necessary to ensure the slope design approved previously meets the required safety factor under current analysis methods. The conclusion is yes, the slopes do meet the required safety factor for this mining operation based on methodology currently in practice. The rest of the required review package was sent to OMR March 6, 2012 and comments were received from OMR on that submittal March 19, 2012.


This letter shall also serve as a summary of the September 6, 2012 telephone conversation between me and Beth Hendrickson regarding the County's former processing of the SMP00162R2 permit and reclamation plan amendment. Based on that conversation, it is my understanding that OMR is satisfied with the County's explanation of circumstances surrounding that process and that OMR is in support of moving forward with the SMP00162R5 amendment. We greatly appreciate OMR's consideration and support with regard to this matter.

Please note; the SMP00162R5 application is still scheduled for public hearing before the County's Planning Commission **October 17, 2012** at 9:00 a.m. or as soon as possible thereafter, as described in our August 28, 2012 letter to you. County staff's recommendation will be for approval of the revised reclamation plan.

Again, we greatly appreciate OMR's consideration and support. Please call me at (951) 955-6863 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms-Luna, Planning Director



David L. Jones, Chief Engineering Geologist
TLMA-PLANNING

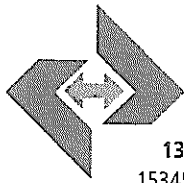
Enc. CHJ Consultants, September 4, 2012, Response to Riverside County Planning Department Review

cc: Applicant: Matthew B. Wilson, Foundation Windpower, LLC, Fax: (415) 320-9342
Owner Rep.: Christine Goeyvaerts, Robertson's Ready Mix, Fax: (951) 280-1424
Planner: Jay Olivas, Riverside County Planning Department, via hand delivery
OMR: Beth Hendrickson, Reclamation Unit, Manager

Y:\Planning Case Files-Riverside office\SMP00162R5\Letter and Correspondence\Agency Letters\OMR Supplemental Report Letter 9-11-12.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 · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



CHJ Consultants

1355 E. Cooley Drive, Suite C, Colton, CA 92324 ♦ Phone (909) 824-7311 ♦ Fax (909) 503-1136
15345 Anacapa Road, Suite D, Victorville, CA 92392 ♦ Phone (760) 243-0506 ♦ Fax (760) 243-1225
77-564A Country Club Drive, Suite 122, Palm Desert, CA 92211 ♦ Phone (760) 772-8234 ♦ Fax (909) 503-1136

September 4, 2012

Robertson's
200 South Main Street, Suite 200
Corona, California 92882
Attention: Ms. Christine Goeyvaerts

Job No. 12343-3

Subject: Response to Riverside County Planning Department Review
E-mail Dated August 29, 2012
County Geologic Report No. 2282
Geotechnical Engineering Report by Earth Systems Global
Wind Turbines at Robertson's Cabazon Quarry
Riverside County, California

References: See Attached List

Dear Ms. Goeyvaerts:

In accordance with your request and authorization, we have prepared this response to the above-referenced email from the Riverside County Geologist to you regarding County Geologic Report No. 2282. County Geologic Report No. 2282 was prepared by Earth Systems Global (ESG) to address proposed wind energy turbines to be located at your Cabazon quarry. Conditions associated with the turbines have since eliminated any cause for concern related to mine slope stability associated with the wind energy project.

This firm was not a party to any of the ESG investigation or response to comments by the County. However, data included within the ESG documentation resulted in the County's conclusion in their review comments that "brings into question the potential stability of other mine slopes located on this site", referring to proposed reclaimed mine slopes investigated by C.H.J., Incorporated (CHJ) in 2005. Our referenced response dated August 10, 2012, refuted all of the ESG data pertinent to mine slope stability. We further indicated that ESG's seismic analysis was inappropriately applied to the mine slopes on the site.



We understand that the County is requesting seismic slope stability calculations using standards applicable to current practice (see attached email dated August 29, 2012). This request apparently seeks an update to a project approved in 2005, where no changes to the approved mine slopes are contemplated. We question the fairness of requiring an update for this or any other approved project where no changes to the approved condition are requested. Such a requirement could result in unlimited and ongoing analyses and changes to approved projects at this site or thousands of other sites in the county.

If current seismic practice were to be applied to this project approved in 2005, a k of 0.20 would be reasonable. This represents a 33 percent increase above the California minimum of 0.15 and accounts for potential ground motions from the nearby San Geronio Pass fault and segments of the San Andreas fault.

We calculated the stability of the proposed mine slopes utilizing the same slope geometry, strength and density as in the 2005 CHJ report, using the same program (Rocscience's Slide). We utilized the Spencer method, which is commonly used in slope stability analyses. The following table summarizes the calculations from the 2005 report and from this report:

Slope Stability Calculations H=396 feet – Reclaimed Mine Slope (Overall 1.25h:1v)				
Report	Method	Static Factor of Safety	Seismic Coefficient	Seismic Factor of Safety
CHJ 2005	Janbu	1.51	0.15	1.16
This Report	Spencer	1.56	0.20	1.14

The Janbu method was utilized in the 2005 report; the Janbu method yields more conservative results than the Spencer method in this case. Use of the higher seismic coefficient (0.20) yields acceptable "code" minima for static and pseudostatic factors of safety due to the change in analysis method from



Janbu to Spencer. Static calculations were included for completeness. Graphical output from the Spencer method calculations are attached for the static and seismic case.


Conclusions

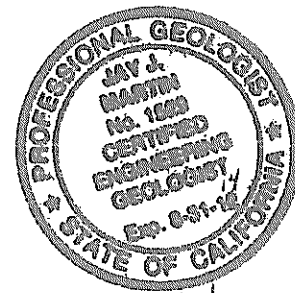
If current seismic practice were to be applied to this project, approved in 2005, a k of 0.20 would be reasonable. Use of the higher seismic coefficient (0.20) yields acceptable current standard of practice minima for static and pseudostatic factors of safety.

Closure

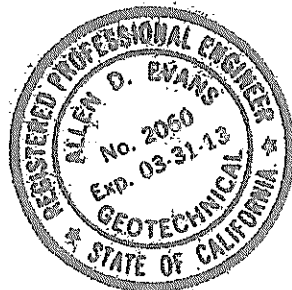
We trust this information is sufficient for your needs at this time. If you should have questions, please contact this firm at your convenience.

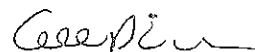
Respectfully submitted,
CHJ CONSULTANTS


Jay J. Martin, E.G. 1529
Vice President



9/4/12




Allen D. Evans, G.E. 2060
Vice President

JJM:jm/lb

9/4/12

Enclosures: Static and Seismic Slope Stability Calculations – 2 Sheets
E-mail Dated August 29, 2012

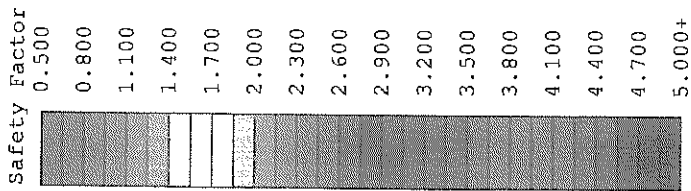
Distribution: Robertson's (6)
JMBM (electronic)



REFERENCES

CHJ Consultants, Inc., August 10, 2012, Response to Riverside County Planning Department Review, Review Comments No. 3, Dated July 16, 2012, to Geologic Report No. 2282, Geotechnical Engineering Report by Earth Systems Global, Wind Turbines at Robertson's Cabazon Quarry, Riverside County, California, Job No. 12343-3.

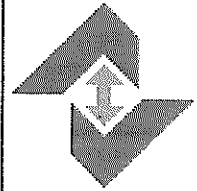
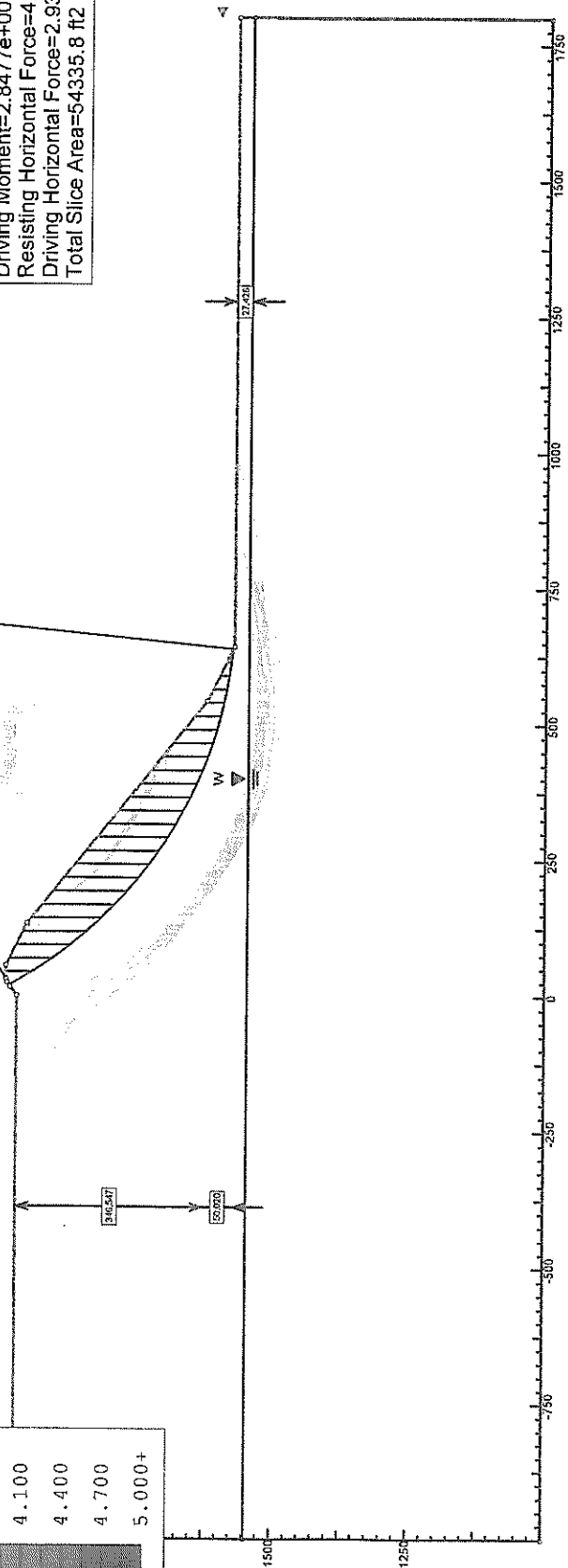
C.H.J., Incorporated, November 11, 2005, Slope Stability Investigation, Proposed Cabazon Quarry Reclamation, Banning Area, Riverside County, California, Prepared for Robertson's Ready Mix, Job Number 05590-3.



Material: Silty Sand
 Strength Type: Mohr-Coulomb
 Unsaturated Unit Weight: 120 lb/ft³
 Saturated Unit Weight: 130 lb/ft³
 Cohesion: 1950 psf
 Friction Angle: 36 degrees
 Water Surface: Water Table
 Custom Hu value: 1

FS (deterministic) = 1.558
 FS (mean) = 1.560
 PF = 0.000%
 RI (normal) = 14.334
 RI (lognormal) = 17.749

Method: spencer
 FS: 1.558400
 Center: 715.923, 2367.149
 Radius: 795.289
 Left Slip Surface Endpoint: 19.017, 1983.997
 Right Slip Surface Endpoint: 638.840, 1575.605
 Resisting Moment=-4.43786e+009 lb-ft
 Driving Moment=-2.8477e+009 lb-ft
 Resisting Horizontal Force=4.58156e+006 lb
 Driving Horizontal Force=2.93991e+006 lb
 Total Slice Area=54335.8 ft²



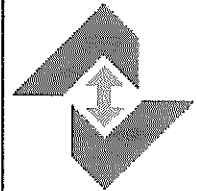
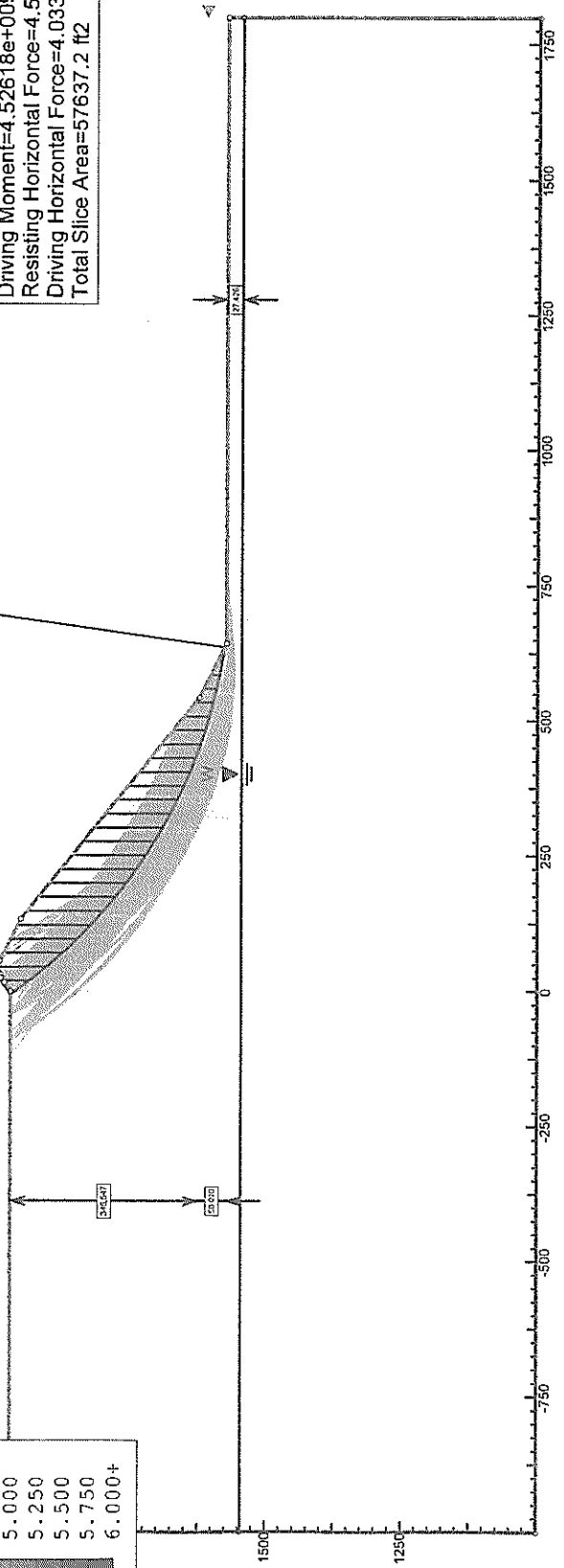
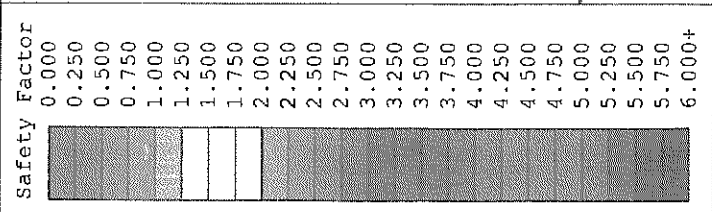
Project		SLIDE - An Interactive Slope Stability Program	
Analysis Description		Section B-B'	
Drawn By	CHJ Consultants	Author	JMC
File Name	BB 36_k000_asrch.slim	Date	8/7/2012
		Scale	1:3826
		Enclosure	1



Method: Spencer
 FS: 1.125250
 Center: 768.154, 2515.672
 Radius: 947.985
 Left Slip Surface Endpoint: -7.030, 1969.993
 Right Slip Surface Endpoint: 636.228, 1576.911
 Resisting Moment=5.09307e+009 lb-ft
 Driving Moment=4.52618e+009 lb-ft
 Resisting Horizontal Force=4.53899e+006 lb
 Driving Horizontal Force=4.03377e+006 lb
 Total Slice Area=57637.2 ft²

FS (deterministic) = 1.125
 FS (mean) = 1.135
 PF = 0.000%
 RI (normal) = 4.692
 RI (lognormal) = 4.984

Material: Silty Sand
 Strength Type: Mohr-Coulomb
 Unsaturated Unit Weight: 120 lb/ft³
 Saturated Unit Weight: 130 lb/ft³
 Cohesion: 1950 psf
 Friction Angle: 36 degrees
 Water Surface: Water Table
 Custom Hu value: 1



SLIDE - An Interactive Slope Stability Program

Project		Section B-B'	
Analysis Description	Author	Scale	1:3918
Drawn By	Date	Enclosure	2
File Name	BB 36_k020 asrch.slim		
	JMC	8/7/2012	

Jay Martin

From: Christine Goeyvaerts <Christineg@rrmca.com>
Sent: Wednesday, August 29, 2012 3:46 PM
To: Jay Martin; Shapiro, Kerry
Cc: Mike Orozco
Subject: FW: Cabazon Seismic Coefficient

Jay;
Please provide the report asap.

Thanks,
Christine

From: Jones, David [<mailto:DLJONES@rctima.org>]
Sent: Wednesday, August 29, 2012 12:37 PM
To: Christine Goeyvaerts
Cc: Perez, Juan; Syms Luna, Carolyn; Clack, Shellie; 'James Knowlton and Carolyn Batiste'
Subject: Cabazon Seismic Coefficient

Christine,

It was a pleasure speaking with you this morning and, as we discussed, we do need input from your consultant relative to the seismic coefficient that should be applied to slope stability analysis at this site today (i.e. today's standard practice). Also, as we discussed, if the consultant has performed the calculations and concludes a 0.15 is appropriate and the letter they send us regarding this matter is signed by both a PE and a CEG, we will accept it. Likewise, if the consultant concludes 0.20 is appropriate and the letter they send us regarding this matter is signed by both a PE and a CEG, we will accept that too. We do need the consultant to include their calculations along with their letter for our records.

Also, it is my understanding CHJ has performed calculations with a 0.20 seismic coefficient and concluded the slopes are stable.

Please let me know if you have any questions and I look forward to a speedy resolution to this issue. The SMP00162R5 application is being scheduled for the next available Planning Commission (October 17, 2012). I have sent the necessary notification to OMR and staff has the other notices regarding the hearing date change well in hand.

David L. Jones
Chief Engineering Geologist
TLMA- Planning

SURFACE MINING PERMIT Case #: SMP00162R5

Parcel: 519-200-005

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 87

SMP*- COMPLY W/ ORD./EXHIBITS

RECOMMND

County Geologic Report (GEO) No. 2282 submitted for this project (SMP00162R5) was prepared by Earth Systems Global, Inc. (ESG) and is entitled: "Geotechnical Engineering Report, Proposed Wind Turbines, Ready Mix Facility, Cabazon, Riverside County, California", dated August 19, 2011. In addition, ESG prepared the following:

"Engineering Design and Analysis of the P&H Tensionless Pier Foundation, Robertson's Ready Mix Facility, Cabazon, Riverside, CA, 2 - GE Wind 1.5sle on 64.7-m HH Towers", dated September 20, 2011.

"Proposed Wind Turbines, Roberson's Ready Mix Facility, Cabazon, Riverside County, California, Addendum to Geotechnical Report", dated November 11, 2011.

"Response to County Comments (GEO02282) to Geotechnical Report", dated December 13, 2011.

"Response #2 to County Comments (GEO02282) to Geotechnical Report", dated May 1, 2011.

"Response #2 to County Comments (GEO02282) to Geotechnical Report", dated June 13, 2011.

CHJ prepared the following:

"Response to Riverside County Planning Department Review, Review Comments No. 3, Dated July 16, 2012, to Geologic Report No. 2282, Geotechnical Engineering Report by Earth Systems Global, Wind Turbines at Robertson's Cabazon Quarry, Riverside County, California", dated August 10, 2012

"Response to Riverside County Planning Department Review, E-mail Dated August 29, 2012, County Geologic Report No. 2282, Geotechnical Engineering Report by Earth Systems Global, Wind Turbines at Robertson's Cabazon Quarry, Riverside County, California", dated September 4, 2012

These documents are herein incorporated as a part of GEO02282.

GEO02282 concluded:

SURFACE MINING PERMIT Case #: SMP00162R5

Parcel: 519-200-005

10. GENERAL CONDITIONS

10.PLANNING. 87

SMP*- COMPLY W/ ORD./EXHIBITS (cont.)

RECOMMND

(ESG)

1.The primary risk at the site is a potential earthquake along the San Andreas (San Gorgonio Pass - Garnet Fault) that is about 2.4 miles from the wind turbine site.

2.The most significant geologic hazard to the project is severe seismic shaking from earthquakes.

3.There are no active faults in the immediate proximity of the proposed turbines. No faults were observed suggesting an overall absence of faulting in the quarry area.

4.The potential for surface rupture at these sites is very low.

5.The potential for liquefaction to occur at this site is low.

6.No future slopes are proposed within 250 feet of the turbine locations as long as the turbines are present.

7.The potential for seismically induced slope instability is remote.

8.The expected settlement of partially saturated soils at this site is less than 0.5 inch.

9.The potential for scour to occur at the tower locations is low.

10.Both turbine sites are a minimum of 50 feet from existing adjacent descending slopes that range in height from approximately 30 feet (north site) to 10 feet (south site).

11.The upper soils were found to generally consist of dense to very dense, granular soils derived from river deposited soils. The soils can provide suitable bearing and lateral support for the P&H pier type or gravity spread foundations.

CHJ

1.The proposed reclaimed mine slopes meet "code" minima for factors of safety and are considered stable at their proposed configuration. * CHJ's report conclusions or

SURFACE MINING PERMIT Case #: SMP00162R5

Parcel: 519-200-005

10. GENERAL CONDITIONS

10.PLANNING. 87 SMP*- COMPLY W/ ORD./EXHIBITS (cont.) (cont.)RECOMMND

recommendations are not intended to apply to any propose wind energy turbines or to any use other than the proposed reclaimed mine slopes.

2.The strength parameters utilized by ESG are not representative of the conditions at the site and are unrealistically conservative. Application of these unrealistic strengths resulted in unrealistically low static stability.

3.The ESG report does not include any justifiable information to question the public health and safety related to these mine slopes.

4.If current seismic practice were to be applied to this project, approved in 2005, a k of 0.20 would be reasonable. Use of the higher seismic coefficient (0.20) yields acceptable current standard of practice minima for static and pseudostatic factors of safety.

GEO02282 recommended:

1.Structures should be designed in accordance with the values and parameters given within the 2010 California Building Code and ASCE 7-05. Seismic loading may be higher than extreme wind loads and may govern structural design.

2.No grading or mining that substantially modifies existing conditions in the immediate vicinity of the proposed turbines be allowed within 250 feet of the turbine locations unless the turbines are relocated or decommissioned.

GEO No. 2282 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes for the wind turbine amendment of this mining permit (SMP00162R5). GEO No. 2282 is hereby accepted for Planning purposes for the wind turbines. Engineering and other Uniform 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 will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

ROBERTSON'S

ROCK ■ SAND ■ BASE MATERIALS
READY MIX CONCRETE

August 13, 2012

Mr. David L. Jones
Chief Engineering Geologist, TLMA-Planning
Riverside County Planning Department
P.O. Box 1049
Riverside, California 92502-1409

Dear Mr. Jones:

Comments of Riverside County on recent geotechnical engineering data for proposed wind turbines to be located at the Robertson's Ready-Mix ("Robertson's") operation in Cabazon, Riverside County, prepared by Earth Systems Global, Inc. ("ESGI"), have raised questions regarding the potential need, based on health and safety concerns, for re-examination of the County-accepted 2005 slope stability report and County determination that the mine slopes at Robertson's Cabazon site are stable. Robertson's believes that the limited data provided in the context of the small wind turbine project does not provide any relevant new information that would call into question such prior County slope stability determination, and that it would be inappropriate for the County to now reconsider such a long-standing determination that could affect the ongoing Robertson's operation, for the reasons set forth in this letter.

1. Limited Discretion to Re-open Prior Determinations. Robertson's recognizes the County's apparent view that it may re-examine prior determinations and approvals in the face of potential health and safety issues. However, there is a substantial burden placed on the County, especially where business operations and facilities have been ongoing for many years in reliance on prior County approvals and determinations, to demonstrate the likelihood of a health and safety threat notwithstanding such prior determination. The County should not take lightly the substantial practical and legal burden imposed on it before re-opening prior determinations on the basis of health and safety where such determinations have been relied upon and acted upon by permittees (in this case, Robertson's). If the County were re-open prior determinations without meeting the substantial burden described above, the result would be quite unsettling to County permittees because they could never be certain that they could rely on a County determination as "final." Re-opening of such a determination in the absence of relevant new data would interfere with Robertson's on-going business, create unsettling precedent for other business operators in the County, and invite unwarranted speculation of previous County approvals. Robertson's has expended significant capital to improve the property including construction of a mile long concrete channel to comply with conditions and slope construction is well underway, making it impossible to revise the slopes without using fill materials. Match has built an asphalt plant that also uses the report that is being unjustifiably questioned. It is inappropriate to try to attempt to re-analyze existing approvals based on an error in judgment ESGI in providing information

that is neither relevant to the mine slopes, nor was authorized to be undertaken to begin with.

It is possible that prior determinations pertaining to slope stability may be re-examined by the County, but, only in the face of relevant new information that could reasonably be said to contradict the prior County determination of stability. In contrast, as explained below, and in the report of Robertson's mine engineering consultants, CHJ, attached as **Exhibit A**, the information recently offered by ESGI in connection with plans for *shallow* excavations for wind turbines is *not relevant* to the matter of the stability of mine slopes with heights up to 400 feet. Accordingly, such limited data may not reasonably be said to constitute new nor contradictory information on the matter under consideration. Therefore, the use of such data does not meet the burden imposed on the County and should not be viewed as new information pertaining to mine slope stability because it is not relevant to that issue.

In short, Robertson's is of the view that it would be an imprudent for the County to re-open its prior slope stability determination on the basis of the ESGI data. The reasons for Robertson's view that the wind turbine data submitted by ESGI is not relevant to mine slope stability is summarized below.

2. Data Not Relevant to Mine Slope Stability. The County comments to which Robertsons addresses this letter are found in the County's letter dated April 5, 2012, Response to Comment #4 of ESGI's May 1, 2012 response letter, and in written comments by the Planning Department dated July 11, 2012, suggesting that: (i) soil data and other analytical parameters presented in ESGI's slope stability analysis in connection with wind turbines should, in the interests of health and safety, be the occasion for a (i) general re-examination of the stability of the mine slopes; and (ii) a reconsideration of the need to apply a higher co-efficient of horizontal acceleration in connection with the pseudo-static analysis of such slopes. Notwithstanding these comments, and the well-meaning intention of their authors, they do not provide the County with data that may be said to be relevant to mine slope stability and therefore do not meet the substantial burden required to justify a re-opening of the County's now 7 year old stability determination.

We separately address the issues of soil strength and seismic coefficient:

a. **Soil Strength Parameters.** Robertsons and its mining consultants have reviewed the data utilized by ESGI in connection with its wind turbine analysis and assure the County that although such data may be useful in analyzing the stability of shallow slopes, such as those excavated in connection with the construction of wind turbine foundations, such data is of little use in analyzing the stability of slopes used and proposed in connection with mining excavations up to 400 feet in height. Please note that the data generated by ESGI were based upon test results from 2 shallow borings that were used to back-calculate the cohesion of a slope with a height of only 20 feet, producing a cohesion factor of 325 psf, whereas the data used for analysis by the County Geologist when he accepted the proposed mine slopes in 2005 (Geologic Report GEO01614) were

based on 12 much deeper borings used to back calculate the cohesion of a slope with a height of 123 feet, producing a cohesion factor of 1,950 psf.

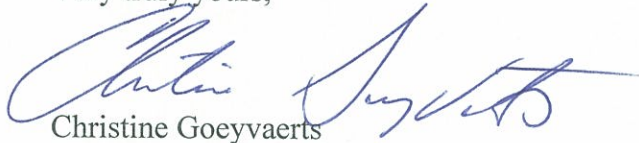
The use of an unrealistically low cohesion factor based on data from overly-shallow borings is not, in the opinion of Robertson's, technically appropriate as such use significantly understates the strength parameters of soil and produces unfounded concerns about the stability of such slopes. Reference is made to **Exhibit A** to this letter which is a geo-technical response letter from CHJ Consultants to Robertson's commenting on the County's reaction to ESGI's data. CHJ is the engineering consultant who performed the testing and analysis of the data that was before the County Geologist in 2005 when the slope stability was previously determined to be acceptable. Exhibit A contains a technical explanation why the use of such shallow-based data produces unrealistically conservative (low) results that lead to unfounded concerns over slope stability.

Robertson's stresses that because the wind turbine report data provided by ESGI are not appropriate for use in analyzing the stability of slopes considerably greater in height than the depth of such borings, such data is not relevant to the previously determined slope stability and cannot reasonably be said to bring into question previous slope analyses. The use of such data to re-open a long-standing and previously accepted determination by the County is unnecessary and would be imprudent.

b. **Co-efficient of Horizontal Acceleration.** As reported in **Exhibit A**, the co-efficient used in analyzing mine stability was and is appropriate for use with mine slopes. The much higher number generated by ESGI based on CGS Special Publication 117A may be appropriate for a building for human use or habitation conforming to building codes, but produces an unrealistic result at Cabazon for which no justification now exists.

3. Conclusion: For the reasons stated in this letter, and as supported by the recent CHJ analysis attached in **Exhibit A**, use of the limited data submitted by ESGI in the context of the small wind turbine project is not adequate to meet the substantial burden imposed on the County to re-open its prior determination of mine slope stability on the basis of health and safety concerns, as it does not provide any data that may reasonably be said to call such prior determination into question. Robertson's ask that the County proceed to use the data provided by ESGI for the sole purpose of analyzing issues relating to the placement of wind turbines, and not extrapolate or apply that date to the broader context of Robertson's previously analyzed mine site.

Very truly yours,


Christine Goeyvaerts

Robertson's



CHJ Consultants

1355 E. Cooley Drive, Suite C, Colton, CA 92324 ♦ Phone (909) 824-7311 ♦ Fax (909) 503-1136
15345 Anacapa Road, Suite D, Victorville, CA 92392 ♦ Phone (760) 243-0506 ♦ Fax (760) 243-1225
77-564A Country Club Drive, Suite 122, Palm Desert, CA 92211 ♦ Phone (760) 772-8234 ♦ Fax (909) 503-1136

August 10, 2012

Robertson's
200 South Main Street, Suite 200
Corona, California 92882
Attention: Ms. Christine Goeyvaerts

Job No. 12343-3

Subject: Response to Riverside County Planning Department Review
Review Comments No. 3, Dated July 16, 2012, to Geologic Report No. 2282
Geotechnical Engineering Report by Earth Systems Global
Wind Turbines at Robertson's Cabazon Quarry
Riverside County, California

References: See Attached List

Dear Ms. Goeyvaerts:

In accordance with your request and authorization, we have prepared this response to the above-referenced review by the Riverside County Geologist to County Geologic Report No. 2282. County Geologic Report No. 2282 was prepared by Earth Systems Global, Inc. (ESG) to address proposed wind energy turbines to be located above the tops of slopes at your Cabazon quarry.

This firm was not a party to any of the ESG investigation or responses to comments by the County. However, data included within the ESG documentation resulted in the County's conclusion in their review comments that "brings into question the potential stability of other mine slopes located on this site", referring to proposed reclaimed mine slopes investigated by C.H.J., Incorporated (CHJ) in 2005. This report addresses the County's concerns regarding the stability of the proposed mine slopes. As shown herein, the proposed mine slopes are stable as planned.

This report addresses the data and conclusions included in ESG's Response No. 2 to County review (May 1, 2012) with respect to the proposed mine reclamation slopes at the quarry. None of the



conclusions or recommendations included in this report are intended to apply to any proposed wind energy turbines or to any intended use other than the proposed reclaimed mine slopes.

The pertinent ESG text that the County is apparently concerned with is quoted in italics below:

Assuming a finished Phase II reclaimed slope of approximately 230 feet high with a 1.25:1 finished gradient, the static factor of safety using the back-calculated parameters ($\phi = 34^\circ$, Cohesion = 325 psf) is 1.2. To achieve a static Factor of Safety of 1.5 or greater, then the finished reclaimed slope needs to have a finished slope of approximately 2:1. Results of the stability analysis are included in Appendix B.

Based upon our analysis, the proposed finished Phase II reclaimed slope of 1.25:1 does not have the required 1.5 Factor of Safety, nor does it have the pre-requisite 1.1 pseudostatic Factor of Safety.

The minimum 1.5 static and 1.1 pseudostatic factors of safety that ESG refers to are applicable to California Building Code projects by established practice in the State of California. These are not necessarily the same standards applied by the Office of Mine Reclamation for SMARA mine reclamation projects.

The conclusions of ESG are not relevant to the stability of mine slopes at the site as shown by a comparison of the following two reports:

ESG: "Geotechnical Engineering Report" for California Building Code structures; specifically, shallow foundations for two wind turbines to be located on the south side of the property.

CHJ: "Slope Stability Investigation Report" for SMARA slopes up to 400 feet in height for a site that is a total of approximately 463 acres in area.

The scope of each investigation is different, as could be expected in accordance with the above-stated differing purposes. The scope of services and results from each are summarized below:



	<u>ESG</u>	<u>CHJ</u>
Number of Borings	2	12
Maximum Depth of Borings	50 Feet (±)	100.5 Feet
Number of Laboratory Shear Tests	3	4
Height of Back-Calculated Slope	20 Feet	123 Feet
Cohesion Calculated from Back Calculation	325 psf	1,950 psf
Static Factor of Safety of 230-foot slope	1.23	>1.50 ¹

STATIC FACTOR OF SAFETY CONSIDERATIONS

It should be noted that CHJ found that laboratory shearing of 2.5-inch-diameter samples did not yield satisfactory strength parameters (p. 14); though not stated by ESG, they apparently concluded the same thing (p. 4-5). Both ESG and CHJ relied on the results of back calculation to obtain representative strength parameters for static and seismic slope stability calculations. Note that the back calculation technique yields only minimum strength parameters.

Review of both reports indicates that **the discrepancy between the ESG and CHJ slope stability calculations emanates exclusively from the choice of existing slope utilized by each firm for their respective back calculation of strengths.** CHJ utilized a slope of 123 feet and ESG utilized a slope of 20 feet for their back calculations. The higher the existing slope utilized, the higher the minimum strength required to obtain a calculated factor of safety of 1.0.

In our opinion, the cohesion ESG utilized from the back calculation of the 20-foot-high slope is unrealistically low and stems from two choices made by ESG: 1) the use of a very low slope (20 feet high) for back calculation and 2) extrapolation of the back-calculated data downward to 230 feet below original ground for their forward slope modeling. As a result, **ESG's factor of safety calculations are overly conservative, and any implications for public safety based on those calculations are unwarranted.**

¹ CHJ included calculations for permanent slopes ranging from 311 feet to 397 feet in height, not for the 230-foot-high slope analyzed by ESG. Since the slopes analyzed by CHJ were higher than 230 feet, the 230 foot slope analyzed by ESG is considered stable.



CHJ's results are realistic given the use of the higher (123 feet) slope for back calculation. Further, CHJ obtained deeper data (undisturbed samples) from borings placed to 100.5 feet, below the maximum approximate 50-foot depth of the ESG borings.

SEISMIC COEFFICIENT CONSIDERATIONS

The CHJ report was prepared in 2005. CHJ utilized a seismic coefficient (k) of 0.15, which was consistent with the standard of practice at the time. It was reviewed and approved by the County (GEO 01614), as well as CalTrans and County Flood Control. We are not aware of any codified requirements to utilize a seismic coefficient that is higher than 0.15 for any project.

ESG calculated a k of 0.29 by using the simplified procedure of Dr. Jonathan Bray that is described in CGS Special Publication 117A for habitable structures. The ESG procedure and calculation are inappropriate because there is neither data nor applicable practice requiring or even justifying the use of the techniques described in CGS Special Publication 117A in connection with mine slopes. The practices described in CGS Special Publication 117A evolved for the purpose of developing a highly conservative approach to building-code-controlled structures intended for human occupancy and, therefore, produce conservative analyses that do not have applicability to mine slopes, but rather should be used in connection with habitations, offices and other structures subject to building codes. These techniques most assuredly do not describe practices generally used in connection with open mine cuts. In fact, CGS Special Publication 117A is not intended to be used to generate seismic coefficients for mine slopes; it is a product of the Seismic Hazard Mapping Act, which does not include mines in its definition of "project". Therefore, neither the simplified procedure described in Special Publication 117A nor the application of that procedure by ESG to calculate a k of 0.29 are relevant to the mine slopes at the site.

CONCLUSIONS

The strength parameters utilized by ESG were derived from a very low slope used for back calculation; the resulting minimum strengths are not representative of the conditions at the site and



are unrealistically conservative. Application of these unrealistic strengths resulted in unrealistically low static stability.

ESG calculated a k of 0.29 by using the simplified procedure of Dr. Jonathan Bray that is described in CGS Special Publication 117A for habitable structures. The ESG procedure and calculation are inappropriate because there is neither data nor applicable practice requiring or even justifying the use of the techniques described in CGS Special Publication 117A in connection with mine slopes. In fact, CGS Special Publication 117A is not intended to be used to generate seismic coefficients for mine slopes; it is a product of the Seismic Hazard Mapping Act, which does not include mines in its definition of "project".

As discussed above, the ESG report does not include any justifiable information to question the public health and safety related to these mine slopes. The proposed reclaimed mine slopes meet "code" minima for factors of safety and are considered to be stable at their proposed configuration.

CLOSURE

We trust this information is sufficient for your needs at this time. If you should have questions, please contact this firm at your convenience.

Respectfully submitted,
CHJ CONSULTANTS

Jay J. Martin, E.G. 1529
Vice President



JJM:jm/lb

Distribution: Robertson's (6)
JMBM (electronic)

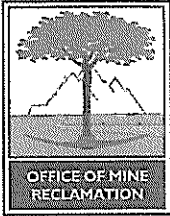


Page No. 6
Job No. 12343-3

REFERENCES

C.H.J., Incorporated, November 11, 2005, Slope Stability Investigation, Proposed Cabazon Quarry Reclamation, Banning Area, Riverside County, California, Prepared for Robertson's Ready Mix, Job Number 05590-3.

Earth Systems Global, Incorporated, May 1, 2012, Response No. 2 to County Comments (GEO02282) to Geotechnical Report, Prepared for Foundation Windpower, Job No. 30121-01.



DEPARTMENT OF CONSERVATION

Managing California's Working Lands

OFFICE OF MINE RECLAMATION

801 K STREET • MS 09-06 • SACRAMENTO, CALIFORNIA 95814

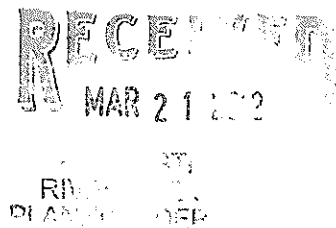
PHONE 916 / 323-9198 • FAX 916 / 445-6066 • TDD 916 / 324-2555 • WEBSITE conservation.ca.gov

March 19, 2012

VIA EMAIL: dljones@rctlma.org

ORIGINAL SENT BY MAIL

David Jones
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409



Dear Mr. Jones:

**REVISED SURFACE MINING PERMIT AND RECLAMATION PLAN FOR ROBERTSON'S READY MIX - CABAZON QUARRY
CALIFORNIA MINE ID# 91-33-0008, SMP# 162R5**

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed the revised reclamation plan for the Cabazon Quarry dated February 2012. The applicant, Robertson's Ready Mix (RRM), is proposing to continue mining aggregate on a 517-acre project site. The purpose of the revision is to allow for the addition of two wind turbines to provide electrical power for site operations.

The mining permit and reclamation plan were originally approved in 1991 and several revisions have been approved since then. In 2006, the County approved a revised application SMP #162R2 to expand mining across the San Geronio River, increase the depth of mining, increase production from 1.5 million to 4.5 million tons per year, and increase the life of the mine. OMR wrote a comment letter on the proposed revision R2 on March 25, 2005 (copy enclosed). The letter noted that the submittal was incomplete and did not include key information required for a meaningful review of the project. We were not able to adequately review and comment on the project prior to approval. These major changes to the approved reclamation plan would have fit the definition of a substantial deviation and triggered the requirement for an amended reclamation plan and supplemental CEQA review. Therefore, the approval of the reclamation plan was done illegally.

Additionally, the name of the project should always include the name of the mine, in this case Cabazon Quarry. The operator, Robertson's Ready Mix, has at least 13 mines in California. Since mine's are frequently sold or leased to different operators, this can lead to further confusion. Any change to a reclamation plan requires an amendment. Therefore, the name of this document should be: "Amended Surface Mining Permit and Reclamation Plan for Cabazon Quarry".

OMR has no further comments on revision SMP#162R5 at this time.

SMARA section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments must be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice must be provided to the Department of the time, place, and date of the hearing at which the reclamation plan is scheduled to be approved. If no hearing is required, then at least 30 days notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the reclamation plan, a final response to these comments must be sent to the Department. Please ensure that your agency allows adequate time in the approval process to meet these SMARA requirements.

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact me at (916) 445-6175.

Sincerely,



Beth Hendrickson, Manager
Reclamation Unit

Enclosure: comment letter dated March 25, 2005

cc: Ken Trott
Reporting, Compliance, and Review Unit

Ben Shelton
Lead Agency Review Team



DEPARTMENT OF CONSERVATION

OFFICE OF MINE RECLAMATION

801 K STREET • MS 09-06 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 323-9198 • FAX 916 / 322-4862 • TDD 916 / 324-2555 • WEB SITE conservation.ca.gov

March 25, 2005

VIA FAX: (951) 955-2023
CONFIRMATION MAILED

Mr. Ron Goldman
Assistant Planning Director
Riverside County
9th Floor, CAC PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Goldman:

Surface Mining Permit No 162, Revised Number 2
Robertson's Ready Mix Amended Mining and Reclamation Plan
California Mine ID#91-33-0008

The Department of Conservation's Office of Mine Reclamation (OMR) received an application for a revision to a reclamation plan for Surface Mining Permit No 162, Revised Number 2 for Robertson's Ready Mix. The mining project currently operates as California Mine ID#91-33-0008.

OMR has provided comments on past expansion proposals that were not approved. The current revision would allow increased production, would add acreage to the site and proposes to mine the area to a depth of 350 feet below the ground surface. The San Geronio River bisects the project area, and a second levee would be constructed to further channelize intermittent river flow events through the site. Interstate 10 and a railroad border the northern site boundary and a number of pipelines traverse the site.

The Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board regulations for surface mining and reclamation practice (California Code of Regulations (CCR) Title 14, Chapter 8, Article 1, Section 3500 et seq.; Article 9, Section 3700 et seq.) require that specific items be addressed or included in reclamation plans.

The submittal we received was incomplete and did not include key information required for a meaningful review of the project. Exhibit "C" was not included for review and apparently contains reports on slope stability, scour and sedimentation, levee management, a biological survey, a mining phase schedule, a revegetation schedule,

and a financial assurance cost estimate. We were unable to successfully reach the contact person that circulated the project to OMR, Lyn Ahrens, to request the reports. Please submit these reports in their entirety, and OMR will commence the mandatory 30-day review of the reclamation plan.

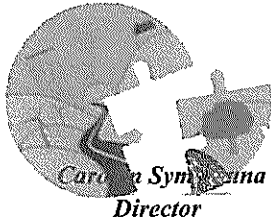
If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact me at (916) 323-8565.

Sincerely,

A handwritten signature in black ink, appearing to read 'James S. Pompy', with a long horizontal flourish extending to the right.

James S. Pompy, Manager
Reclamation Unit

for



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Set ID# CC006277

APPLICATION FOR SURFACE MINING PERMIT

CHECK ONE AS APPROPRIATE:

Surface Mining Permit Revised SMP (Original SMP No. 00162R5) Reclamation Plan

INCOMPLETE APPLICATIONS OR INACCURATE EXHIBITS WILL NOT BE ACCEPTED.

CASE NUMBER: SMP00162R5 DATE SUBMITTED: 9-6-11

APPLICATION INFORMATION

Applicant's Name: Matthew B, Wilson E-Mail: Matt.wilson@foundationwindpower.com

Mailing Address: 200 Middlefield Road, Suite 203
Menlo Park Street 94025
City State ZIP

Daytime Phone No: (415) 320-9342 Fax No: (415) 358-4506

Mine Operator's Name: Robertson's Ready Mix E-Mail: christineg@rrmca.com

Mailing Address: P.O. Box 3600
Corona Street 92878-3600
City State ZIP

Daytime Phone No: (951) 760-4241 Fax No: (951) 280-1424

Engineer/Representative's Name: Mike Christman-Spanda Industrial E-Mail: mikec@spandaind.com

Mailing Address: 7515 Reese Road
Sacramento Street 95828
City State ZIP

Daytime Phone No: (916) 423-1700 Fax No: (916) 423-1389

Property Owner's Name: RRM Prop LTD
Christine Goeyvaerts E-Mail: christineg@rrmca.com

Mailing Address: P.O. Box 3600
Corona Street 92878-3600
City State ZIP

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

Desert Office 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 Fax (760) 863-7555

EA 42458
CFG 0583

Set ID# CC006277

APPLICATION FOR SURFACE MINING PERMIT

Daytime Phone No: (951) 760-4241 Fax No: (951) 280-1424

Mineral Rights Owner's Name: Robertson's Ready Mix E-Mail: christineg@rrmca.com

Mailing Address: P.O. Box 3600

Corona CA 92878-3600
City State ZIP

Daytime Phone No: (951) 760-4241 Fax No: (951) 280-1424

Lessee's Name: Foundation Windpower, L.L.C. E-Mail: Matt.wilson@foundationwindpower.com

Mailing Address: 200 Middlefield Road, Suite 203

Menlo Park CA 94025
City State ZIP

Daytime Phone No: (415) 320-9342 Fax No: (415) 358-4506

If the property is 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 real property or properties involved in this application.

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.

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 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.

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.

APPLICATION FOR SURFACE MINING PERMIT

Matthew Wilson

PRINTED NAME OF APPLICANT

Matthew B. Wilson

SIGNATURE OF APPLICANT

Executed on _____
Month, Date, Year

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed Surface Mining Permit application for this property. I further certify that the information contained in this application is true and complete.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

RRM Properties

Christine Coeyvaerts

PRINTED NAME OF PROPERTY OWNER(S)

Christine Coeyvaerts

SIGNATURE OF Authorized Agent

PRINTED NAME OF PROPERTY OWNER(S)

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.

PROPERTY INFORMATION:

Name of Mine: Robertson's

Assessor's Parcel Number(s): 519-200-007, 519-200-005

Section: 18 Township: 3 South Range: 2 East

Approximate Gross Acreage: 517

General location of Mine (nearby or cross streets): North of Pipeline Road, South of

Interstate 10, East of Johnson Road, West of Apache Trail

Thomas Brothers map, edition year, page number, and coordinates: 2011, Page 722, Grid J4, 2011, Page 7

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):

See attached project description.

APPLICATION FOR SURFACE MINING PERMIT

Related cases filed in conjunction with this request:

See attached list of permits.

Is there a previous development application filed on the same site: Yes No

Case No. SMP 162 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 39969 E.I.R. No. (if applicable): _____

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

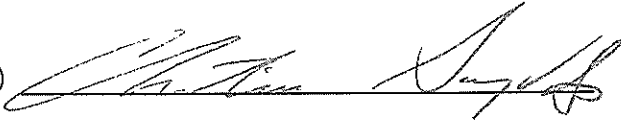
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

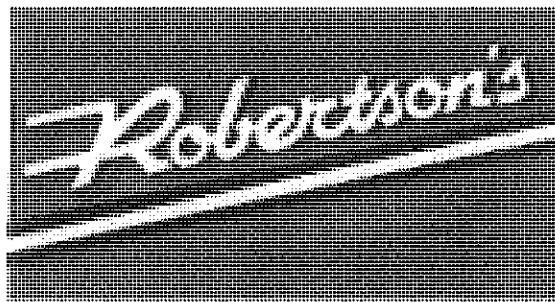
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application 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 8/15/2011
Owner/Representative (2) _____ Date _____



Robertson's Ready Mix

13990 Apache Trail,
Cabazon, CA

On-Site Wind Energy Supplement



200 Middlefield Rd. Ste. 203
Menlo Park, CA 94025

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Project Title: Robertson's Distributed Wind Energy Generation Supplement

Lead Agency Name and Address: Riverside County Planning Department
4080 Lemon Street
Riverside, CA 92502

Contact Person and Phone Number: Jay Olivas, Urban Regional Planner IV
(951) 985-1195

Background & Overview: Robertson's Inc. wishes to decrease the greenhouse gas emissions from its Cabazon quarry and decrease cost in order to preserve or add jobs at the facility. A distributed wind energy project will help Robertson's achieve both of these goals.

The Project will be built on the 517 acre Robertson's quarry, with turbines being sited on APN 519-200-007 and APN 519-200-005. The facility was originally permitted for surface mining in 1964, and Robertson's has significant reserves remaining for future mining.

Energy is a large proportion of Robertson's operating costs, and the project will improve the overall energy efficiency by supplementing its existing SCE grid power with an onsite, emission-free renewable energy source to preserve jobs in uncertain economic operating environments. The project will utilize modern wind turbines to harness the energy in the air flowing over the quarry. Wind power is 100% renewable and produces no greenhouse gases during operation.

The power output of a wind turbine is a direct function of wind speed. The meteorological conditions at the Robertson's site are highly favorable to wind energy generation: the overall wind resource is among the best in the country, and is particularly strong during afternoon and evening hours for generating power to the facility. Summer afternoon hours are defined by SCE as "peak" electrical demand hours, and such a project will free up more power for other users.

The environmental benefits of the Project are significant. With the wind resource at the Robertson's site, the Project will produce 7800 Megawatt hours of electricity in an average year, enough to power 650 average American homes.¹

¹ Environmental Protection Agency, 2005 US data

Project Location:

The Project will be located on the Robertson's mine site at 13990 Apache Trail in Cabazon. The quarry site, shown below in Figure 1, is located on 517 acres, south of Interstate 10, between Apache Trail and Fields Road in the Cabazon area.

The Project, consisting of two Mitsubishi 1MW wind turbines, will be constructed on the southeast quadrant of Robertson's facility. The total land area required for the foundations, transformers and electrical panels is approximately 4,000 square feet (0.090 acre) per turbine and may be enclosed in 40' radius security fences around the base of each turbine.

The project site is currently partially devoid of vegetation, and partially covered with sporadic low-lying shrub growth.

Figure 1: The Robertson's quarry west of Cabazon



Project Description:

On behalf of Robertson's, Foundation Windpower will construct and operate two Mitsubishi 1 Megawatt wind turbines on Robertson's quarry located on Apache Trail. These wind turbines will be the first renewable energy generation system on the property. The turbines will supplement the quarry's electrical consumption from the grid with on-site, emission-free renewable generation.

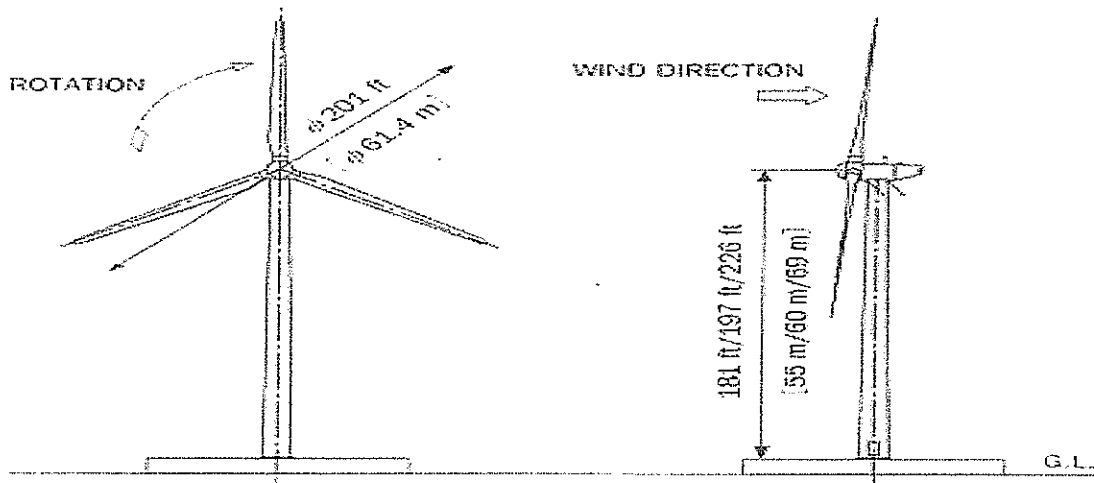
The wind turbines will be sited and deployed in accordance with Federal Aviation Administration (FAA) requirements for obstructions to navigable airspace. All relevant clearance with the FAA and Air Force will be secured prior to project construction.

The Project will consist of a two three-bladed wind turbines mounted on 69m tubular steel towers. The turbine rotors will be 61.4m in diameter. Each turbine will be deployed in conjunction with a transformer, some switchgear and a metering panel. The foundation and structural systems will be designed to meet California Building Code (CBC) for seismic zone compliance. The footprint of each wind turbine foundations will be approximately 500 sq ft (.011 acres). The wind turbines will be painted white, and include safety lighting in accordance with FAA requirements.

Approximately 4,700 ft of new electrical conductor will go between Robertson's existing substation and the turbine, with lines carried overhead by poles where appropriate.

A gravel access road may be constructed to the base of the turbine, and some existing onsite fencing may be removed and replaced to accommodate crane ingress and egress, as well as delivery of other turbine components.

Figure 2: The Mitsubishi MWT-1000A 1MW Wind Turbine



Source: www.mhi.co.jp

Project Sponsor's Name and Address: Foundation Windpower, LLC.
200 Middlefield Rd. Ste. 203
Menlo Park, CA 94025

General Plan Designation: Land Use: Rural Desert (RD), Rural Mountainous (RM), Rural Residential (RR), and Light Industry (LI)

Zoning: W-2-10 (Controlled development 10 acre minimum) and M-SC (manufacturing - service commercial)

Surrounding Land Use: Vacant land to the west, south and east, commercial retail to the north

Construction: The proposed project will require construction of the turbines, transmission line, transformers, electrical switchgear and access road (Figure 2) as follows:

- Approximately 4000 sq ft (.09 acres) of property will be used for the wind turbines (generators, transformers, switchgear and metering panel). The turbines may be fenced and gated depending on public access to the site.
- Approximately 4,700 ft of pole line 12.47 kV transmission line will be constructed to get the power from the wind turbines to the Robertson's substation in the quarry.

Construction of the wind turbines will require some site clearing, minimal grading and excavation. No demolition of any structures is required. Construction of the turbine foundations will require an excavation depth of up to approximately 30 ft. from the surface to construct foundations approximately 15 ft. in diameter. The subsurface soil will be prepared for the foundation and pads. The towers, rotors, nacelles and transformers will be shipped and assembled on site with the use of cranes. Foundation Windpower will implement the necessary steps to ensure compliance with the dust control plan..

The associated electrical work is performed to connect to the transformer and transmission lines. The transmission line will run overhead at a height no greater than 25 feet. Construction vehicles and equipment will be staged onsite and will not require street closures. Construction of the Proposed Project will require approximately 3 months, with most of the activity concentrated during the first two weeks (the foundation dig and pour) and the last two weeks (the turbine erections), with a foundation curing period in between. The turbine locations within Robertson's quarry are shown below in Figure 3.

Figure 3: Site Diagram (thick red line indicates turbine ingress path, green line indicates transmission line)



Operation:

The wind turbine will be owned and operated by Foundation Windpower through a long term power purchase agreement and site lease with Robertson's. Operations and maintenance functions for the wind turbine will be contracted to a private entity in the turbine operation and maintenance business. Typically this is the turbine manufacturer, or their direct representative, who is intimately familiar with the machine and guarantees uptime of >95%.

The wind turbine operates on an automatic basis whenever sufficient wind is present at a maximum 24 hours per day, seven days per week. The system is expected to have an operational lifespan of at least 20 years and may be operational for more than 30 years.



Re: Robertson's Ready Mix On-Site Wind Energy

Under a 20 year power purchase agreement Robertson's Ready Mix will purchase a 100% of the electricity generated from the two proposed wind turbines from Foundation Windpower. Foundation Windpower will not sell any of the electricity to the any other party including the Utility.

The two proposed turbines located at the Robertson's Ready Mix Cabazon Facility the turbines will be connected directly to the Robertson's Ready Mix facility to power the operations of the aggregate processing plant. The two one megawatt turbines will connect to two separate interconnection points eight feet apart that provide power to screens, conveyors, crushers log washers, coarse material washers, and dewatering screws. When the plant is running the electricity generated the wind turbine will be used instantaneously to supply part of the electricity load required by the plant. During the times when the plant is not running but the wind is blowing, the plant will send electricity to the grid through California's Net Energy Meter program, and accrue a credit which will then be drawn down by the plant against future grid electricity purchases. The California Public Utilities Commission allows customers who install solar, wind, biogas and fuel cell generation facilities (1 MW of less) to participate in the state's net metering program (Public Utility Code 2827). Net Energy Metering is an important element of the policy framework supporting direct customer investment in grid-tied distributed renewable energy generation.

**Other Agencies Whose
Approval is Required:**

Federal Aviation Administration



DRAFT FOR DISCUSSION PURPOSES ONLY

December 15, 2011

Jay T. Olivas, Planner IV
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Re: Foundation Windpower Application - SMP- 00162- R5
VARIANCE ISSUES

Dear Mr. Olivas

I am writing in response to your email from yesterday requesting our input regarding the justification for a variance respecting the height of the two wind turbines proposed to be constructed by Foundation Windpower, LLC ("Foundation") on-site at Robertson Ready Mix's ("Robertson's") Cabazon aggregate mine and processing plant (the "Plant").

The justifications for a variance could not be more clear-cut. Like most California industrial facilities and large energy consumers, Robertson's Cabazon Plant is increasingly focused on the importance of securing reliable access to clean, affordable renewable energy sources. Failure to undertake significant adoption of affordable clean energy alternatives will place the ongoing economic viability of the Plant at risk due to volatile and rising energy costs and ever more stringent state environmental regulations such as the greenhouse gas (GHG) emission limits imposed under AB 32. However, because *the Plant's particular location* lands it in an extraordinarily windy part of the County, there is excellent potential for the generation of affordable zero-emissions wind energy on-site provided the proper equipment is deployed. Unfortunately, if the County fails to grant a variance and bars the installation of the two proposed wind turbines, this potential for affordable clean energy would be forever and unnecessarily squandered and Robertson's, as compared with other landowners in this wind-rich environment, would be unable to realize the benefits of its property interest.

In that vein, we ask you to consider the following further points in support of the variance:

(1) First and foremost, unlike virtually every other industrial or commercial facility in the area, Robertson's Cabazon Plant has no viable source of on-site solar power generation. Whereas other large industrial plants in the vicinity have the option of utilizing the highly favorable photovoltaic energy in the County to generate solar power (using either rooftop or ground-mounted solar panels), Robertson's *due to its unique property configuration and surface conditions* has no such option. There are no



buildings on which to mount rooftop solar; there is no open space on which to build a solar farm since the mining operations require constant disturbance of the surface; and, in any event, the amount of dust generated by the mining operation would render any solar project highly unproductive. No other industrial facilities in the vicinity are faced with such geographic and topographic challenges. As a result, interpretation of the ordinance as barring the proposed turbines (which, due to the limited space requirements appears to be the only practical option for on-site renewable energy generation), would unfairly and discriminatorily prejudice Robertson's interest as a property owner as compared with other owners in the vicinity.

(2) A second, and related, point is that a decision barring the proposed turbines will put Robertson's in a uniquely disadvantaged position as compared with other similarly situated landowners in the vicinity in terms of access to affordable energy sources. The reason for this is that the California Legislature has put in place a Self-Generation Incentive Program ("SGIP") and the California Solar Initiative ("CSI") which provide incentive monies to support the installation of *on-site* renewable energy generation equipment. To put this in perspective, if the County fails to approve this installation, the project at Robertson's stands to forfeit \$2.7 million in SGIP subsidies (not to mention at least that much in federal investment tax credits/grants). If Robertson's, alone, is barred from using these subsidies to run a cost-effective business operation based on affordable clean energy *simply because its particular geography and topography do not support solar energy*, Robertson's will be unfairly discriminated against as a property owner as compared with the other owners in the vicinity.

(3) Third, Robertson's would be extremely prejudiced by an interpretation of the ordinance or absence of a variance that precludes the proposed wind turbines as it is literally surrounded by other structures that exceed the supposed height limitations. A simple examination of *Robertson's particular location* in the western end of the Coachella Valley region proves this out. To the immediate northeast of Robertson's, just across Interstate 10 sits a 330 foot tall casino/hotel owned and operated by the Morongo Band of Mission Indians. By comparison, the proposed wind turbine towers are 213 feet tall (339 feet inclusive of the tip of blade at the twelve o'clock position) and would be installed at a ground elevation approximately 50 feet lower than the base of the Tribe's hotel and casino, meaning that the top of the turbine tower closest to the hotel, from a relative perspective, would be less than 50% the height of the hotel. The southernmost turbine, farther away and even lower in elevation as compared with the hotel, would stand even shorter by comparison.

Directly to the east of Robertson's, just a few miles up the road, Nestle Waters North America has closed a transaction whereby it will install at least two wind turbines approximately 100 feet taller than the generators that are to be installed at Robertson's. While technically on tribal lands leased to Nestle, the anomaly of Robertson's exclusion from this obviously beneficial use of industrial lands cannot be overlooked simply by virtue of historical accidents which have landed Robertson's within the purview of the zoning ordinance. Industry in the region recognizes that doing business in this area in the



21st century will require use of renewable energy resources made available by virtue of the location of property. Based on the development of on-site wind energy in the vicinity, it should be clear that a failure to grant a variance for these two wind turbines would unfairly deprive Robertson's of one of the prime benefits of its interest in land.

(4) In our discussion on December 14, you inquired as to the availability of alternative wind turbines that would not require a variance. We have confirmed that no such commercially available technology exists. While smaller turbine technology exists, the generating capacity of such technology is a small fraction of what can be generated with the proposed turbines on 213 foot towers. To replace the production capacity of just the two wind turbines proposed, approximately 15-25 small turbines that meet the height requirements would have to be installed. Given the site constraints at the Roberston's site, this would simply be impossible. More importantly, such technology has nothing approaching the performance track record established by the GE turbines proposed for the project. Lacking that, there is no practical way to finance a project using such undersized equipment. In short, any turbine that would not require a variance is technically and financially infeasible.

By granting a Variance from the height limitation, Robertson's will be able to generate a substantial portion of its energy needs from renewable wind energy in a cost effective manner. Doing this does not preclude any neighboring property from similar use of WECS. Without the Variance, WECS development on Robertson's property would not be cost effective, and would therefore be infeasible.

To conclude, the variance should be granted because of special circumstances applicable to the Roberston's property, including but not limited to its configuration, topography, surface conditions, location and surroundings – all of which are criteria on which variances are to be granted under the express terms of the ordinance. As detailed above, the strict application of this ordinance would deprive Robertson's of privileges enjoyed by other property in the vicinity.

Sincerely,

Matthew B. Wilson
Chief Executive Officer
Foundation Windpower, LLC

cc: Christine Goeyvaerts, Robertson's Ready Mix
Michael Jasberg, Robertson's Ready Mix
Jon Troesh, Robertson's Ready Mix

SECTION 15.2. DEVELOPMENT STANDARDS. Where a structure is erected or a use is made in the W-2 Zone that is first specifically permitted in another zone classification, such structure or use shall meet the development standards and regulations of the zone in which such structure or use is first specifically permitted, unless such requirements are hereafter modified.

a. 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 this ordinance. 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 this ordinance.

Amended Effective: 05-24-01 (Ord. 348.3990)
--

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.

c. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size.

d. Automobile storage space shall be provided as required by Section 18.12 of this ordinance.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED 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 the project shown below:

SURFACE MINING PERMIT NO. 162, REVISED PERMIT NO. 5 / VARIANCE CASE NO. 1883 – Intent to Adopt Mitigated Negative Declaration – Applicant: Foundation Wind Power (Matt Wilson) for Robertson's Ready Mix – Engineer/Representative: Craig Cook, RCE - Fifth Supervisorial District – The Pass & Desert Zoning District – The Pass Area Plan: Rural: Rural Desert (R-RD), Rural Residential (R-RR), Rural Mountainous (R-RM), Community Development: Light Industrial (CD-LI) – Location: Southerly of Interstate 10 between Apache Trail and Fields Road at 13990 Apache Trail – 517 Gross Acres – Zoning: Controlled Development Areas - 10 Acre Minimum (W-2-10), Controlled Development Areas - 5 Acre Minimum (W-2-5), and Manufacturing – Service Commercial (M-SC) - REQUEST: Existing Surface Mine with production rate of up to 4.5 million tons of material per year proposes addition of two (2) one megawatt (MW) wind turbines at 338.6 feet in height for on-site power generation and for participation in California's Net Energy Meter Program, with proposed Variance to modify Section 15.2 (Development Standards) of Ordinance No. 348 (Land Use and Zoning) to increase height limits of the Controlled Development Areas -10 Acre Minimum (W-2-10) zone from 105 feet to 338.6 feet to accommodate the proposed wind turbines. (Quasi-judicial)

TIME OF HEARING: **9:00 AM.** or as soon as possible thereafter.
OCTOBER 17, 2012
*RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501*

For further information regarding this project, please contact Project Planner, Jay Olivas, at (951) 955-1195 or email jolivas@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so, in writing, between the date of this notice and October 11, 2012, or appear at the public hearing and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else 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

LAD086-02
SMP00162R5

I, Stella Spadafora, certify that on
(Print Name)

8/27/2012 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 2400 Feet

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.

NAME: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

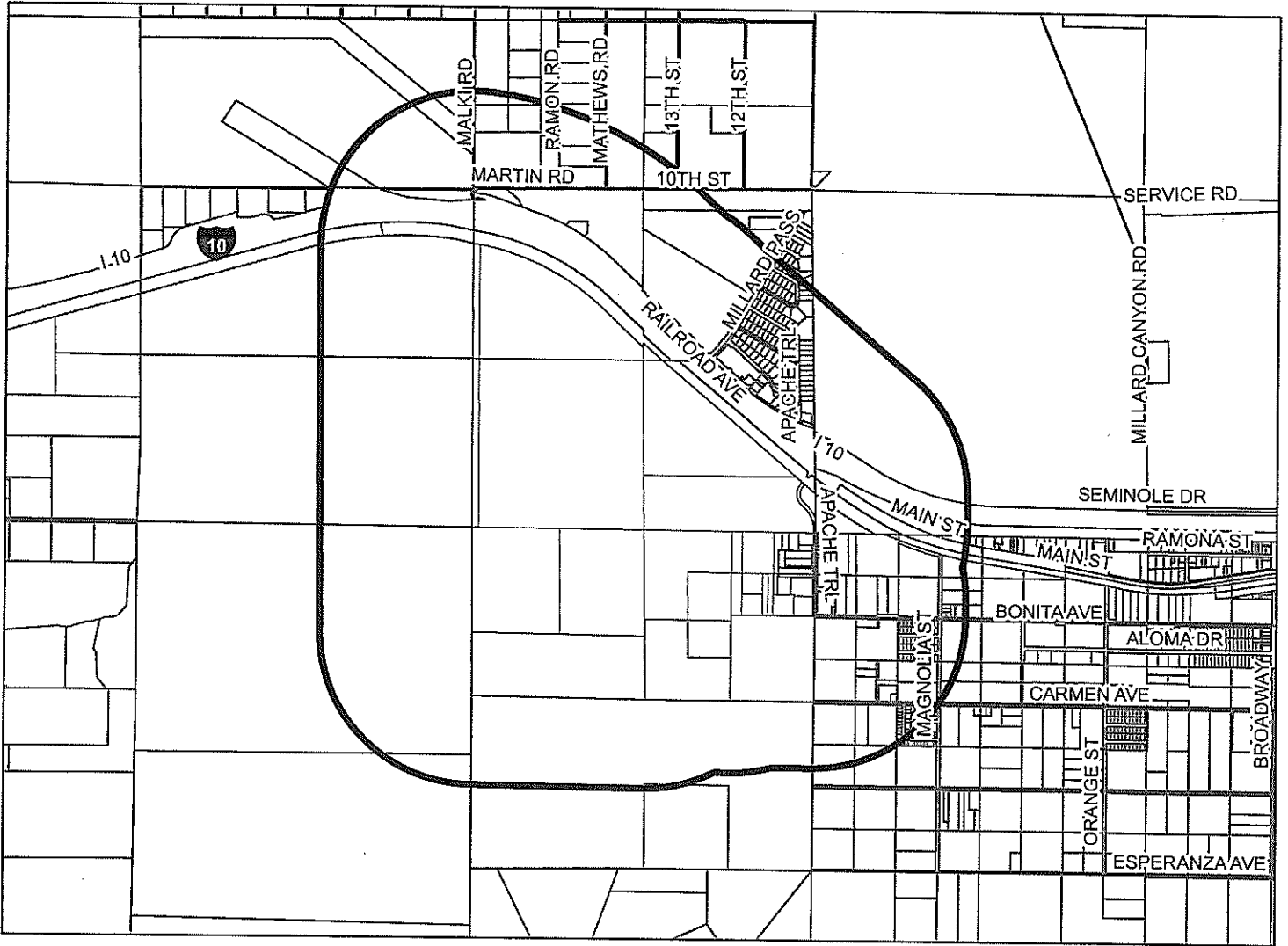
ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

SMP00162R5

(2400 Feet Buffer)



Selected Parcels

519-280-004	519-371-029	519-371-041	519-210-003	519-371-007	519-372-011	519-132-010	519-371-012	519-371-011	519-310-005
519-132-006	519-142-002	519-152-009	519-142-001	519-240-001	519-280-003	519-210-021	519-210-023	519-210-020	519-210-018
519-210-022	519-131-016	519-250-007	519-200-006	519-230-002	519-200-010	519-200-008	519-132-008	519-372-003	519-372-005
519-372-006	519-372-007	519-372-009	519-372-004	519-372-008	519-372-002	532-200-001	519-240-009	532-210-001	519-142-014
519-132-023	519-122-008	519-141-035	519-141-034	519-161-028	519-131-015	519-152-005	519-372-010	519-131-020	519-142-011
519-122-003	519-122-002	519-122-004	519-122-001	519-122-006	519-131-003	519-122-005	519-110-037	519-110-040	519-110-038
519-110-039	519-270-004	519-132-001	519-371-035	519-122-009	519-122-007	519-131-017	519-132-002	519-132-003	519-122-011
519-132-016	519-371-001	519-294-001	519-270-006	519-131-023	519-142-013	519-260-006	519-152-007	519-270-005	519-371-027
519-210-011	519-210-012	519-142-009	519-371-040	519-310-001	519-250-002	519-250-003	519-151-017	519-151-018	519-151-020

First 90 parcels shown



2,750 1,375 0 2,750 Feet

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.

ASMT: 519060005, APN: 519060005
USA 519
UNKNOWN 09-11-80

ASMT: 519110039, APN: 519110039
CHEVRON USA INC
C/O PROP TAX DEPT
P O BOX 1392
BAKERSFIELD CA 93302

ASMT: 519060015, APN: 519060015
USA 519
UNKNOWN 09-03-81

ASMT: 519110040, APN: 519110040
CHELSEA GCA REALTY PARTNERSHIP
3001 S CRODDY WAY
SANTA ANA CA 92704

ASMT: 519060017, APN: 519060017
USA 519
US DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 519121018, APN: 519121018
ERIKA HEYWOOD, ETAL
67632 S NATOMA
CATHEDRAL CY CA 92234

ASMT: 519070013, APN: 519070013
GERALDINE IBANEZ, ETAL
BUREAU OF INDIAN AFFAIRS US DEPT INTERIK
P O BOX 2245
PALM SPRINGS CA 92262

ASMT: 519121019, APN: 519121019
RICHARD MACIAS
1483 ADAM ST
BANNING CA 92220

ASMT: 519110016, APN: 519110016
SOUTHERN CALIFORNIA GAS CO
C/O TAX DEPT
101 ASH ST NO HW07
SAN DIEGO CA 92101

ASMT: 519121020, APN: 519121020
USA BIA
C/O BUREAU OF INDIAN AFFAIRS
1451 RESEARCH PARK DR 100
RIVERSIDE CA 92507

ASMT: 519110035, APN: 519110035
SYSTEM CAPITAL REAL PROP CORP, ETAL
ONE MCDONALDS PLAZA
OAK BROOK IL 60523

ASMT: 519121022, APN: 519121022
SCOTT BISWELL, ETAL
917 NASON ST
SANTA ROSA CA 95404

ASMT: 519110038, APN: 519110038
CHELSEA GCA REALTY PARTNERSHIP
C/O SIMON PROP GROUP
P O BOX 6120
INDIANAPOLIS IN 46206

ASMT: 519121023, APN: 519121023
USA MORONGO BAND CAHUILLA MISSION INC
2800 COTTAGE WAY
SACRAMENTO CA 95825



ASMT: 519122008, APN: 519122008
BRANDON MITLO
48922 MAUMEE LN
CABAZON, CA. 92230

ASMT: 519131004, APN: 519131004
ORLANDO SAMEQ, ETAL
48917 MAUMEE LN
CABAZON, CA. 92230

ASMT: 519122009, APN: 519122009
BRIAN LEE, ETAL
5233 MARYLAND AVE
LA CRESCENTA CA 92230

ASMT: 519131005, APN: 519131005
JAMES DOOLEN
48905 MAUMEE LN
CABAZON, CA. 92230

ASMT: 519122011, APN: 519122011
DONA AUKERMAN
417 N 3RD ST
BANNING CA 92220

ASMT: 519131006, APN: 519131006
MONA RODRIGUEZ
48893 MAUMEE LN
CABAZON, CA. 92230

ASMT: 519122012, APN: 519122012
ROBERTO HERNANDEZ
11 W REDLANDS BLV STE C
REDLANDS CA 92373

ASMT: 519131007, APN: 519131007
TONI PETERS MORENO
48881 MAUMEE LN
CABAZON, CA. 92230

ASMT: 519122013, APN: 519122013
ROBERTO HUITRON
22418 FARRAGUT AVE
MORENO VALLEY CA 92553

ASMT: 519131008, APN: 519131008
ZAIDA DIAZ
P O BOX 799
CABAZON CA 92230

ASMT: 519131001, APN: 519131001
KEITH LEE, ETAL
128 S CHAPEL AVE NO 8
ALHAMBRA CA 91801

ASMT: 519131009, APN: 519131009
SHARON MILLAGE
48857 MAUMEE LN
CABAZON CA 92230

ASMT: 519131003, APN: 519131003
CHARTER MANAGEMENT SYSTEMS INC
P O BOX 697
BANNING CA 92220

ASMT: 519131010, APN: 519131010
ROBERT STMARIE
P O BOX 559
CABAZON CA 92230



ASMT: 519131011, APN: 519131011
 HECTOR CARDONA
 13353 APACHE TR
 CABAZON, CA. 92230

ASMT: 519131020, APN: 519131020
 CAROLINE DOMINGUEZ
 13425 APACHE TR
 CABAZON, CA. 92230

ASMT: 519131012, APN: 519131012
 SILVIA RODRIGUEZ, ETAL
 13361 APACHE TR
 CABAZON, CA. 92230

ASMT: 519131021, APN: 519131021
 ROBIN MINOR, ETAL
 13451 APACHE TR
 CABAZON, CA. 92230

ASMT: 519131013, APN: 519131013
 MARK MRAZ
 P O BOX 1514
 RANCHO MIRAGE CA 92270

ASMT: 519131023, APN: 519131023
 ERROL ANTUNA
 P O BOX 304
 ETIWANDA CA 91739

ASMT: 519131014, APN: 519131014
 JUNE BULLOCK, ETAL
 3800 W WILSON ST SP 149
 BANNING CA 92220

ASMT: 519131024, APN: 519131024
 LORETTA HOLMES, ETAL
 P O BOX 1971
 BIG BEAR LAKE CA 92315

ASMT: 519131015, APN: 519131015
 ROSA FONSECA, ETAL
 13385 APACHE TR
 CABAZON, CA. 92230

ASMT: 519132001, APN: 519132001
 CONSUELO CERDA
 9524 GUESS ST
 ROSEMEAD CA 91770

ASMT: 519131016, APN: 519131016
 ROSARIO FONSECA, ETAL
 13393 APACHE TR
 CABAZON, CA. 92230

ASMT: 519132005, APN: 519132005
 DAVID ROMBERG, ETAL
 P O BOX 2038
 SOLDOTNA AK 99669

ASMT: 519131019, APN: 519131019
 NIMFARLENE RAMSEY
 2007 GREENBRIAR ST
 COLTON CA 92324

ASMT: 519132007, APN: 519132007
 BETTY LOVE, ETAL
 951 S 12TH ST
 BANNING CA 92230

ASMT: 519132008, APN: 519132008
TIAN HE, ETAL
48852 TAOS RD
CABAZON, CA. 92230

ASMT: 519132017, APN: 519132017
LUIS QUIROZ
13374 APACHE TR
CABAZON CA 92230

ASMT: 519132010, APN: 519132010
LASHUNDA SMITH, ETAL
48828 TAOS RD
CABAZON, CA. 92230

ASMT: 519132018, APN: 519132018
LUCY SANCHEZ
P O BOX 237
CABAZON CA 92230

ASMT: 519132012, APN: 519132012
LILY WATAK DAVIS
48796 TAOS RD
CABAZON, CA. 92230

ASMT: 519132019, APN: 519132019
MARLENE POWELL, ETAL
11737 MCCONNEL CT
YUCAIPA CA 92399

ASMT: 519132013, APN: 519132013
DIANE NORMAN, ETAL
13344 APACHE TR
CABAZON CA 92230

ASMT: 519132023, APN: 519132023
SOCORRO SANCHEZ, ETAL
13424 APACHE TR
CABAZON, CA. 92230

ASMT: 519132014, APN: 519132014
RICHARD ESPINOZA
13350 APACHE TR
CABAZON, CA. 92230

ASMT: 519142002, APN: 519142002
JOYCE COSENTINO, ETAL
48885 TAOS RD
CABAZON, CA. 92230

ASMT: 519132015, APN: 519132015
JESSE SLUDER
351 SOUTH K ST
OXNARD CA 93030

ASMT: 519142004, APN: 519142004
SMITH CHOI
1805 S 2ND ST # A
ALHAMBRA CA 91801

ASMT: 519132016, APN: 519132016
DONNA THOMAS
22530 COUNTRY CREST DR
MORENO VALLEY CA 92557

ASMT: 519142005, APN: 519142005
JEWEL SMITH
10891 MARIAN
GARDEN GROVE CA 92640



ASMT: 519142006, APN: 519142006
THOMAS RITCHIE
32876 MARIE DR
LAKE ELSINORE CA 92530

ASMT: 519142013, APN: 519142013
FEDERAL NATL MORTGAGE ASSN
C/O IBM LENDER BUSINESS PROCESS SERVIC
14523 SW MILLIKAN STE 200
BEAVERTON OR 97005

ASMT: 519142007, APN: 519142007
MARY BEEDON
C/O AMALIA CALDERONE
16646 MONTEGO WAY
TUSTIN CA 92780

ASMT: 519142014, APN: 519142014
AMSALE DEMISSIE, ETAL
726 WIMBLEDON DR
REDLANDS CA 92374

ASMT: 519142008, APN: 519142008
MICHAEL SHIRLEY
P O BOX 890626
TEMECULA CA 92589

ASMT: 519151001, APN: 519151001
EVA HANZELIK, ETAL
48850 MOJAVE DR
CABAZON, CA. 92230

ASMT: 519142009, APN: 519142009
MARIA ALVAREZ, ETAL
14944 BROADWAY
CABAZON CA 92230

ASMT: 519151003, APN: 519151003
STEVEN CRAIG
4100 MACARTHUR PL STE 200
NEWPORT BEACH CA 92660

ASMT: 519142010, APN: 519142010
JEWEL SMITH
10891 MARIAN DR
GARDEN GROVE CA 92840

ASMT: 519151014, APN: 519151014
JAMES DOERING
P O BOX 668
SAN GABRIEL CA 91778

ASMT: 519142011, APN: 519142011
CHARLES FLOOD
48812 MOJAVE DR
BANNING, CA. 92220

ASMT: 519151015, APN: 519151015
ROBERTO PEDROZA
10118 JERSEY AVE
SANTA FE SPRINGS CA 90670

ASMT: 519142012, APN: 519142012
STEVEN CRAIG
1 OCEAN CREST
NEWPORT COAST CA 92657

ASMT: 519151016, APN: 519151016
ROBERTO PEDROZA
3930 PERRY ST
LOS ANGELES CA 90063



ASMT: 519152004, APN: 519152004
MARIA CASILLAS
P O BOX 796
CABAZON CA 92230

ASMT: 519180024, APN: 519180024
USA 519
59750 SEMINOLE DR
CABAZON CA 92230

ASMT: 519152005, APN: 519152005
CARMEN ENRIQUEZ
13551 APACHE TR
CABAZON, CA. 92230

ASMT: 519180025, APN: 519180025
USA 519
49750 SEMINOLE DR
CABAZON CA 92230

ASMT: 519152006, APN: 519152006
RICHARD FORNEY
9 GUNNISON
IRVINE CA 92612

ASMT: 519200004, APN: 519200004
RRM PROP
C/O ROBERTSONS READY MIX
200 MAIN ST NO 200
CORONA CA 92882

ASMT: 519152007, APN: 519152007
DEBRA CASKEY, ETAL
C/O GINGER NOLL
8523 PLACER RD
REDDING CA 96001

ASMT: 519210003, APN: 519210003
ALEJANDRO AGUIRRE
1015 WESLEY ST
BANNING CA 92220

ASMT: 519152008, APN: 519152008
LEANDRO LOPEZ
P O BOX 1113
BANNING CA 92220

ASMT: 519210004, APN: 519210004
JERRI DOWNING
P O BOX 433
BANNING CA 92220

ASMT: 519161028, APN: 519161028
CABAZON CO STORES
1500 QUAIL ST STE 100
NEWPORT BEACH CA 92660

ASMT: 519210012, APN: 519210012
FRED SORGE
11335 LA LUNA CIR
FONTANA CA 92337

ASMT: 519162007, APN: 519162007
WESLEY WITT
P O BOX 12727
PALM DESERT CA 92255

ASMT: 519210017, APN: 519210017
ROBERT WITTE
14040 APACHE TR
CABAZON, CA. 92230



ASMT: 519210023, APN: 519210023
APACHE TRAIL VENTURE
C/O GEORGE MOORADIAN
12912 AMBER LN
YUCAIPA CA 92399

ASMT: 519240005, APN: 519240005
ROSEMARY PADILLA, ETAL
1019 W 3RD ST
SAN BERNARDINO CA 92410

ASMT: 519220010, APN: 519220010
NANCY FRANKS
14145 APACHE TR
CABAZON, CA. 92230

ASMT: 519240010, APN: 519240010
CAROL CROSSAN, ETAL
P O BOX 269
CABAZON CA 92230

ASMT: 519230001, APN: 519230001
MUIRLANDS INV
C/O ATOMIC INV INC
3200 HIGHLAND AVE NO B4
NATIONAL CITY CA 91950

ASMT: 519250002, APN: 519250002
GREGORY KUNZ
P O BOX 16627
BOISE ID 83715

ASMT: 519230002, APN: 519230002
BAILIFF RANCH INC
2441 FIARVIEW AVE
RIVERSIDE CA 92506

ASMT: 519250003, APN: 519250003
GREGORY KUNZ
77583 EL DUNA CT STE J
PALM DESERT CA 92211

ASMT: 519240001, APN: 519240001
ANTHONY ROSSETTI
2430 PIEDMONT DR
RIVERSIDE CA 92506

ASMT: 519250006, APN: 519250006
JOSE SANCHEZ, ETAL
1517 N DURFEE
EL MONTE CA 91733

ASMT: 519240002, APN: 519240002
NAHLA HANNA, ETAL
13312 JASPERSON WAY
WESTMINSTER CA 92683

ASMT: 519250007, APN: 519250007
AURORA GARCIA
MARGUERITE MCKINNEY
23756 OAKFIELD
HIDDEN HILLS CA 91302

ASMT: 519240003, APN: 519240003
MARY TELLEZ, ETAL
HCR 1 BOX 1146
CABAZON CA 92230

ASMT: 519260004, APN: 519260004
BETTY SELVERA, ETAL
37180 WILDWOOD CANYON RD
YUCAIPA CA 92399



ASMT: 519260005, APN: 519260005
LUIS DOLENC
HUMBERTO PRIMO 1234 DPTO A
BUENOS AIRES C P 1103
ARGENTINA

ASMT: 519270004, APN: 519270004
CONCEPTION CONDE
P O BOX 137
CABAZON CA 92230

ASMT: 519260006, APN: 519260006
FIESTA GROUP
2540 ONYX DR
LOS ANGELES CA 90032

ASMT: 519270005, APN: 519270005
FRANK CARDENAS
720 E PEARL ST
SAN GABRIEL CA 91776

ASMT: 519260011, APN: 519260011
ROXANNE CARSON, ETAL
14140 APACHE TR
CABAZON, CA. 92230

ASMT: 519270006, APN: 519270006
ELSIE YSIANO, ETAL
P O BOX 803
CABAZON CA 92230

ASMT: 519260012, APN: 519260012
E LIBBEY, ETAL
P O BOX 1205
BANNING CA 92220

ASMT: 519270008, APN: 519270008
NORMA WALKER, ETAL
2575 WILT RD
FALLBROOK CA 92028

ASMT: 519270001, APN: 519270001
KYUNGHY NICOLLE, ETAL
26231 FIR AVE
MORENO VALLEY CA 92555

ASMT: 519270009, APN: 519270009
MELECIO SANCHEZ
P O BOX 144
CABAZON CA 92230

ASMT: 519270002, APN: 519270002
STEVEN VALENZUELA, ETAL
49346 BONITA ST
CABAZON, CA. 92230

ASMT: 519270010, APN: 519270010
NELLIE SOREANO, ETAL
P O BOX 364
CABAZON CA 92230

ASMT: 519270003, APN: 519270003
CELESTE HOWELL, ETAL
P O BOX 706
CANYONVILLE OR 97417

ASMT: 519280001, APN: 519280001
R R M PROP
P O BOX 3600
CORONA CA 92878



ASMT: 519280003, APN: 519280003
ANTHONY ROSSETTI
635 AMERICAN AVE
BEAUMONT CA 92223

ASMT: 519310001, APN: 519310001
DOLORES GUILLEN, ETAL
14351 MAGNOLIA
CABAZON CA 92230

ASMT: 519280004, APN: 519280004
NAWAZISH QAZI, ETAL
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

ASMT: 519310005, APN: 519310005
ANITA BEARBOWER
P O BOX 224
CABAZON CA 92230

ASMT: 519280005, APN: 519280005
ROSA MEDINA, ETAL
1211 N GULF AVE
WILMINGTON CA 90744

ASMT: 519310006, APN: 519310006
SOUTHERN CALIFORNIA EDISON CO
2ND FLOOR ATTN REAL PROPERTIES DEPT
2131 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 519293010, APN: 519293010
PEGGY HOOK, ETAL
105 S EL CAMINO REAL
SAN CLEMENTE CA 92672

ASMT: 519310007, APN: 519310007
SOUTHERN CALIFORNIA EDISON CO
14799 CHESTNUT ST
WESTMINSTER CA 92683

ASMT: 519294001, APN: 519294001
ERINE YSIANO
P O BOX 1132
CABAZON CA 92230

ASMT: 519371001, APN: 519371001
ENRIQUE DENIZ
P O BOX 645
CABAZON CA 92230

ASMT: 519300002, APN: 519300002
JO ANN ASIRU, ETAL
P O BOX 9256
CALABASAS CA 91372

ASMT: 519371002, APN: 519371002
JOANNE MARTIN, ETAL
49311 W CARMEN AVE
CABAZON, CA. 92230

ASMT: 519300022, APN: 519300022
JOHANN STEINLECHNER
P O BOX 1219
PALM SPRINGS CA 92263

ASMT: 519371003, APN: 519371003
JOANNE MARTIN, ETAL
49311 CARMEN AVE
CABAZON CA 92230

ASMT: 519371004, APN: 519371004
KATHY TREMBLE, ETAL
38926 KENNETH CT
CHERRY VALLEY CA 92223

ASMT: 519371013, APN: 519371013
KENNETH REID, ETAL
280 S AVENIDA CABALLEROS U
PALM SPRINGS CA 92262

ASMT: 519371005, APN: 519371005
THANAPHA FARRIS, ETAL
P O BOX 828
CABAZON CA 92230

ASMT: 519371014, APN: 519371014
WILLIAM LONG, ETAL
C/O WILLIAM BUI LONG
P O BOX 1037
CABAZON CA 92230

ASMT: 519371006, APN: 519371006
LINDA BENNETT
218 MAIN ST NO 540
KIRKLAND WA 98033

ASMT: 519371015, APN: 519371015
DIMITRA KRICK, ETAL
852 VIA PANORAMA
BANNING CA 92220

ASMT: 519371007, APN: 519371007
SAYDA PAZ, ETAL
2050 GARRETSON AVE
CORONA CA 92879

ASMT: 519371027, APN: 519371027
LUPE MARTINEZ, ETAL
P O BOX 59
CABAZON CA 92230

ASMT: 519371009, APN: 519371009
REFUGIO CORRAL
P O BOX 93
CABAZON CA 92230

ASMT: 519371028, APN: 519371028
OFELIA BRECKENRIDGE, ETAL
22872 LA PAIX ST
GRAND TERRACE CA 92313

ASMT: 519371010, APN: 519371010
MARY SMITH
P O BOX 303
CABAZON CA 92230

ASMT: 519371032, APN: 519371032
JERRY ISON
13325 CALLE DEL CAMPO UNIT
SAN DIEGO CA 92129

ASMT: 519371012, APN: 519371012
ANGEL TOLEDO
9944 GENEVA AVE
MONTCLAIR CA 91763

ASMT: 519371035, APN: 519371035
DANIEL ALVAREZ
14510 AGNES ST
CABAZON CA 92230

ASMT: 519371036, APN: 519371036
TAMMY ORTIZ
49281 W CARMEN ST
CABAZON, CA. 92230

ASMT: 519372011, APN: 519372011
SOLEDAD REYES, ETAL
17841 ORANGEWOOD LN
RIVERSIDE CA 92503

ASMT: 519371039, APN: 519371039
VIRGINIA STEPHENSON, ETAL
2948 ATCHISON ST
RIALTO CA 92376

ASMT: 519380002, APN: 519380002
SALLY BALDERAS, ETAL
26200 REDLANDS BLVD APT 10
REDLANDS CA 92373

ASMT: 519371040, APN: 519371040
PATRICIA ALLEN, ETAL
750 S LINCOLN AVE NO 104
CORONA CA 92882

ASMT: 519380003, APN: 519380003
MARIA ARIAS, ETAL
24689 CLEARWATER DR
MORENO VALLEY CA 92551

ASMT: 519371041, APN: 519371041
ALA SEHAWNEH
600 W GLADSTONE ST NO 45
AZUSA CA 91702

ASMT: 519380005, APN: 519380005
CONST CO, ETAL
36854 OAK VIEW RD
YUCAIPA CA 92399

ASMT: 519372001, APN: 519372001
RUBY STRAHAN
881 S STATE ST
HEMET CA 92543

ASMT: 532080005, APN: 532080005
USA MORONGO BAND CAHUILLA MISSION INC
11581 POTRERO RD
BANNING CA 92223

ASMT: 519372009, APN: 519372009
BARBARA BARNES
27202 WEEKS RD
WALDRON AR 72958

ASMT: 532080006, APN: 532080006
LLOYD FIELDS
425 CASTLE PL
BEVERLY HILLS CA 90210

ASMT: 519372010, APN: 519372010
CAROL BROWN
14601 AGNES ST
CABAZON, CA. 92230

ASMT: 532090011, APN: 532090011
STEPHEN MALONE, ETAL
C/O STEPHEN MALONE
3429 BRITTAN AVE
SAN CARLOS CA 94070



ASMT: 532090018, APN: 532090018
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 532100001, APN: 532100001
USA INDIAN RES 532
UNKNOWN

ASMT: 532210001, APN: 532210001
BEAUMONT CONCRETE CO
P O BOX 216
BEAUMONT CA 92223



Applicant:
Matt Wilson, CEO
Foundation Windpower
200 Middlefield Road, Ste. 203
Menlo Park, CA 94025

Owner:
Christine Goeyvaerts
Robertson's Ready Mix
P.O. Box 3600
Corona, CA 92878

Eng-Rep:
Craig Cook, RCE
125 W. LA CAdena Drive #A
Riverside, CA 92501

City of Banning
Planning Director
P.O. Box 998
Banning, CA 92220-0998

City of Palm Springs
Planning Director
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

Morongo Band of Mission Indians
Planning Director
12700 Pumarra Road
Banning, CA 92220

Cabazon Outlet Stores
48750 Seminole Drive #100
Cabazon, CA 92230

Morongo Casino Administration
49500 Seminole Drive
Cabazon, CA 92230

Banning Airport Manager
600 S. Hathaway Street
Banning, CA 92220

Dudek & Associates
Attn: Jon Berg
40-004 Cook Street, Ste. 4
Palm Desert, CA 92211

SMP00162R5 EXTRA



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Surface Mining Permit No. 162, Revised Permit No. 5; Variance Case No. 1883

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, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: August 16, 2012

Applicant/Project Sponsor: Matt Wilson/Robertson's Ready Mix Date Submitted: September 6, 2011

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 Jay Olivas, Project Planner at (951) 955-1195.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\smp00162r5\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42458 ZCFG05830

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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.

EA42458, Surface Mining Permit No. 162, Revised Permit No. 5; Variance Case No. 1883

Project Title/Case Numbers

Jay Olivas
County Contact Person

(951) 955-1195
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Matt Wilson / Robertson's Ready Mix
Project Applicant

200 Middlefield Road Ste. 203 Menlo Park, CA 94025
Address

Southerly of Interstate 10, westerly of Apache Trail in Cabazon, CA.
Project Location

Existing Surface Mine with production rate up to 4.5 million tons of material per year proposes addition of two 1 Megawatt wind turbines up to 338.6 feet in height with variance request to increase height limits of the W-2-10 zone from 105 feet to 338'6 feet for the wind turbines.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 17, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2101.50 + \$64)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, 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

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\smpp00162r5INOD Form.docx

Please charge deposit fee case#: ZEA42458 ZCFG05830

FOR COUNTY CLERK'S USE ONLY

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1106298

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
--	--	--

Received from: WILSON MATTHEW \$64.00
paid by: CK 1030
paid towards: CFG05830 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA42458
at parcel #:
appl type: CFG3

By _____ Jun 23, 2011 13:32
GLKING posting date Jun 23, 2011

Account Code	Description	Amount
--------------	-------------	--------

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1203312

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: WILSON MATTHEW \$2,101.50
paid by: CK 1138
CA FISH AND GAME FOR EA42458
paid towards: CFG05830 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 19, 2012 11:25
MGARDNER posting date Apr 19, 2012

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3.3
Area Plan: Elsinore
Zoning Area: Alberhill and Temescal
Supervisory District: First/First
Project Planner: Damaris Abraham
Planning Commission: October 17, 2012

TENTATIVE PARCEL MAP NO. 36256
Environmental Assessment No. 42221
Applicant: Robert Parker
Engineer/Representative: Southland
Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870).

The project site is located northerly of Interstate 15, southerly of Temescal Canyon Road, easterly of Indian Truck Trail and westerly of Horsethief Canyon Road.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio); Warm Springs Policy Area
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R: RR) (5 Acre Minimum) and Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the north
Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) to the east and west
Interstate 15 to the south
3. Existing Zoning (Ex. #2): Manufacturing – Service Commercial (M-SC)
5. Surrounding Zoning (Ex. #2): Rural Residential (R-R) and Manufacturing – Service Commercial (M-SC) to the north
Manufacturing - Service Commercial (M-SC) to the east and west
Interstate 15 to the south
6. Existing Land Use (Ex. #1): Heavy Equipment Rental and RV Storage Yard
7. Surrounding Land Use (Ex. #1): Vacant land to the north
Interstate 15 to the south
Manufacturing Business to the east
Contractor's Storage Yard to the west
8. Project Data: Total Acreage: 10.4 Gross Acres
Total Proposed Lots: 2 commercial lots and 1 lettered lot
Proposed Min. Lot Size: 3.76 Gross Acres
Schedule: E
9. Environmental Concerns: See attached environmental assessment

D.M.

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42221**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36256**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Manufacturing – Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule “E” map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public’s health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) on the Elsinore Area Plan.
2. The proposed subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot, is in conformance with Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) designation.
3. The project site located within the Warm Springs Policy Area of the Elsinore Area Plan. Policy ELAP 1.3 requires commercial and industrial uses to be sensitive to environmental hazards (i.e. flooding) and not substantially impact environmental resources (i.e. biological and water quality). The proposed tentative parcel map is proposing the Horsethief Canyon Wash to be dedicated as a conservation area and the area around the wash to be established as a flood hazard area with no disturbance occurring in the conservation area and no permanent structures constructed in the flood hazard area. Therefore, the project will not substantially impact environmental resources.

4. The project site is surrounded by properties which are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the north, Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) to the east and west, and Interstate 15 to the south.
5. The current zoning for the subject site is Manufacturing – Service Commercial (M-SC).
6. The proposed subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot is consistent with the required lot area dimensions and development standards set forth in the M-SC zone.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) and Manufacturing – Service Commercial (M-SC) to the north, Manufacturing - Service Commercial (M-SC) to the east and west, and Interstate 15 to the south.
8. Similar light industrial uses have been constructed and are operating in the project vicinity.
9. The project is located within a Western Riverside Multiple Species Habitat Conservation Cell Groups 'D' and 'E' Criteria Cell numbers: 3548, 3549, and 3647. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS00162) and a Joint Project Review (JPR) was completed and concluded that 1.22 acres of the parcel will be required to be conserved and must be dedicated in fee to the Regional Conservation Authority. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
10. Environmental Assessment No. 42221 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hazards & Hazardous Materials
 - d. Hydrology/Water Quality
 - e. Recreation
 - f. Transportation/Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Fault Zone;
 - b. A Flood Zone;
 - c. An area drainage plan; or,
 - d. A dam inundation area.
3. The project site is located within:
 - a. A high fire area;
 - b. The City of Lake Elsinore sphere of influence;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. The boundaries of the Lake Elsinore Unified School District;

TENTATIVE PARCEL MAP NO. 36256

PC Staff Report: October 17, 2012

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- e. An area susceptible to subsidence; and,
- f. An area with high liquefaction potential.

4. The subject site is currently designated as Assessor's Parcel Numbers 391-060-015, 391-060-016, 391-060-017, 391-090-023, 391-090-048, 391-090-049, and 391-090-050.

DA:da

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Date Prepared: 08/22/12

Date Revised: 09/10/12

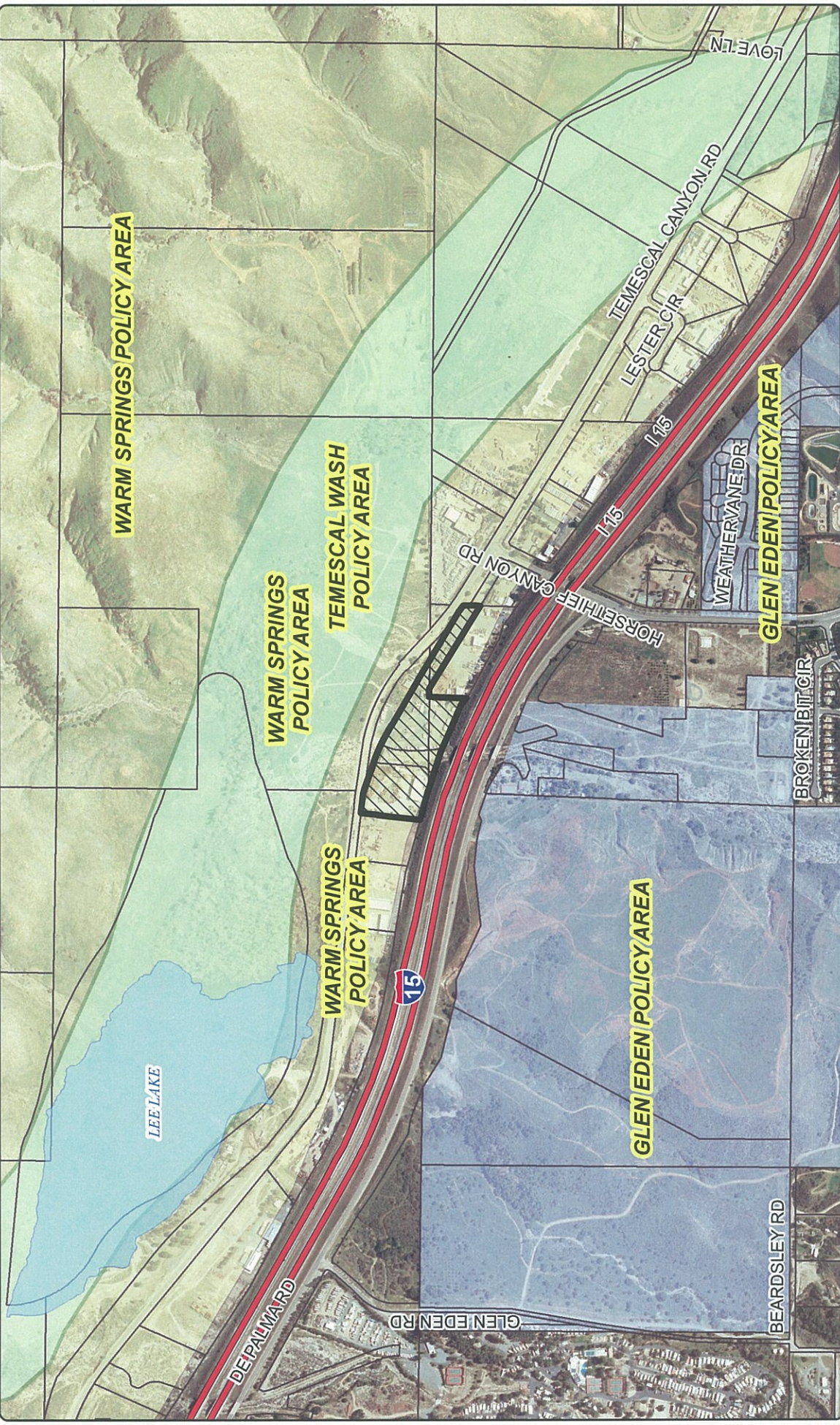
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36256

VICINITY/POLICY AREAS

Supervisor: Buster
District 1

Date Drawn: 8/30/12
Vicinity Map



Zoning Area: Temescal & Alberhill

Township/Range: T5SR5W

Section: 7, 8, 17 & 18

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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

Assessors Bk. Pg. 390-06, 09

Thomas Bros. Pg. 835 B2

Edition 2009



RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36256

LAND USE

Supervisor: Buster
District 1

Date Drawn: 8/30/12
Exhibit 1



Zoning Area: Temescal & Alberhill
Township/Range: T5SR5W
Section: 7, 8, 17 & 18

Assessors Bk. Pg. 390-06, 09
Thomas Bros. Pg. 835 B2
Edition 2009



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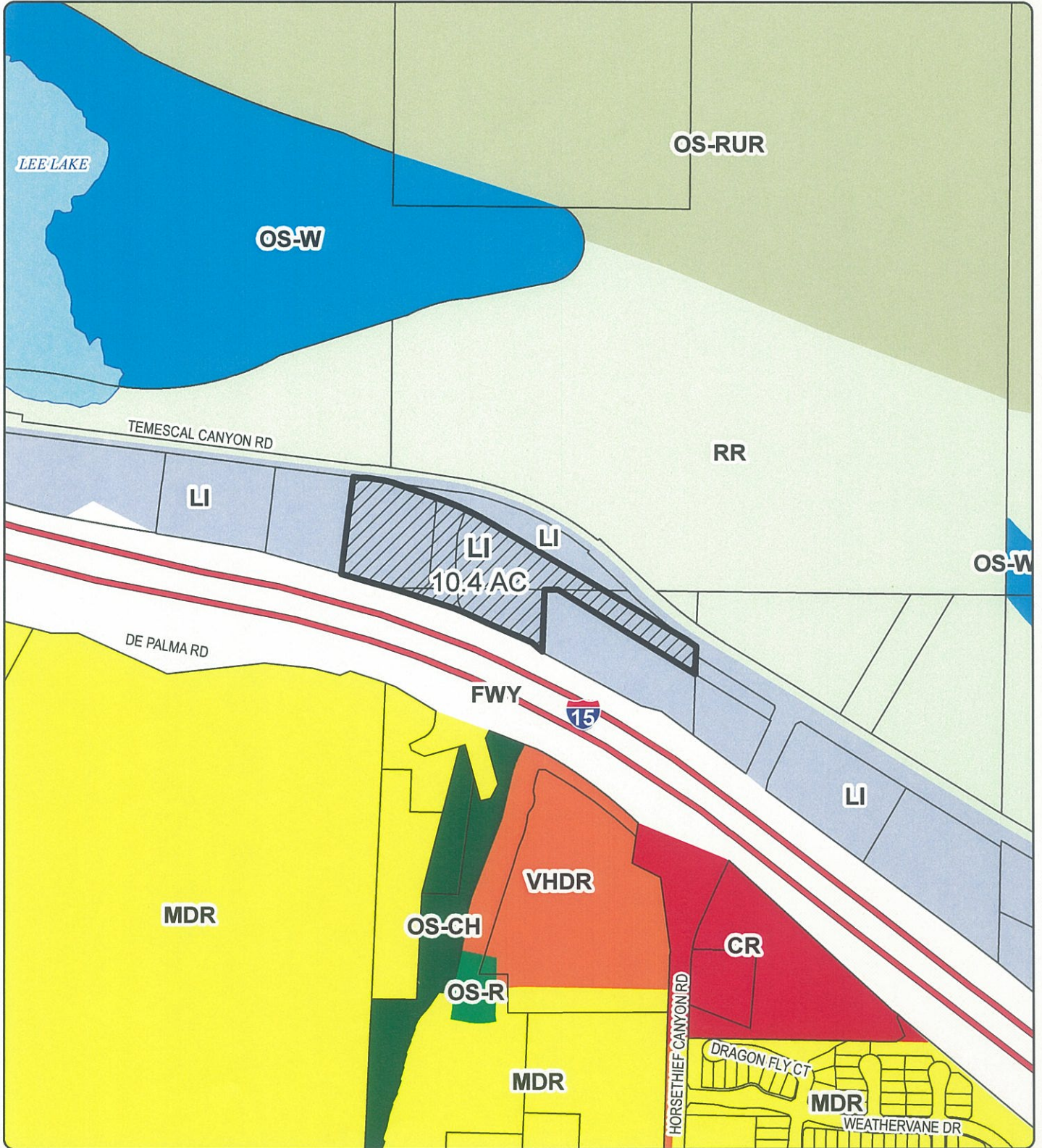
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36256

EXISTING GENERAL PLAN

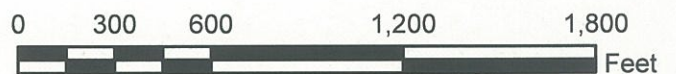
Supervisor: Buster
District 1

Date Drawn: 8/30/12
Exhibit 5



Zoning Area: Temescal & Alberhill
Township/Range: T5SR5W
Section: 7, 8, 17 & 18

Assessors Bk. Pg. 390-06, 09
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Edition 2009



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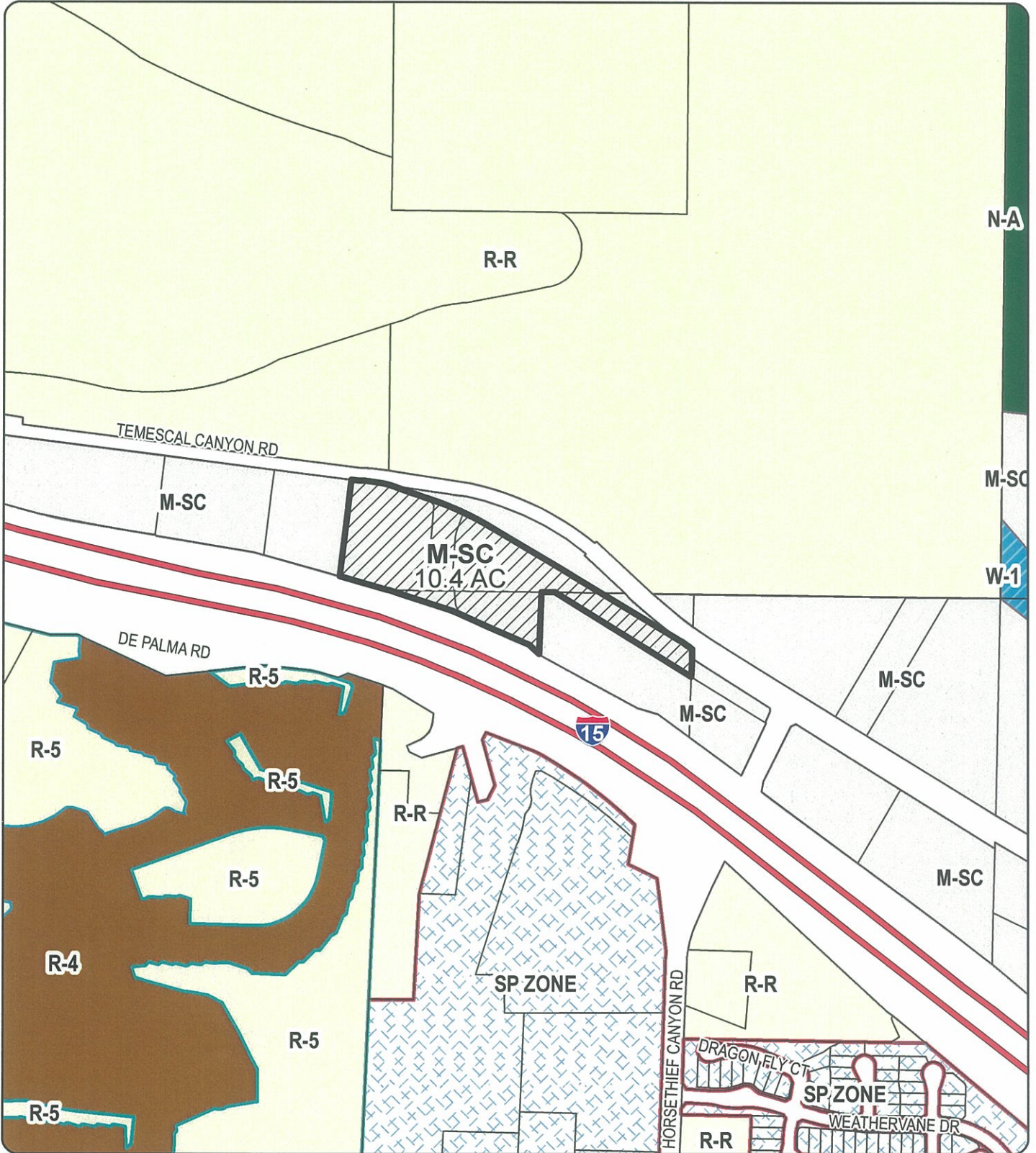
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36256

EXISTING ZONING

Supervisor Buster
District 1

Date Drawn: 8/30/12
Exhibit 2



Zoning Area: Temescal & Alberhill
Township/Range: T5SR5W
Section: 7, 8, 17 & 18

Assessors Bk. Pg. 390-06, 09
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Edition 2009



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42221
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36256
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Robert Parker
Applicant's Address: 44915 Palladian Court, Temecula, CA 92590
Engineer's Name: Southland Engineering
Engineer's Address: 2200 Business Way, Suite 100, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

The Tentative Parcel Map is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870).

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

C. Total Project Area: 10.4 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 10.4	Lots: 2	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 391-060-015, 391-060-016, 391-060-017, 391-090-023, 391-090-048, 391-090-049, and 391-090-050

E. Street References: Northerly of Interstate 15, southerly of Temescal Canyon Road, easterly of Indian Truck Trail and westerly of Horsethief Canyon Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 5 West, Sections 7, 8, and 17

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently contains an existing Heavy Equipment Rental Business located on the proposed Parcel 1 and an existing Recreational Vehicle Storage Yard located on the proposed Parcel 2; surrounding land uses include vacant land to the north, Interstate 15 to the south, Manufacturing Business to the east, and Contractor's Storage Yard to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) land use designation and all other applicable policies.
2. **Circulation:** Adequate circulation facilities exist that serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project is located within a Western Riverside Multiple Species Habitat Conservation Cell Groups 'D' and 'E' Criteria Cell numbers: 3548, 3549, and 3647. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS00162) and a Joint Project Review (JPR) was completed and concluded that 1.22 acres of the parcel will be required to be conserved and must be dedicated in fee to the Regional Conservation Authority. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. 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 has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Elsinore

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Warm Springs Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural: Rural Residential (R: RR) (5 Acre Minimum) and Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the north, Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) to the east and west, and Interstate 15 to the south.

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Manufacturing – Service Commercial (M-SC)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential (R-R) and Manufacturing – Service Commercial (M-SC) to the north, Manufacturing - Service Commercial (M-SC) to the east and west, and Interstate 15 to the south.

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 checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <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

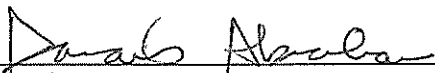
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

September 10, 2012

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, 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 checked="" type="checkbox"/>	<input 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"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The site is located adjacent to State Highway 15, which is a State Eligible Scenic Highway. The project site currently contains an existing heavy equipment rental business and a recreational vehicle storage yard and no new construction is being proposed with this subdivision. The subdivision of the subject property into 2 parcels will not have a negative impact on scenic resources. The project will have a less than significant effect on the scenic highway.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<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
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 41.99 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) 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. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance No. 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.15) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The parcels created by this tentative map have already been developed with the Heavy Equipment Rental and RV Storage Yard business that are similar in character with the surrounding industrial development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
within a Riverside County Agricultural Preserve?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on a land designated as "other lands and urban-built up lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) The project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by an agriculturally zoned land (A-1, A-2, A-P, A-D, & CV). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 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: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Elsinore Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) 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 include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>	<input 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 Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, Environmental Programs Division Review, HANS00162

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Groups D and E, Criteria cell numbers 3548, 3549, and 3647. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(HANS00162) and a Joint Project Review (JPR) was completed concluded that the proposed project did not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, the impact is considered less than significant

b-c) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Groups D and E, Criteria cell numbers 3548, 3549, and 3647. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS00162) and a Joint Project Review (JPR) was completed and concluded that 1.22 acres of the parcel will be required to be conserved. This area shall be mapped and labeled "Delineated Constraint Area (MSHCP Conservation)" on the Environmental Constraint Sheet and no disturbances shall occur within this area. (COA 50.EPD.3 and 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) 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 corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: The 1.22 acres of the parcel required conservation area shall be mapped and labeled "Delineated Constraint Area (MSHCP Conservation)" on the Environmental Constraint Sheet and no disturbances shall occur within this area. (COA 50.EPD.3 and 60.EPD.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is fully disturbed with the Heavy Equipment Rental and RV Storage Yard business existing on site. And the project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are 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"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project site contains an existing Heavy Equipment Rental located on the proposed Parcel 1 and an existing RV Storage Yard located on the proposed parcel 2. Since ground disturbance has already occurred, and no significant disturbance is required for the project, the likelihood of the project altering or destroying an archaeological site is less than significant. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) There are no known sacred or religious uses or activities within the potential impact area, therefore it can be determined that there will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to building final inspection. (COA 90.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a-b) According to GIS database, the project site is within a 1/2 mile of an unnamed fault in the Elsinore Fault Zone and the Walker Canyon Fault. The project site has already been developed Heavy Equipment Rental and RV Storage Yard business. Since no new construction is being proposed with this subdivision, the County Geologist has not required a Geologic Study for this project. The proposed project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) According to GIS Database, the project site is located in an area with a moderate liquefaction potential. The impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

According to GIS database, the project site is within a 1/2 mile of an unnamed fault in the Elsinore Fault Zone and the Walker Canyon Fault. The project site has already been developed Heavy Equipment Rental and RV Storage Yard business. Since no new construction is being proposed with this subdivision, the County Geologist has not required a Geologic Study for this project. The proposed project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

Findings of Fact:

a) The project site is relatively flat and is not 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. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are 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: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, County Geologist review

a) There are no active volcanoes in Southern California. The project site does not contain steep slopes, and it is unlikely to be subject to other geologic hazards such as mudflow. The project is located near Lee Lake, so there is a minor chance of seiche; however, the site is over 1000 feet from the lake so the impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials, Building and Safety – Grading Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The project site contains an existing Heavy Equipment Rental and RV Storage Yard business. No new construction or grading is proposed. Therefore, the project will not change topography or ground surface relief features.
- b) There is no grading proposed with this project. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created.
- c) There is no grading proposed with this project. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 1802.3.2 of the California Building Code (2007), creating substantial 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

- a) The project site contains an existing Heavy Equipment Rental and RV Storage Yard business. No new construction is proposed with this project. The project will not result in substantial soil erosion or the loss of topsoil.
- b) The project site may be located on expansive soil; however, the project site contains an existing Heavy Equipment Rental and RV Storage Yard business. No new construction is proposed with this project. The project will have a less than significant impact.
- c) The project utilizes an Onsite Wastewater Treat System (OWTS). A complete C42 Certification with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual will be required if an additional or new plumbing will be connected to an existing septic system, the location of the existing septic system(s) is unknown, the existing septic system will be upsized or modified, or the existing septic system appears not to be in good repair. (COA 10.E HEALTH. 2) This is standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) The project site contains an existing Heavy Equipment Rental and RV Storage Yard business. No new construction is proposed with this project and is not located in the vicinity of a stream or lake. The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.

b) The project site contains an existing Heavy Equipment Rental and RV Storage Yard business. No new construction is proposed with this project and is not likely to increase in water erosion either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. 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?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) The project site contains an existing Heavy Equipment Rental and RV Storage Yard business. The proposed project is a subdivision and will not authorize the construction of any buildings. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing green house gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter 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: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with the use would not present the potential to create a significant public or environmental hazard.

c) The proposed subdivision will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The proposed subdivision will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The proposed subdivision is not located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. 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 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: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) 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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Riverside County Fire Department Review

Findings of Fact:

a) The project is located within a hazardous fire area. The Riverside County Fire Department has conditioned the project to provide an Environmental Constraints Sheet for the map with the notation that the required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot (COA 50. FIRE.2) In addition, the project has been conditioned to have the Riverside County Fire Department review the hydrant type, location, spacing and minimum fire flow. (COA 50 FIRE.1)

Mitigation: The project has been conditioned to an Environmental Constraints Sheet for the map with the notation that the required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot (COA 50. FIRE.2) In addition, the project has been conditioned to have the Riverside County Fire Department review the hydrant type, location, spacing and minimum fire flow. (COA 50 FIRE.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or 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 (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- e-f) The parcel map is proposing to subdivide a 10.4 acre site into two (2) parcels, with Parcel 1 containing an existing heavy equipment rental yard with an existing office and shop located on the westerly portion of the site and Parcel 2 containing an RV storage yard located on the easterly portion of the site. Bisecting these two developments is Horsethief Canyon Wash which is being dedicated as a conservation area (Lot "A"). This watercourse has a drainage area at the freeway bridges of approximately 4.3 square miles. Interstate 15 provides both of these developments significant protection from the flood hazard but the wash loses definition as flows proceed northwesterly toward Temescal Canyon Road and flows may not be confined within the conservation area property. While all structures and other improvements for these developments are existing and no grading or other improvements are proposed with this land division, due to the potential erosion from high velocity flows in the wash, the District recommends a "Flood Hazard Area" be delineated (as shown on Exhibit "A") on the Environmental Constraint Sheet (ECS). This area shall not restrict the current use of vehicular/equipment storage (which could be relocated if necessary during periods of heavy runoff) but will preclude any permanent structures from being constructed within this area (COA 10.FLOOD RI.1).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "No permanent structures shall be permitted within the Flood Hazard Area." (COA 10.FLOOD RI.2, 50.FLOOD RI.01, and 50.FLOOD RI.02)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b-c) The parcel map is proposing to subdivide a 10.4 acre site into two (2) parcels, with Parcel 1 containing an existing heavy equipment rental yard with an existing office and shop located on the westerly portion of the site and Parcel 2 containing an RV storage yard located on the easterly portion of the site. Bisecting these two developments is Horsethief Canyon Wash which is being dedicated as a conservation area (Lot "A"). This watercourse has a drainage area at the freeway bridges of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 4.3 square miles. Interstate 15 provides both of these developments significant protection from the flood hazard but the wash loses definition as flows proceed northwesterly toward Temescal Canyon Road and flows may not be confined within the conservation area property. While all structures and other improvements for these developments are existing and no grading or other improvements are proposed with this land division, due to the potential erosion from high velocity flows in the wash, the District recommends a "Flood Hazard Area" be delineated (as shown on Exhibit "A") on the Environmental Constraint Sheet (ECS). This area shall not restrict the current use of vehicular/equipment storage (which could be relocated if necessary during periods of heavy runoff) but will preclude any permanent structures from being constructed within this area (COA 10.FLOOD RI.1).

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: The "Flood Hazard Area", as shown on the tentative map, shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "No permanent structures shall be permitted within the Flood Hazard Area." (COA 10.FLOOD RI.2, 50.FLOOD RI.01, and 50.FLOOD RI.02)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The Tentative Parcel Map proposes a subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot. The subdivision is consistent with the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio). The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) The project is located within the City of Lake Elsinore sphere of influence. The project has been transmitted to the City of Lake Elsinore. No information provided suggested that the proposed project would affect land uses within Corona or adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is currently zoned Manufacturing – Service Commercial (M-SC). The development, a subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot, is consistent with the standards for the zone. The project will have no significant impact.

b) The site is surrounded by land which is zoned Rural Residential (R-R) and Manufacturing – Service Commercial (M-SC) to the north, Manufacturing - Service Commercial (M-SC) to the east and west, and Interstate 15 to the south. Therefore, the proposed project is compatible with the existing surrounding zoning. The project will have no significant impact.

c) The project site is surrounded by vacant land to the north, Interstate 15 to the south, Manufacturing Business to the east, and Contractor’s Storage Yard to the west. The project contains an existing Heavy Equipment Rental and RV Storage Yard business which is compatible with existing and future land uses in the area.

d) The General Plan Land Use designation for the site is Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), as is the property to the east and west. The proposed project is compatible with these designations.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. 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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not 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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) 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?

NA A B C D

b) For a project within the vicinity of a private airstrip,

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.
- b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Interstate 15 and Temescal Canyon Road. Some road noise will be audible from the site. However, the site currently contains a Heavy Equipment rental business and an RV storage yard and the project proposes only a land subdivision at this time. In addition, this project will not create any sensitive receptors.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or 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: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a-d) The project site already developed with a Heavy Equipment rental business and an RV storage yard and no new construction is proposed. The operation of the site must comply with the County's noise standards, which restricts operational noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-c) The proposed project is a land subdivision and the site already developed with a Heavy Equipment rental business and an RV storage yard and no new construction is proposed. The project will not necessitate the construction or replacement of housing elsewhere, create a demand for additional housing, or displace any people.

d) The site is not located in a County Redevelopment Area.

e-f) The project is an industrial land subdivision and will not provide housing. The project is consistent with the Land Use designation and therefore all growth resulting from the project was accounted for in the General Plan and demographic projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would 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 would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Lake Elsinore Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.1) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. 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. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

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?

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)?

Source: 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-c) The proposed project is a land subdivision and the site already developed with a Heavy Equipment rental business and an RV storage yard and no new construction is proposed. The project will not cause anyone to use recreation facilities nor create additional burden on existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Figure C-7

Findings of Fact: The applicant shall offer the 5' Regional Trail easement shown on the map for dedication to the Riverside County Regional Park & Open-Space District prior to or in conjunction with the recordation of the project map. (COA 50.PARKS.1) With incorporation of this recommended mitigation measure, the project will have less than significant impact on recreational trails.

Mitigation: Prior to or in conjunction with the recordation of the project map, the applicant shall offer the 5' Regional Trail easement shown on the map for dedication to the Riverside County Regional Park & Open-Space District. (COA 50.PARKS.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) 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?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) 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?

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The project will not cause an effect upon circulation since the project site is already developed and no new construction is proposed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan, Figure C-7

Findings of Fact: The applicant shall offer the 5' Regional Trail easement shown on the map for dedication to the Riverside County Regional Park & Open-Space District prior to or in conjunction with the recordation of the project map. (COA 50.PARKS.1) With incorporation of this recommended mitigation measure, the project will have less than significant impact on bike trails.

Mitigation: Prior to or in conjunction with the recordation of the project map, the applicant shall offer the 5' Regional Trail easement shown on the map for dedication to the Riverside County Regional Park & Open-Space District. (COA 50.PARKS.1)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is a land subdivision. The site already developed with a Heavy Equipment rental business and an RV storage yard and no new construction is proposed. No new construction is being proposed with this land division. The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project utilizes an Onsite Wastewater Treat System (OWTS). A complete C42 Certification with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual will be required if an additional or new plumbing will be connected to an existing septic system, the location of the existing septic system(s) is unknown, the existing septic system will be upsized or modified, or the existing septic system appears not to be in good repair. (COA 10.E HEALTH. 2) This is standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project 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?

Source: Staff review, Project Application Materials

Findings of Fact: 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.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 9/17/2012 10:39 AM
EA.PM36256

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870).

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36256 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36256, Amended No. 1, dated January 13, 2011.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

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 TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; 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 TENTATIVE MAP or FINAL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of

PARCEL MAP Parcel Map #: PM36256

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - HOLD HARMLESS (cont.) RECOMMND

any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding 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 claim, action or proceeding, 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.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

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.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way

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10. GENERAL CONDITIONS

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC (cont.) RECOMMND

drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 14 MAP-G2.24LU PMT TO GRD SUB RECOMMND

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).

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

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

PARCEL MAP Parcel Map #: PM36256

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10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP (cont.) RECOMMND

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 (916) 341-5455.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EVMWD POTABLE WATER SERVICE RECOMMND

This project is proposing Elsinore Valley Municipal Water District (EVMWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EVMWD as well as all other applicable agencies.

10.E HEALTH. 2 C42 CERTIFICATION W/ PLOT PLAN RECOMMND

A complete C42 Certification with a detailed contoured plot plan showing the location of all required information as specified in the Department of Environmental Health (DEH) Technical Guidance Manual will be required if any of the following apply:

- a) Any additional or new plumbing will be connected to an existing septic system.
- b) The location of the existing septic system(s) is unknown.
- c) The existing septic system will be upsized or modified.
- d) The existing septic system appears not to be in good repair.

10.E HEALTH. 3 SANTA ANA RWQCB RECOMMND

Santa Ana Regional Water Quality Control Board (SARWQCB) clearance may be required to ensure that the project complies with current SARWQCB Basin Plan Requirements. Please contact SARWQCB at (951) 781-4130 for further information.

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10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- UWIG COMPLIANCE

RECOMMND

General

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

* Drainage

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. 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. 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.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* 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.

* Noise

Proposed noise generating land uses affecting the MSHCP

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.)

RECOMMND

Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* 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.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG COMPLIANCE (cont.) (cont.)

RECOMMND

Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape
marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) (cont.) RECOMMND

Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium tragiferum-strawberry clover
Tropaelolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

* 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.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 36256 is a proposal to subdivide an approximately 10.4-acre site into 2 lots for commercial purposes and one lettered lot to be dedicated as a conservation area. The site is located in the Temescal Canyon area north of Horsethief Canyon Road between Interstate 15 and Temescal Canyon Road. The District has previously reviewed this site as Plot Plan 17934 and Plot Plan 17870 and has issued conditions of approval for both projects.

Plot Plan 17934 is a heavy equipment rental yard with an existing office and shop located on the westerly portion of the site (Parcel 1). Plot Plan 17870 is a recreational vehicle and trucking business with 2 existing trailers located on the easterly portion of the site (Parcel 2). Bisecting these two developments is Horsethief Canyon Wash which is being dedicated as a conservation area (Lot "A"). This watercourse has a drainage area at the freeway bridges of approximately 4.3-square miles. Interstate 15 provides both of these developments significant protection from the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

flood hazard but the wash loses definition as flows proceed northwesterly toward Temescal Canyon Road and flows may not be confined within the conservation area property. While all structures and other improvements for these developments are existing and no grading or other improvements are proposed with this land division, due to the potential erosion from high velocity flows in the wash, the District recommends a "FLOOD HAZARD AREA" adjacent to the wash be established. This FLOOD HAZARD AREA is shown on Exhibit "A". This area shall not restrict the current use of vehicular/equipment storage (which could be relocated if necessary during periods of heavy runoff) but will preclude any permanent structures from being constructed within this area. The width of the conservation area plus the width provided in the FLOOD HAZARD AREA should provide the adjacent properties with adequate protection. All other conditions of approval issued by the District for Plot Plan 17934 and Plot Plan 17870 are still applicable.

10.FLOOD RI. 2 MAP FLOOD HAZARD AREA ON ECS RECOMMND

As shown on Exhibit "A", a "FLOOD HAZARD AREA" shall be delineated and labeled on an environmental constraint sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "No permanent structures shall be permitted within the FLOOD HAZARD AREA".

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that 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 within the period specified by law.

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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 County and the property owner 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 Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 MAP - LC LANDSCAPE REQUIREMNTS RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation 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.

10.PLANNING. 4 MAP - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - LC LANDSCAPE SPECIES (cont.) RECOMMND

low" water use designation is strongly encouraged.

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Scehdule E, unless modified by the conditions listed herein.

10.PLANNING. 6 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 12 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

PARCEL MAP Parcel Map #: PM36256

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND
Ordinance.

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.

10.PLANNING. 16 MAP - ORD NO. 659 (DIF) RECOMMND

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 payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 17 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA - Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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.

10.TRANS. 4 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These Ordinances 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

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - STD INTRO 3 (ORD 460/461) (cont.) RECOMMND

of the conditions shall be referred to the Transportation Department.

10.TRANS. 5 MAP - COUNTY WEB SITE RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 3 MAP - ECS CONDITION RECOMMND

The constrained areas will conform to the areas mapped as "PARCEL A CONSERVATION AREA 1.22 ACRES NET" on PM36256, AMD. #1, dated 1/13/11. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Conservation)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances may occur within the boundaries of the Delineated Constraint Area (MSHCP Conservation)."

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS (cont.) RECOMMND

the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP FLOOD HAZARD AREA ON ECS RECOMMND

As shown on Exhibit "A", a "FLOOD HAZARD AREA" shall be delineated and labeled on an environmental constraint sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "No permanent structures shall be permitted within the FLOOD HAZARD AREA".

50.FLOOD RI. 2 MAP SUBMIT ECS & FINAL MAP RECOMMND

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

PARKS DEPARTMENT

50.PARKS. 1 MAP - Trail Easement RECOMMND

Prior to or in conjunction with the recordation of the project map, the applicant shall offer the 5' Regional Trail easement shown on the map for dedication to the Riverside County Regional Park & Open-Space District.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 4 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a five (5') wide regional trail shall be noted on both the

PARCEL MAP Parcel Map #: PM36256

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP - OFFER OF TRAILS (cont.) RECOMMND

FINAL MAP and the Environmental Constraint Sheet.

50.PLANNING. 5 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the Riverside County Planning Department, for the maintenance of five foot wide regional trail. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 9 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 10 MAP - ECS SHALL BE PREPARED RECOMMND

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.

50.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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.

50.PLANNING. 15 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16 MAP - SURVEYOR CHECK RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. The total number of commercial lots on the final map shall be two, with one conservation area lot.

50.PLANNING. 17 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page ____. This affects all Parcels"

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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.

50.TRANS. 3 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, 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 applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(1) Future raised median landscaping along Temescal Canyon Road.

(2) Street sweeping.

(3) Parkway landscaping along Temescal Canyon Road.

50.TRANS. 5 MAP - R-O-W DEDICATED 1 RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be dedicated for public use to provide for a 64 foot half-width right-of-way from the new centerline. (The new centerline is offset by 8' to the north from the existing centerline.)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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.

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

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 (916) 341-5455.

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.

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

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. 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.)

RECOMMND

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 will be required.

EPD DEPARTMENT

60.EPD. 1 - GRADING PLAN CHECK

RECOMMND

The 1.22 acre area mapped as "PARCEL A" on PM36256 AMD#1, Dated 1/13/11, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "MSHCP Conservation Area" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that 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 qualified biologist had 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP PP 17870 AND PP 17934

RECOMMND

Unless otherwise approved or superseded by other development proposals, all conditions of approval for Plot Plan 17934 are still applicable for Parcel 1. Unless otherwise approved or superseded by other development proposals, all conditions of approval for Plot Plan 17870 are still applicable for Parcel 2.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

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 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 standard 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

11.All pertinent exhibits, maps and references.

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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies 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.

60.PLANNING. 6 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 11 MAP - FEE BALANCE RECOMMND

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.

60.PLANNING. 12 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation test in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) Technical Guidance Manual.

80.E HEALTH. 2 USE - SEPTIC PLANS RECOMMND

The applicant must submit at least three copies of detailed contoured plot plans wet signed by the Professional of Record and drawn to an appropriate scale showing the location of all required detail as specified in the Department of Environmental Health (DEH) Technical Guidance Manual.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP PP 17870 AND PP 17934 RECOMMND

Unless otherwise approved or superseded by other development proposals, all conditions of approval for Plot Plan 17934 are still applicable for Parcel 1.
Unless otherwise approved or superseded by other development proposals, all conditions of approval for Plot Plan 17870 are still applicable for Parcel 2.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Lake Elsinore Unified School District shall be mitigated in accordance with California State law.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE-FEE STATUS (cont.)

RECOMMND

fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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 San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

TRANS DEPARTMENT

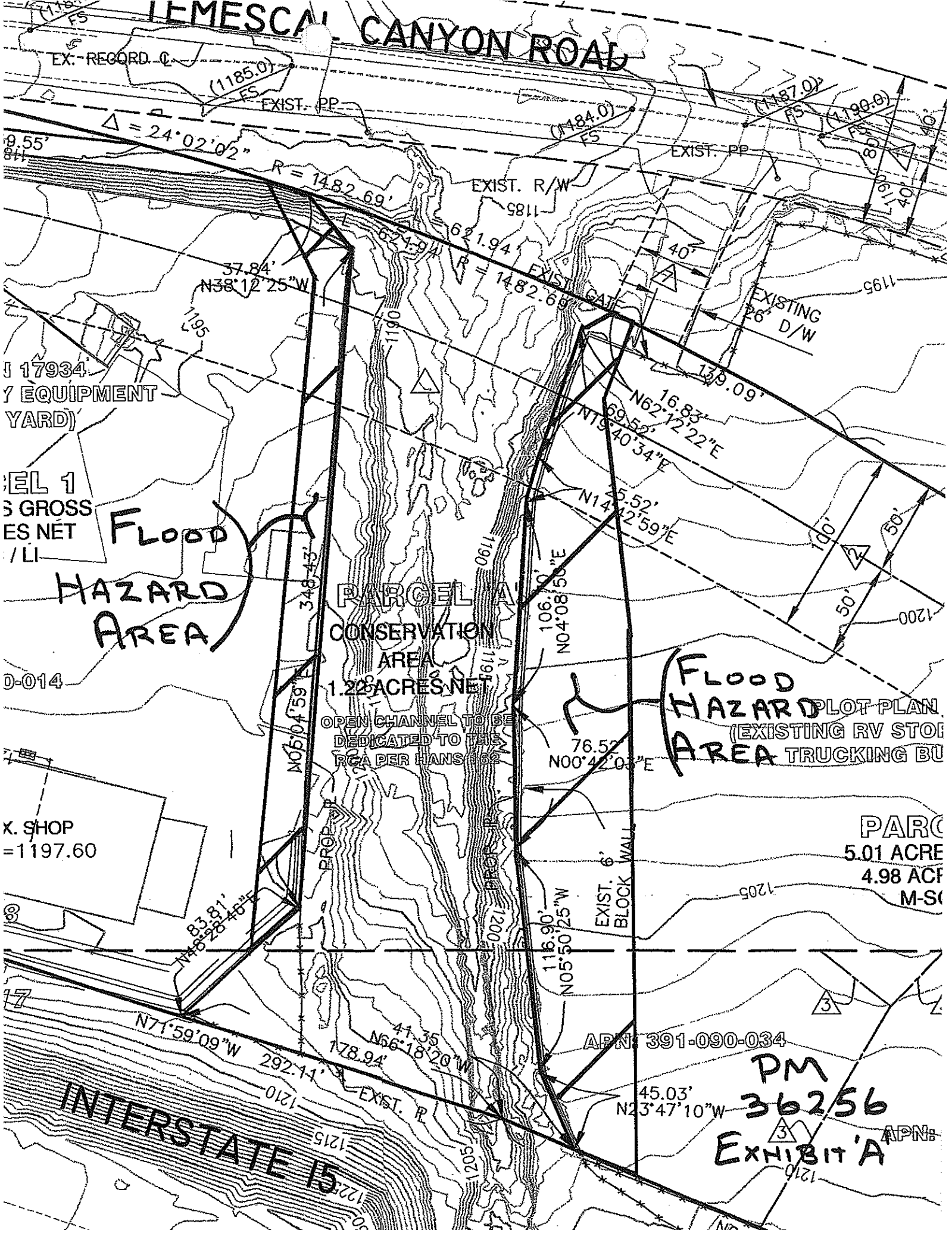
90.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department 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) Future raised median landscaping along Temescal Canyon Road.
- (2) Street sweeping.
- (3) Parkway landscaping along Temescal Canyon Road.

LEMESCA CANYON ROAD



FLOOD HAZARD AREA PLOT PLAN (EXISTING RV STOP TRUCKING BU)

PM 36256 EXHIBIT 'A' APN: 391-090-034

17934 EQUIPMENT YARD)

EL 1 S GROSS ES NET / LI

0-014

X. SHOP = 1197.60

PARC 5.01 ACRE 4.98 ACRES M-S

APN: 391-090-034

INTERSTATE 15



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

November 25, 2009

Wendell Bugtai, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Parcel Map No. 36256
Proposal: Schedule E subdivision of 10.4 acres into 2 commercial parcels
APNs: 391-060-014, 391-090-023; -033;-034

Dear Mr. Bugtai:

The Riverside County Waste Management Department has reviewed the proposed project located north of Interstate 15, south of Temescal Canyon Road, east of Indian Truck Trail, and west of Horsethief Canyon Road, in the Temescal Canyon Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. 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.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

Ryan Ross
Urban/Regional Planner IV

PD#46120v75

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 26, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Hazardous Material
Riv. Co. Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg & Safety 2nd Floor
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Riv. Co. County Service Area No. 152 EDA
Riv. Co. Redevelopment
1st District Supervisor
1st District Planning Commissioner
City of Lake Elsinore
Lake Elsinore Unified School Dist.
Elsinore Valley Municipal Water Dist.

Telephone: Verizon
Cable: Adelphia
CALTRANS District #8
Reg. Water Qlty. Ctrl. Board Santa Ana
Army Corp. of Engineers
Warm Springs Community of Interest
Comm. Assoc. of Lake Matthews
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

TENTATIVE PARCEL MAP NO. 36256 – EA42221 – Applicant: Southland Engineering – Engineer/Representative: Southland Engineering - First Supervisorial District – Warm Springs Policy Area - Elsinore Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) - Location: Northerly of I-15, Southerly of Temescal Canyon Road, Easterly of Indian Truck Trail, Westerly of Horsethief Canyon Road – 10.4 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** The **Tentative Parcel Map** proposes a Schedule E subdivision of 10.4 acres into two (2) commercial parcels totaling 8.81 gross acres and one lettered lot totaling 1.58 acres to be dedicated to the Riverside Conservation Agency for conservation pursuant to HANS 162 – APN: 391-060-014, 391-090-023, 391-090-033 and 391-090-034 -Concurrent Cases: N/A – Related Cases: Plot Plan 17870 and Plot Plan 17934

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 10, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Wendell Bugtai**, Project Planner, at **(951) 955-2419** or email at wbugtai@rctlma.org / **MAILSTOP# 1070**.

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.

Jdk

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP, REVISIED MAP, PARCEL MAP, MINOR CHANGE, REVERSION TO ACREAGE, AMENDMENT TO FINAL MAP, VESTING MAP, EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36256 DATE SUBMITTED: 10-13-09

APPLICATION INFORMATION EA 42221 CFG 05573

Applicant's Name: ROBERT PARKER E-Mail:

Mailing Address: 44915 PALLADIAN CT
TEMECULA CA 92590

Daytime Phone No: (951) 308-1973 Fax No: (951) 308-1973 (CALL TO TURN ON)

Engineer/Representative's Name: SOUTHLAND ENGINEERING E-Mail: lmerritt@southlandengine

Mailing Address: 2200 BUSINESS WAY, SUITE 100
RIVERSIDE CA 92501

Daytime Phone No: (951) 788-8488 Fax No: (951) 788-8538

Property Owner's Name: TEMESCAL TERRA LLC E-Mail: HAYDEN@HER-LLC.COM

Mailing Address: 13013 TEMESCAL CANYON ROAD
CORONA CA 92519

Daytime Phone No: (951) 674-9999 Fax No: (951) 674-4844

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.

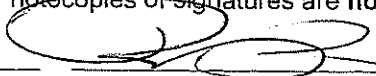
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.


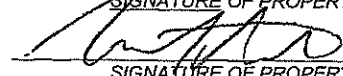
All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Robert Parker 
PRINTED NAME OF APPLICANT 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.

FRED ARDI E MELODY ARDI 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
KENT PORTER 
PRINTED NAME OF PROPERTY OWNER(S) 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): 390-090-023, 33 & 34 AND 390-060-014
Section: 7, 8 AND 17 Township: 5 SOUTH Range: 5 WEST
Approximate Gross Acreage: 10.4 +/-
General location (cross streets, etc.): North of I-15, South of TEMESCAL CYN RD, East of INDIAN TRUCK TRAIL, West of HORSE THIEF CYN
Thomas Brothers map, edition year, page number, and coordinates: 2008, 835, A-2 & B-2

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.

PRINTED NAME OF APPLICANT

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.

FRED ARDI EMELODY ARDI
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

KENT PORTER
PRINTED NAME 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): 391 JM 391-060-014 JM
~~390-090-023, 33 & 34 AND 390-060-044~~

Section: 7, 8 AND 17 Township: 5 SOUTH Range: 5 WEST

Approximate Gross Acreage: 10.4 +/-

General location (cross streets, etc.): North of I-15, South of TEMESCAL CYN RD, East of INDIAN TRUCK TRAIL, West of HORSE THIEF CYN

Thomas Brothers map, edition year, page number, and coordinates: 2008, 835, A-2 & B-2

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):

TO SUBDIVIDE APPROXIMATELY 10.4+/- ACRES INTO TWO (2) COMMERCIAL PARCELS WITH ONE (1)
LETTERED LOT TO DEDICATE TO THE RCA PURSUANT TO HANS NO. 162 DETERMINATION FOR
~~CONSERVATION IN COMPLIANCE WITH THE RGM SHGP.~~

Related cases filed in conjunction with this request:

NONE

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). PM 30666, PP 17934 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 38716 E.I.R. No. (if applicable): N/A

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: N/A

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) _____

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: SITE GRADED UNDER PERMIT BGR040268

Estimated amount of fill = cubic yards SITE GRADED UNDER PERMIT BGR040268

Does the project need to import or export dirt? Yes No

Import N/A Export N/A Neither N/A

**ORIGINAL
FILE COPY**

August 17, 2009

County of Riverside
Planning Department
4080 Lemon Street, 2nd and 9th Floors
Riverside, CA 92501

Re: APN: 391-060-014, 391-090-023, 033, and 034

To Whom It May Concern,

I, Robert Parker, applicant for a tentative parcel map on the above-referenced property, hereby authorize Southland Engineering to process all required applications and attend, on my behalf, any meetings and/or hearings necessary to obtain a tentative and final parcel map on said property.

Sincerely,

A handwritten signature in black ink, appearing to be 'RP', with a long horizontal line extending to the right.

Robert Parker

**ORIGINAL
FILE COPY**

August 17, 2009

County of Riverside
Planning Department
4080 Lemon Street, 2nd and 9th Floors
Riverside, CA 92501

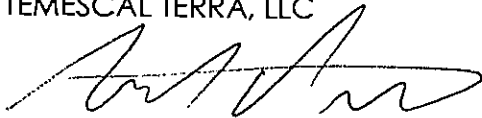
Re: APN: 391-060-014, 391-090-023, 033, and 034

To Whom It May Concern,

I, Kent Porter of Temescal Terra LLC, owner of the above-referenced property, hereby authorize Southland Engineering to process all required applications and attend, on our behalf, any meetings and/or hearings necessary to obtain a tentative and final parcel map.

Sincerely,

TEMESCAL TERRA, LLC

A handwritten signature in black ink, appearing to read 'Kent Porter', written over a horizontal line.

Kent Porter

PROPERTY OWNERS CERTIFICATION FORM
PM36256
APNS 391-060-015, 016, 017, 391-090-023, 391-090-049, 050

I, Stella Spadafora, certify that on
(Print Name)
9/4/2012 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 2000 feet.

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 300 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.

NAME: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

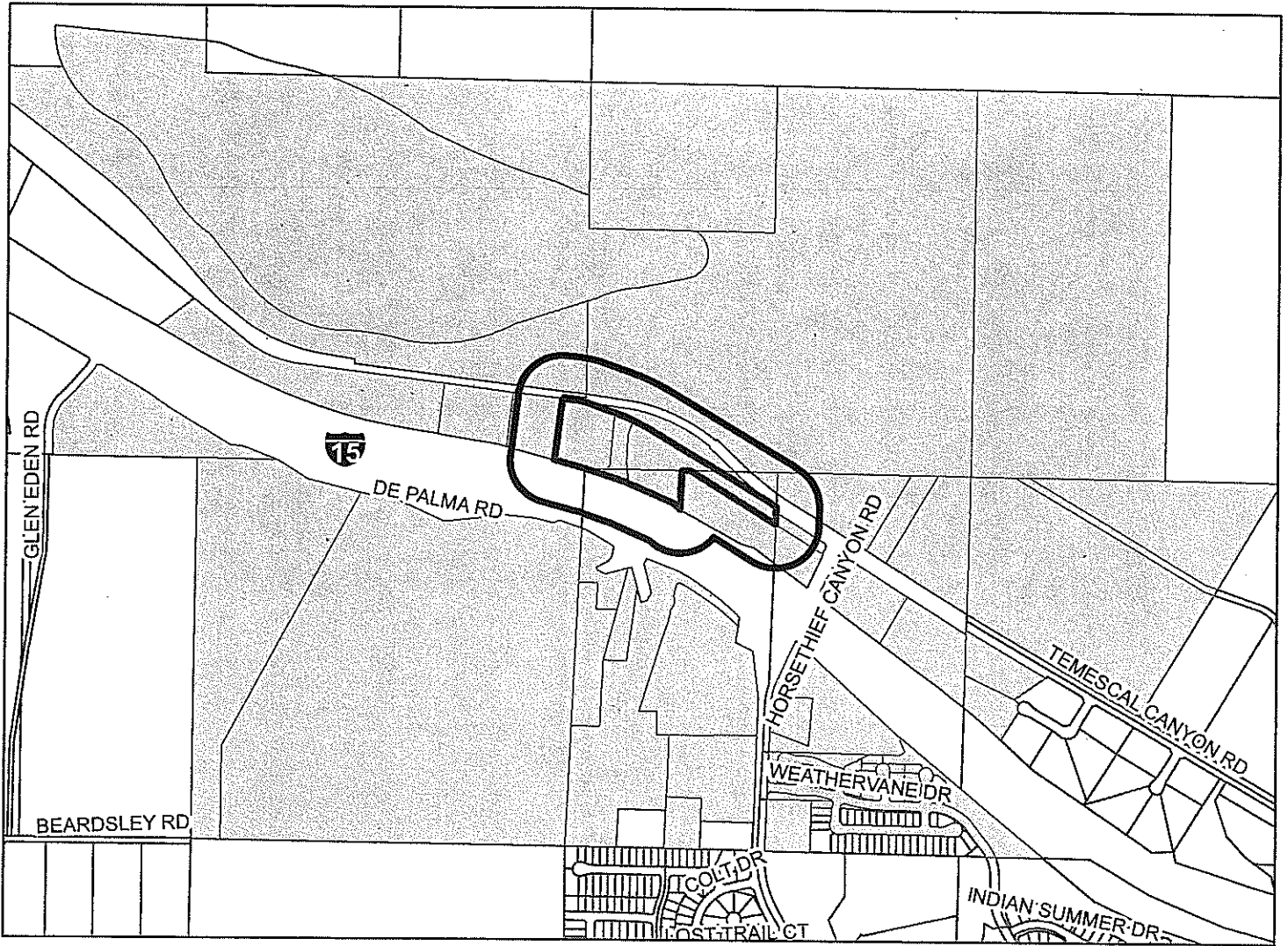
ADDRESS: 4080 Lemon St. 10th Floor
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

DA
request 3/4/13

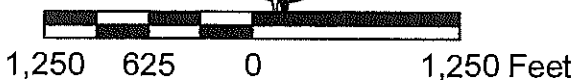
PM36256

(2000 Feet Buffer)



Selected Parcels

391-100-022	391-100-001	391-100-002	391-090-011	391-090-020	391-070-030	391-060-008	391-060-010	391-070-007	391-070-008
391-100-039	391-100-040	391-060-004	391-070-006	391-110-001	391-110-002	391-110-021	391-060-015	391-060-016	391-090-023
391-090-048	391-090-049	391-100-033	391-070-051	391-940-075	391-480-003	391-480-020	391-090-030	391-090-031	391-090-018
391-100-010	391-100-041	391-060-002	391-100-043	391-940-001	391-940-002	391-940-003	391-940-004	391-940-005	391-940-006
391-940-007	391-940-008	391-940-009	391-940-010	391-940-048	391-940-049	391-940-050	391-940-054	391-940-055	391-940-056
391-940-057	391-940-058	391-940-059	391-940-060	391-940-061	391-940-062	391-940-063	391-940-064	391-940-065	391-940-066
391-940-067	391-940-068	391-940-069	391-940-070	391-940-072	391-070-029	391-070-046	391-090-006	391-090-016	391-090-044
391-090-045	391-090-046	391-080-014	391-080-015	391-060-017	391-090-050	391-100-026	391-100-035		



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.

ASMT: 391060002, APN: 391060002
SALVADOR JAUREGUI, ETAL
4861 FIRESTONE BLVD
SOUTH GATE CA 90280

ASMT: 391080015, APN: 391080015
TEMESCAL VALLEY LAND
C/O ASHLEY WRIGHT
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ASMT: 391060004, APN: 391060004
ELIZABETH LISTON
21501 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391090018, APN: 391090018
NICHOLAS GOLDMANN
45075 VIA TORNADO
TEMECULA CA 92590

ASMT: 391070008, APN: 391070008
CORONA LAKE
C/O BILLY ANDREWS
4060 E LA PALM AVE
ANAHEIM CA 92806

ASMT: 391090020, APN: 391090020
ANN NUGENT
13005 DE PALMA RD
CORONA, CA. 92883

ASMT: 391070029, APN: 391070029
ROBERT BLEDSOE
4680 FELSPAR ST
RIVERSIDE CA 92509

ASMT: 391090030, APN: 391090030
MARIANA MOHYLYN
1661 11TH AVENUE
BROOKLYN NY 11215

ASMT: 391070030, APN: 391070030
CONSTRUCTION CIRCLE
P O BOX 14730
IRVINE CA 92612

ASMT: 391090031, APN: 391090031
MARIANA MOHYLYN
1661 11TH AVE
BROOKLYN NY 11215

ASMT: 391070046, APN: 391070046
CHANDLER REAL PROP, ETAL
C/O MICHAEL KELLY
4010 W CHANDLER AVE
SANTA ANA CA 92704

ASMT: 391090044, APN: 391090044
TEMECULA VALLEY
C/O HORSETHIEF
391 N MAIN ST STE 301
CORONA CA 92880

ASMT: 391070051, APN: 391070051
GLEN EDEN CORP
25999 GLEN EDEN RD
CORONA, CA. 92883

ASMT: 391090046, APN: 391090046
TEMECULA VALLEY
C/O HORSETHIEF
391 N MAIN ST NO 301
CORONA CA 92880



ASMT: 391090049, APN: 391090049
MELODY ABDI, ETAL
C/O ROBIN A PORTER
13013 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391100041, APN: 391100041
DANIELA GOLDMANN, ETAL
PO BOX 892383
TEMECULA CA 92589

ASMT: 391090050, APN: 391090050
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O REAL ESTATE DIVISION
3403 TENTH ST STE 500
RIVERSIDE CA 92502

ASMT: 391110021, APN: 391110021
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 391100010, APN: 391100010
DANIELA GOLDMANN, ETAL
13341 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391480003, APN: 391480003
KATHLEEN SAVALA, ETAL
16402 CONSTRUCTION CIR E
IRVINE CA 92606

ASMT: 391100022, APN: 391100022
ACKER STONE INDUSTRIES INC
13296 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 391480020, APN: 391480020
LEVEL 3 COMMUNICATIONS
14023 DENVER WEST PKWY
GOLDEN CO 80401

ASMT: 391100026, APN: 391100026
SANDRA BROWN, ETAL
26320 HORSETHIEF CANYON RD
CORONA, CA. 92883

ASMT: 391940075, APN: 391940075
RICH HAVEN VISSER, ETAL
C/O LEGAL DEPT
4100 NEWPORT PL STE 800
NEWPORT BEACH CA 92660

ASMT: 391100033, APN: 391100033
JANET CONKERITE, ETAL
26460 HORSETHIEF CANYON
CORONA CA 92883

ASMT: 391100040, APN: 391100040
MARY BUSCHLEN, ETAL
3605 BUCHANAN
RIVERSIDE CA 92503



City of Lake Elsinore
130 Main St.
Lake Elsinore, CA 92530

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

CALTRANS District #8
ATTN: Dan Kopulsky
464 W. 4th St. 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Adelphia Cable
1971 W. Redlands Blvd. Suite B
Redlands, CA 92373

Elsinore Valley
Municipal Water District
31315 Chaney St.
Elsinore, CA 92531

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Warm Springs Community of Interest
ATTN: George Etzel
29315 Third St.
Lake Elsinore, CA 92532

Lake Elsinore Unified School District
545 Chaney St.
Lake Elsinore, CA 92530

Community Association of
Lake Mathews
ATTN: Art Cassel
18350 Harley John Rd.
Lake Mathews, CA 92504

Applicant:
Robert Parker
44915 Palladian Ct
Tustin, CA 92590

Engineer:
Southland Engineering
2200 Business Way, Suite 100
Riverside, CA 92501

Owner:
Temescal Terra LLC
13013 Temescal Canyon Road
Corona, CA 92519

Applicant:
Robert Parker
44915 Palladian Ct
Tustin, CA 92590

Engineer:
Southland Engineering
2200 Business Way, Suite 100
Riverside, CA 92501

Owner:
Temescal Terra LLC
13013 Temescal Canyon Road
Corona, CA 92519



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM36256

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, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: September 10, 2012

Applicant/Project Sponsor: Robert Parker Date Submitted: October 13, 2009

ADOPTED BY: Planning Commission

Person Verifying Adoption: Damaris Abraham 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 Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM36256\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.PM36256.docx

Please charge deposit fee case#: ZEA42221 ZCFG5573 \$2,165.50

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0914354

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PARKER ROBERT \$64.00
paid by: CK 1006
CA F&G FEE FOR EA42221
paid towards: CFG05573 CALIF FISH & GAME - NEG DECL
at parcel: 13013 TEMESCAL CANYON RD COR
appl type: CFG1

By _____ Oct 13, 2009 12:08
SBROSTRO posting date Oct 13, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1108035

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PARKER ROBERT \$2,044.00
paid by: CK 3003
CA F&G FEE FOR EA42221
paid towards: CFG05573 CALIF FISH & GAME - NEG DECL
at parcel: 13013 TEMESCAL CANYON RD COR
appl type: CFG1

By _____ Aug 16, 2011 16:18
MGARDNER posting date Aug 16, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3.4
Area Plan: Lakeview / Nuevo
Zoning Area: Homeland
Supervisorial District: Fifth/Fifth
Project Planner: Paul Rull
Planning Commission: October 17, 2012

CHANGE OF ZONE NO. 7788
Applicant: Dedrick Phillips
Engineer/Rep: Alicen Wong

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7788 proposes to change the zoning classification for the subject property from Commercial Retail (C-R) to Residential Agricultural – 1 Acre Minimum (R-A-1). The project is located northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Road, and southerly of Juniper Flats Road.

ISSUES OF CONCERN:

This stand alone Change of Zone is proposing to make the site consistent with the General Plan, surrounding existing uses and surrounding zoning.

Consistent with the General Plan

The proposed change of zone from Commercial Retail (C-R) to Residential Agricultural – 1 Acre Minimum (R-A-1) is consistent with the existing General Plan designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The uses permitted in the R-A-1 zone are consistent with the intended vision and character outlined in the R:RR land use designation, which exhibits a rural lifestyle including agricultural, equestrian, and estate living. The current C-R zoning however is inconsistent with the R:RR designation. Approving this change of zone will allow the zoning to be consistent with General Plan.

The Rural Residential (RR) designation as defined in the General Plan Land Use Element allows for one single family residences per five acres. The intent of this regulation is to manage new land subdivision so that future lot sizes are consistent with the character of the surrounding neighborhood. The project is on an existing 1.09 net acre property with a single family residence and is not proposing any subdivision, and is therefore consistent with the General Plan.

Consistent with the Zoning

The proposed change of zone is consistent with the zoning in the area. The site is currently zoned Commercial Retail (C-R) along with several adjacent parcels to the east. There are no existing commercial businesses located on the C-R zoned properties. Changing the zone for this project from C-R to R-A-1 will not jeopardize any existing commercial businesses, and will make the site consistent with the General Plan.

The rest of the surrounding properties in the area are zoned Residential Agricultural – 1 and 5 Acre Minimums (R-A-1) and (R-A-5), with the exception of one property to the north zoned Open Area Combining Zone Residential Developments (R-5). The proposed change of zone would be compatible with these zones, and therefore consistent with zoning in this area.

Consistent with the Surrounding Uses

The proposed site contains an existing single-family residence. The surrounding properties are also mainly single-family residences. The project's size is also similar with other single family residence sized lots in the area. The project's existing single-family residence is consistent with the surrounding uses.

D.M.

The proposed change of zone will not increase the available density for the site that had been previously reviewed and assessed in the Riverside County General Plan Environmental Impact Report, nor does it propose or authorize the construction of any structures. The General Plan, as the leading authority, has already set specific density levels for the site. The findings below reflect the understanding that the Change of Zone alone does not allow higher density or permit any construction on the site.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): The property is completely surrounded by Rural: Rural Residential (R:RR) (5 Acre Minimum) designation
3. Proposed Zoning (Ex. #3): Rural Agriculture 1 Acre Minimum (R-A-1)
4. Surrounding Zoning (Ex. #3):
North: Rural Agriculture 5 Acre Minimum (R-A-5) and Open Area Combining Zone Residential Developments (R-5)
East: Commercial Retail (C-R)
South: Commercial Retail (C-R)
West: Rural Agriculture 5 Acre Minimum (R-A-5) and Rural Agriculture 1 Acre Minimum (R-A-1)
5. Existing Land Use (Ex. #1): Single Family Residential uses
6. Surrounding Land Use (Ex. #1):
North: Vacant and Single Family Residences
East: Single Family Residences
South: Single Family Residences
West: Single Family Residences
7. Project Data: Total Acreage: 1.09 Net Acres
8. Environmental Concerns: Nothing Further Required (see below for more detail)

RECOMMENDATIONS:

ADOPTION of **FINDINGS** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1 and none of the conditions described in California Code of Regulations Section 15162 exist; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7788**, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

CONCLUSIONS:

1. The proposed change of zone is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum), and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with the Rural Agricultural 1 Acre Minimum (R-A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed change of zone is clearly compatible with the present and future logical development of the area.
5. The proposed change of zone does not require additional CEQA review beyond that done for the General Plan in EIR No. 441.
6. The proposed change of zone will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) in the Lakeview / Nuevo Area Plan.
2. The proposed change of zone is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation.
3. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed to protect the site from flood waters will be identified and required when an entitlement such as a subdivision, use permit, or single-family residential building permit is issued for the site.
4. The project site is surrounded by properties which have a General Plan Land Use designation of Rural: Rural Residential (R:RR) (5 Acre Minimum).
5. The proposed zoning for the subject site is Rural Agriculture 1 Acre Minimum (R-A-1)
6. No development is proposed at this time; however, the subject property would allow for development consistent with the development standards set forth in the Rural Agriculture 1 Acre Minimum (R-A-1).
7. Residential uses have been constructed and are operating in and around the project.

8. This change of zone is not located within a Criteria Area Cell Group and as such the Planning Department has conferred with the Environmental Programs Department and was determined the project fulfills the requirements of the WRCMSHCP.
9. Pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
10. None of the conditions described in California Code of Regulations Section 15162 exist:
 - a. There have been no substantial changes to the site since 2003
 - b. There is no new information that was not known at the time the General Plan EIR was created that would result in any increase in impacts identified in the EIR
 - c. The general Plan changed the designation to Rural: Rural Residential in 2003, this change of zone is proposing a zone that is consistent with the the General Plan.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Fault Zone;
 - b. A City Sphere of Influence
 - c. General Plan Policy Overlay;
 - d. High Fire Area;
 - e. A 100 Year Flood Zone;
 - f. Dam inundation zone;
 - g. An area of high liquefaction;
 - h. Specific Plan; or,
 - i. Airport Influence Area.
3. The project site is located within:
 - a. A High Fire Area;
 - b. Stephen's Kangaroo Rat Fee Area;
 - c. Lakeview/Nuevo/Romoland/Homeland #146 – Street Lightning County Service Area
 - d. Nuevo Union and Perris Union High School District; and,
 - e. Mt. Palomar Observatory– 31.30 miles
4. The subject site is currently designated as Assessor's Parcels Number 455-030-044

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07788

VICINITY/POLICY AREAS

Supervisor Ashley
District 5

Date Drawn: 9/12/12
Vicinity Map



Zoning Area: HOMELAND
Township/Range: T5SR2W

Section: 4

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 types 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) 965-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.alpha.co.riverside.ca.us/index.html>



Assessors Bk. Pg. 455 - 03
Thomas Bros. Pg. 809 F4
Edition 2009

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07788

LAND USE

Supervisor Ashley
District 5

Date Drawn: 9/12/12
Exhibit 1



Zoning Area: HOMELAND
Township/Range: T5SR2W
Section: 4

Assessors Bk. Pg. 455 - 03
Thomas Bros. Pg. 809 F4
Edition 2009



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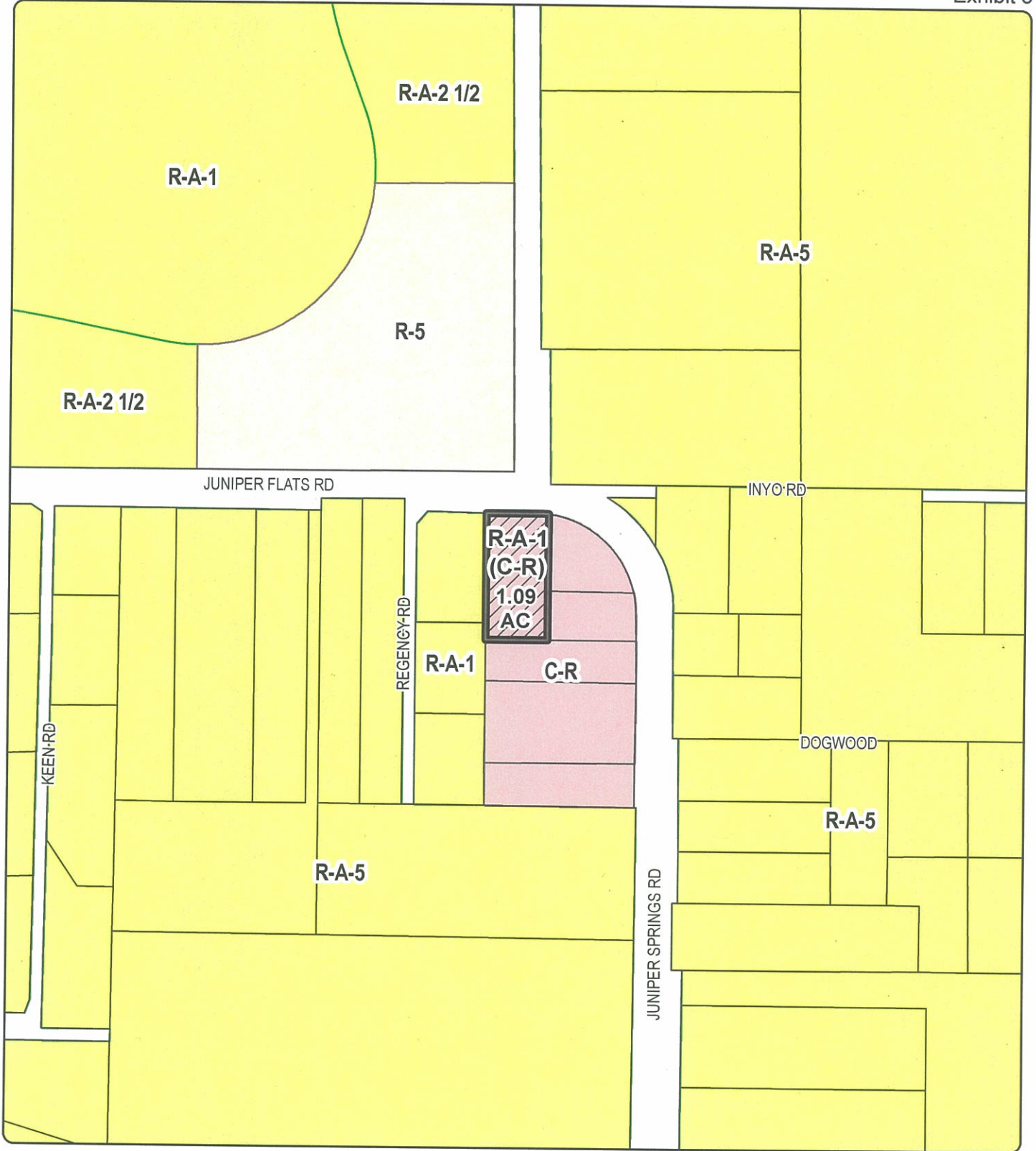
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07788

PROPOSED ZONING

Supervisor Ashley
District 5

Date Drawn: 9/12/12
Exhibit 3



Zoning Area: HOMELAND
Township/Range: T5SR2W
Section: 4



Assessors Bk. Pg. 455 - 03
Thomas Bros. Pg. 809 F4
Edition 2009

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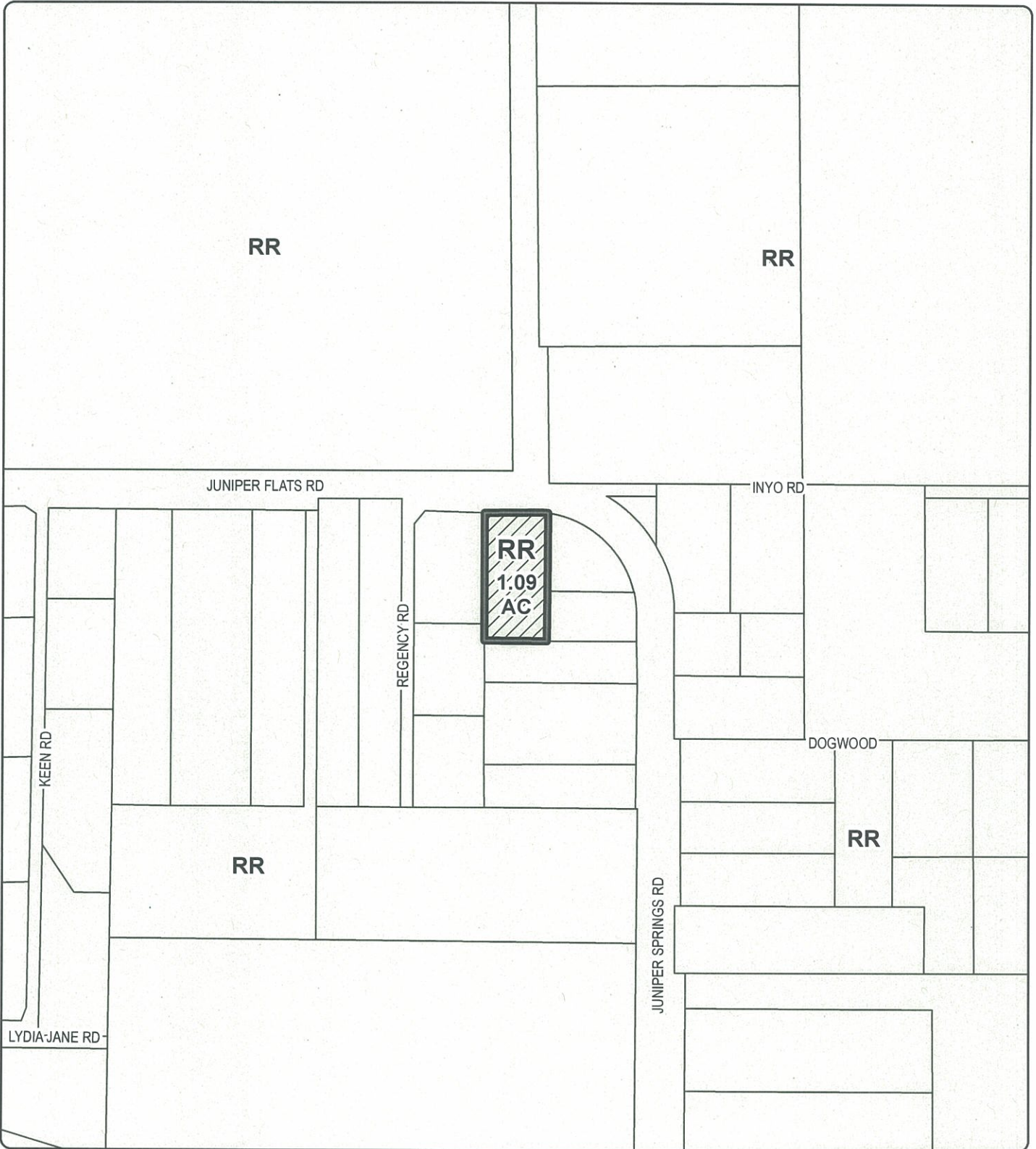
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07788

Supervisor Ashley
District 5

EXISTING GENERAL PLAN

Date Drawn: 9/12/12
Exhibit 5



Zoning Area: HOMELAND
Township/Range: T5SR2W
Section: 4

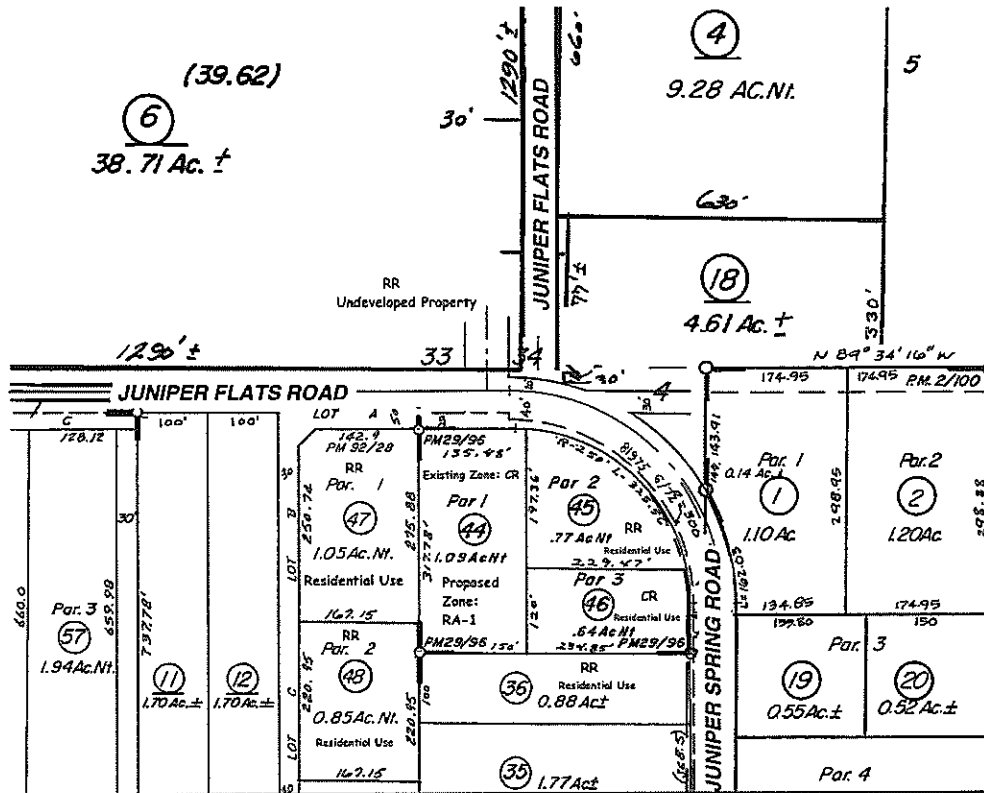


Assessors Bk. Pg. 455 - 03
Thomas Bros. Pg. 809 F4
Edition 2009

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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



SEC. , T. S., R. W S. B. B. & M.



Applicant: Dedrick Phillips
 23920 Juniper Flats Road, Homeland, CA 92548;
 (909) 437-5570

Landowner: Same as Applicant
Exhibit Preparer: Alicen Wong
 550 E. Hospitality Lane, Suite 300, San Bernardino,
 CA 92408; (909) 723-1811
Assessor's Parcel No.: 455-030-044
Address of Property: 23920 Juniper Flats Road,
 Homeland, CA 92548
Exhibit Prepared: August 13, 2012
FEMA Flood Plain: No

Legal Description: Parcel 1 and adjoining letter
 Lot of Parcel Map No. 6539, as shown by map on
 file in Book 29, Pages 96 and 97 of Parcel Maps,
 Records of Riverside County, California.
Thomas Brothers: 809 F4
Utilities:
 Water: Eastern Municipal Water District
 Electric: So. California Edison
 Propane: Ballard
 Phone: Verizon
 TV: Satellite
 Sewer: Septic
 School District: Nuview Union and Perris Union
 High

LEGEND



MAP NO.
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO.
 ADOPTED BY ORDINANCE NO.
 (DATE)

1" = 100'

ASSESSORS PARCEL NO.

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ALL TO COVER



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change 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.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207788 / EA42535 / CFG-05910 DATE SUBMITTED: 8/15/2012

APPLICATION INFORMATION

Applicant's Name: Dedrick Phillips E-Mail: dphil40180@aol.com

Mailing Address: 23920 Juniper Flats Road

Homeland Street CA 92548
City State ZIP

Daytime Phone No: (909) 437-5570 Fax No: (951) 926-7575

Engineer/Representative's Name: Alicen Wong E-Mail: Alicen.Wong@GreshamSavage.com

Mailing Address: 550 E. Hospitality Lane, Suite 300

San Bernardino Street CA 92408
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: Dedrick Phillips E-Mail: dphil40180@aol.com

Mailing Address: 23920 Juniper Flats Road

Homeland Street CA 92548
City State ZIP

Daytime Phone No: (909) 437-5570 Fax No: (951) 926-7575

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Form 295-1071 (11/22/10)

Q:\ACW\Phillips\Application

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all 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.

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.

Dedrick E. Phillips
PRINTED NAME OF APPLICANT

Dedrick E. Phillips
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.

Dedrick E. Phillips
PRINTED NAME OF PROPERTY OWNER(S)

Dedrick E. Phillips
SIGNATURE OF PROPERTY OWNER(S)

CHRISTINE Phillips
PRINTED NAME OF PROPERTY OWNER(S)

Christine Phillips
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 455 030 044

Section: 4 Township: 55 Range: 2W

Approximate Gross Acreage: 1.09 acres net

General location (nearby or cross streets): North of Jurupa Flats Road, South of Quail Canyon Road, East of Juniper Springs Road, West of Regency Road.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2006, Page 809, Grid B6

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of zone from Retail Commercial (CR) to Rural Agricultural one acre minimum (RA-1)

Related cases filed in conjunction with this request:

N/A

PROPERTY OWNERS CERTIFICATION FORM

CZ07788

APN 455-030-044

I, Mickey Zolezio, certify that on
(Print Name)

9/11/2012 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

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.

NAME: Mickey Zolezio

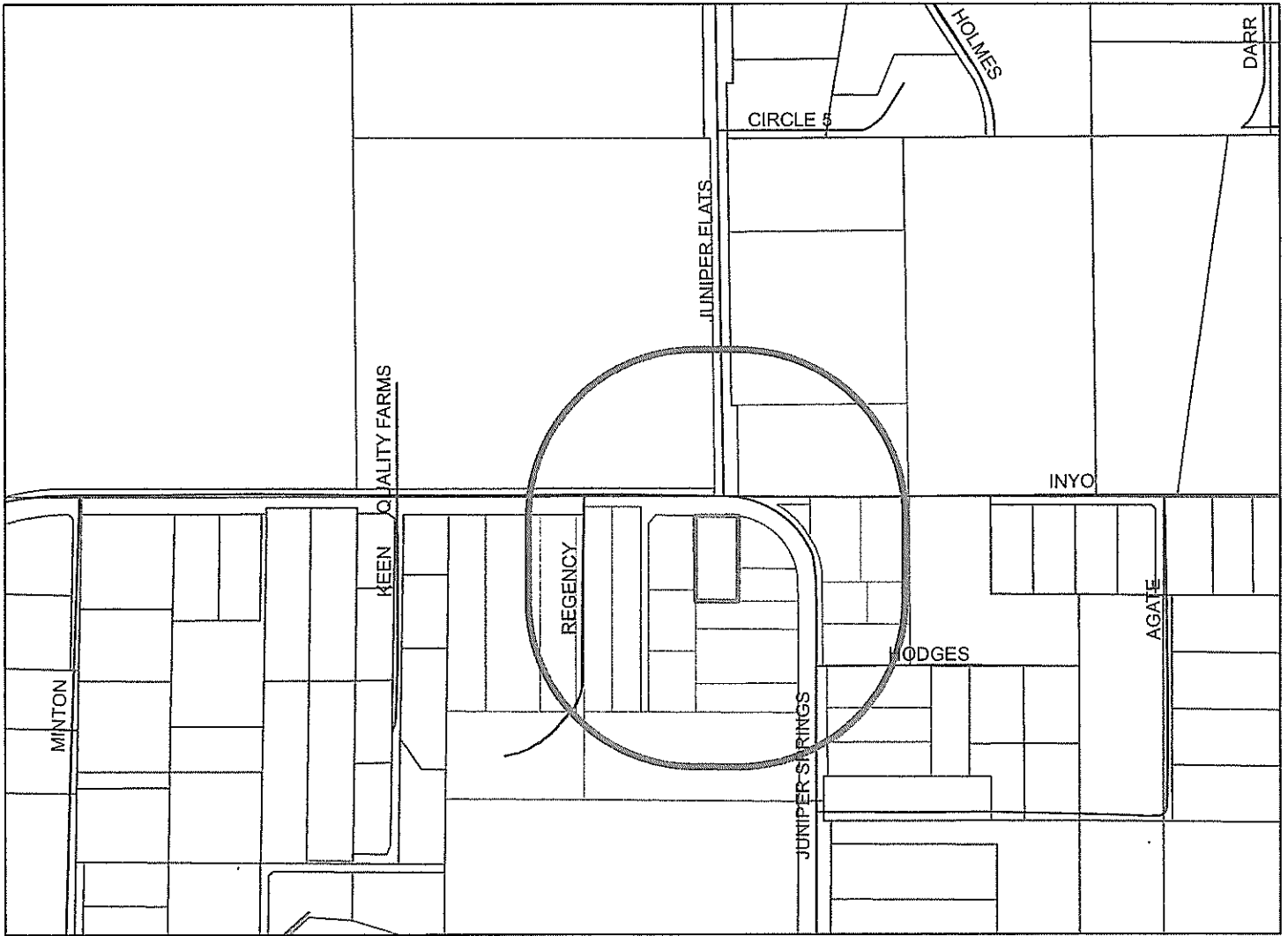
TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

CZ07788



Selected Parcels

455-030-047	455-210-018	455-210-019	455-030-045	455-030-044	455-210-006	455-030-046	455-030-036	455-210-001	455-210-004
455-210-002	455-030-048	429-260-004	455-030-012	429-250-006	455-030-010	455-030-049	455-030-031	455-030-035	455-030-056
455-030-011	455-030-058	455-030-057	429-260-018	455-030-054	455-210-020				



530 265 0 530 Feet

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.

ASMT: 429250006, APN: 429250006
LEI ZHAO
1270 OXFORD
SAN MARINO CA 91108

ASMT: 455030035, APN: 455030035
MITZI ALBRIGHT
24131 JUNIPER SPRINGS
HOMELAND CA 92548

ASMT: 429260004, APN: 429260004
MARILYN DIGENOVA, ETAL
23850 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455030036, APN: 455030036
ISMAEL BUGARIN
24071 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 429260018, APN: 429260018
LIDIA ARGUETA, ETAL
24010 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030044, APN: 455030044
CHRISTINE PHILLIPS, ETAL
23920 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455030010, APN: 455030010
LEONILLO HERNANDEZ, ETAL
24191 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030045, APN: 455030045
TAMMY KENNEDY, ETAL
24025 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030011, APN: 455030011
ANITA GEISEL, ETAL
23851 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455030046, APN: 455030046
MARY PANKONIN, ETAL
24085 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030012, APN: 455030012
CHRISTINE HARRIS, ETAL
23900 JUNIPER FLATS RD
HOMELAND CA 92548

ASMT: 455030047, APN: 455030047
JUDY FRAIRE, ETAL
23910 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455030031, APN: 455030031
MITZI ALBRIGHT
24131 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030048, APN: 455030048
GABRIELA ORTEGA, ETAL
C/O GABRIELA ORTEGA
24074 REGENCY RD
HOMELAND, CA. 92548

ASMT: 455030049, APN: 455030049
MICHAEL ESCOBEDO
P O BOX 206
HOMELAND CA 92548

ASMT: 455210004, APN: 455210004
RHONDA KELLY, ETAL
24188 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030054, APN: 455030054
SHELLEY RAM
24210 JUNIPER SPRINGS RD
HOMELAND CA 92548

ASMT: 455210006, APN: 455210006
ANA ECHEGOYEN, ETAL
24212 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030056, APN: 455030056
JOYANN PEREZ, ETAL
23876 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455210018, APN: 455210018
ANA SANDOVAL, ETAL
24196 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030057, APN: 455030057
CARLOS RODRIGUEZ, ETAL
14212 CLARISSA LN
SANTA ANA CA 92705

ASMT: 455210019, APN: 455210019
DOROTHY RITTER, ETAL
24140 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455030058, APN: 455030058
ALMA RODRIGUEZ, ETAL
23886 JUNIPER FLATS RD
HOMELAND, CA. 92548

ASMT: 455210020, APN: 455210020
SHERRY EHLERT
SHERRY EHLERT
24146 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455210001, APN: 455210001
ISABEL ESCOVAR, ETAL
24100 JUNIPER SPRINGS RD
HOMELAND, CA. 92548

ASMT: 455210002, APN: 455210002
ESPERANZA ENGEL, ETAL
24120 JUNIPER SPRINGS RD
HOMELAND CA 92548

Dedrick Phillips
23920 Juniper Flats Rd
Homeland, CA 92548

Alice Wong
550 E. Hospitality Lane, Suite 300
San Bernardino, CA 92408

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Homeland, CA 92548

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Dedrick Phillips
23920 Juniper Flats Rd
Homeland, CA 92548

Alice Wong
550 E. Hospitality Lane, Suite 300
San Bernardino, CA 92408



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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. 7788

Project Title/Case Numbers

Paul Rull

County Contact Person

951-955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Dedrick Phillips

Project Applicant

23920 Juniper Flats Rd, Homeland CA 92548

Address

Northerly of Hodges Lane, easterly of Regency Road, westerly of Juniper Springs Road, and southerly of Juniper Flats Road

Project Location

The zone change proposes to change the zoning classification for the subject property from Commercial Retail (C-R) to Residential Agricultural - 1 Acre Minimum (R-A-1)

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 (\$64.00).
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.

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

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1207119

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: PHILLIPS DEDRICK \$64.00
paid by: CK 1495
CFG FOR EA42535
paid towards: CFG05910 CALIF FISH & GAME: DOC FEE
at parcel: 23920 JUNIPER FLATS RD HOML
appl type: CFG3

By _____ Aug 15, 2012 15:51
MGARDNER posting date Aug 15, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: **3.5**
Area Plan: Southwest
French Valley Community
Supervisory District: Third
Project Planner: Matt Straite
Planning Commission: October 17, 2012
Continued From: April 18, 2012

SPECIFIC PLAN NO. 380
GENERAL PLAN AMENDMENT NO. 951
CHANGE OF ZONE NO. 7723
Environmental Impact Report No. 525
Applicant: Hanna Marital Trust
Engineer/Representative: Jack Dimond

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The project consists of three (3) separate applications; a Foundation Change General Plan Amendment, a specific plan and a change of zone.

The General Plan Amendment proposes to change the site's foundation component and Land Use designation from Rural: Rural Residential to Community Development: Specific Plan. The Specific Plan proposed to establish Land Use designations of Community Development: Low Density Residential (CD:LDR), Medium Density Residential (CD: MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan's Land Use Plan (Exhibit 2-1).

The Specific Plan proposes to allow up to 320 dwelling units, 650,000 square feet proposed for commercial use and 61.1 acres proposed for conserved open space within eight (8) planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes to allow up to 400,000 square feet of commercial retail uses, 200,000 square feet of commercial office uses, medium density residential uses (up to 73 dwelling units), low density residential uses (up to 22 dwelling units), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are 36.4 acres proposed for residential uses, 62.7 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways.

The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) which includes the creation of a zoning ordinance text for this Specific Plan to establish permitted and unpermitted uses and development standards for each of the eight (8) planning areas, as well as create a final Zoning Map establishing a legal description boundary of the specific plan and each of the planning areas.

LOCATION AND BACKGROUND:

The project site is located in the Southwest Area Plan; more specifically, northerly of Keller Road, easterly of Pourroy Road, southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79.

The project site (Specific Plan Area) is approximately 200 acres and is located in the French Valley community in the Sphere of Influence of the City of Murrieta. The incorporated cities of Murrieta and Temecula lie west and south of the project site and the City of Menifee lies to the northwest. Diamond Valley Lake, a Metropolitan Water District (MWD) reservoir and regional recreational site, is located approximately three miles northeast. The Skinner Reservoir and Lake Skinner Recreation Area lie approximately three miles southeast of the project site. Regional access to the site is provided by Interstate 215 (I-215). Three major east-west oriented roadways connect the site to the I-215 corridor: Domenigoni Parkway (4 miles) and Scott Road (0.5 mile) to the north and Murrieta Hot Springs Road (6 miles) to the south. The publicly owned French Valley Regional Airport is located four miles south of the project site.

Domenigoni/Barton Specific Plan No. 310 lies directly to the north of the eastern portion of the site with an Open Space designation directly abutting the project site and Winchester 1800 Specific Plan No. 286 located to the southeast of the site across Winchester Road. Two to ten acre parcels with single family residences lie to the south and west of the project site.

The underlying parcel map, Parcel Map No. 15244, was recorded on November 21, 1980 by William and Violet Hanna. The parcel map created ten (10) parcels with a minimum size of 20 acres.

The general plan amendment was initiated by the Board of Supervisors on March 31, 2009. The initiation was from Rural: Rural Residential to Community Development: Specific Plan.

FURTHER PLANNING CONSIDERATIONS:

September 17, 2012

At the April 18, 2012 the Planning Commission directed the applicant to schedule a meeting with 2 Planning Commissioners and to schedule at least one community meeting. At the time this staff report was prepared the meeting with the Planning Commissioners was still being scheduled; and the applicants had conducted one community meeting on Saturday July 7, 2012 at the Gurling residence. A second is scheduled for September 27, 2012. The Community has objected to the nature of the meetings (see attached letter). At this time, staff recommends approval of the revised project. Based on staff review the revised project conforms to the changes requested by the Commission.

The following is attached to this staff report for your consideration:

- **Document entitled Memo from Helix**
A memo from the EIR consultant (Helix) explaining that the proposed changes to the Specific Plan would not require a re-circulation of the Environmental Impact Report (EIR).
- **Document entitled Keller Crossing SP#380**
This document outlines the applicants proposed changes to the project in text form.
- **Letter from Jack Dimond dated August 2, 2012**
This letter also outlines the applicants proposed changes to the project and includes 2 color exhibits showing the revised land use plan (the applicant has stamped this exhibit as Exhibit 2-1) and a detail showing circulation changes (the applicant has stamped this as Planning Area 1 Revised Land Use & Circulation).
- **Document entitled Recap of Community Communications**
This document was provided by the applicant and outlines communication they have had with the community. Several email copies are also part of this document.
- **Undated letter from Kirk Gurling, Randy Williams, Steve Rush, and Dennis Tufin to Mary Stark, Commissioner John Petty, TLMA Director Juan Perez, Principal Planner Dave Mares, and Project Planner Kinika Hesterly**
This letter objects to the nature of the community meetings.

The Conditions of Approval have not changed from the original April Staff Report. The original Staff Report is attached and unchanged except the NOD which has been updated to reflect the changes to the project.

SUMMARY OF FINDINGS:

- | | |
|----------------------------|---|
| 1. Existing Land Use: | Vacant and agricultural land |
| 2. Surrounding Land Use: | State Route 79 to the east, rural single family residences and vacant property to the south and west, and open space lands to the north. |
| 3. Existing Zoning: | Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R) to the north, south, east and west, Light Agriculture – 10 Acre Minimum (A-1-10) to the east, Specific Plan Zone No. 310 (Domenigoni – Barton Properties) to the north, and Specific Plan Zone No. 286 (Winchester 1800) to the south |
| 5. General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum); Highway 79 Policy Area |
| 6. Project Data: | Total Acreage: 201.1 Gross Acres |
| 7. Environmental Concerns: | See Attached Environmental Impact Report |

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of the **ENVIRONMENTAL IMPACT REPORT NO. 525**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 380**, based on the findings and conclusions incorporated in the staff report, subject to the proposed conditions of approval; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 951** amending the Land Use Designation for the subject property to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7723**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 951 and Specific Plan No. 380 to the Riverside County Board of Supervisors.

CONCLUSIONS:

- 1) Upon adoption of the General Plan Amendment the proposed project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
- 2) Upon adoption of the proposed zone change, the proposed project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348.
- 3) Upon adoption of the proposed Specific Plan zoning ordinance text the proposed project is consistent with applicable provisions of Ordinance No. 348.
- 4) The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, overriding considerations will be required for the following unavoidable adverse impacts: The impacts were identified in two (2) categories: Air Quality and Noise.
- 5) The public's health, safety, and general welfare are protected through project design.
- 6) The proposed project is conditionally compatible with the present and future logical development of the area.
- 7) The proposed project will have a significant effect on the environment.
- 8) The proposed project will include reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) through specific plan design and conditions of approval.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings in the EIR which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R: RR) (5 Acre Minimum) in the Southwest Area Plan. Upon adoption of the General Plan Amendment the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.
2. The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; or any General Plan Principle and does not involve a change detrimental to a Riverside County Foundation Component.
 - i) The proposed amendment conforms to the fundamental values stated in the Riverside County Integrated Plan Vision.
 - ii) Any General Plan Principle: The project is consistent with each of the General Plan Principals and Policies based on analysis provided in the Project's EIR.
 - iii) The General Plan Amendment involves a change in the Rural Foundation Component designation by changing to Specific Plan. The proposed Specific Plan is consistent with the Community Development Foundation.
3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Community Development land uses (Commercial Retail, Commercial Tourism, Mixed Use, Very High Density Residential, Medium Density Residential, Low Density Residential,

Open Space-Recreation, and Very Low Density Residential) are anticipated per the general plan land use plan along the Highway 79 corridor adjacent to or in very close proximity to the Specific Plan boundaries in all but one direction.

Additionally, Keller Road is designated as a Secondary Highway (four lane, 100' ROW) in the general plan. The Highway 79 widening project (ultimately planned a six-lane highway) is currently underway and, once completed along with Keller Road improvements, will create a major transportation corridor intersection that is not complimentary to rural land uses. Community development land uses will provide the appropriate land use buffer from this major intersection to the rural land uses that exist west of the Specific Plan area.

Concurrent with the adoption of the general plan, Western Riverside County adopted the WRCMSHCP that requires the conservation of over 500,000 acres. The Keller Crossing Specific Plan (and concurrent General Plan Amendment) is consistent with and further implements the WRCMSHCP by providing 61.1 of natural open space that contributes the southern portions of a constrained linkage. This linkage will serve as a viable habitat corridor, but also act as a community separator between the community development land uses planned to the north and those planned as a part of the Keller Crossing Specific Plan and to the south.

The Rural Residential land use changes include a 201.1 acre parcel going from Rural Residential to Specific Plan. The proposed changes must be considered in context of the entire proposal which, because of its size, will grant the opportunity to be a new community. The General Plan allows new communities so long as they are separated by natural boundaries, located along transportation corridors, and can provide adequate public facilities. The Project makes such provisions.

4. The current land uses on surrounding parcels include vacant land and scattered single family residences.
5. The zoning for the subject site is Rural Residential (R-R).
6. The proposed uses are consistent with the development standards set forth in the Specific Plan and the Specific Plan zoning ordinance.
7. The project site is surrounded by properties which are zoned Light Agriculture with a 5 and 10 acre minimum (A-1-5 and A-1-10) to the east, Specific Plan to the north, and Rural Residential (R-R) to the west and south.
8. Residential, commercial offices and commercial retail uses have been constructed and are operating in the project vicinity.
9. This project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP); however, sufficient mitigation has been incorporated as part of the project to reduce the impacts below a level of significance.
10. Environmental Impact Report (EIR) No. 525 was prepared and circulated as required by the California Environmental Quality Act (CEQA). Twelve comment letter were received during the

Draft EIR's comment period. A Final EIR has been prepared and includes responses to those twelve comment letters.

INFORMATIONAL ITEMS:

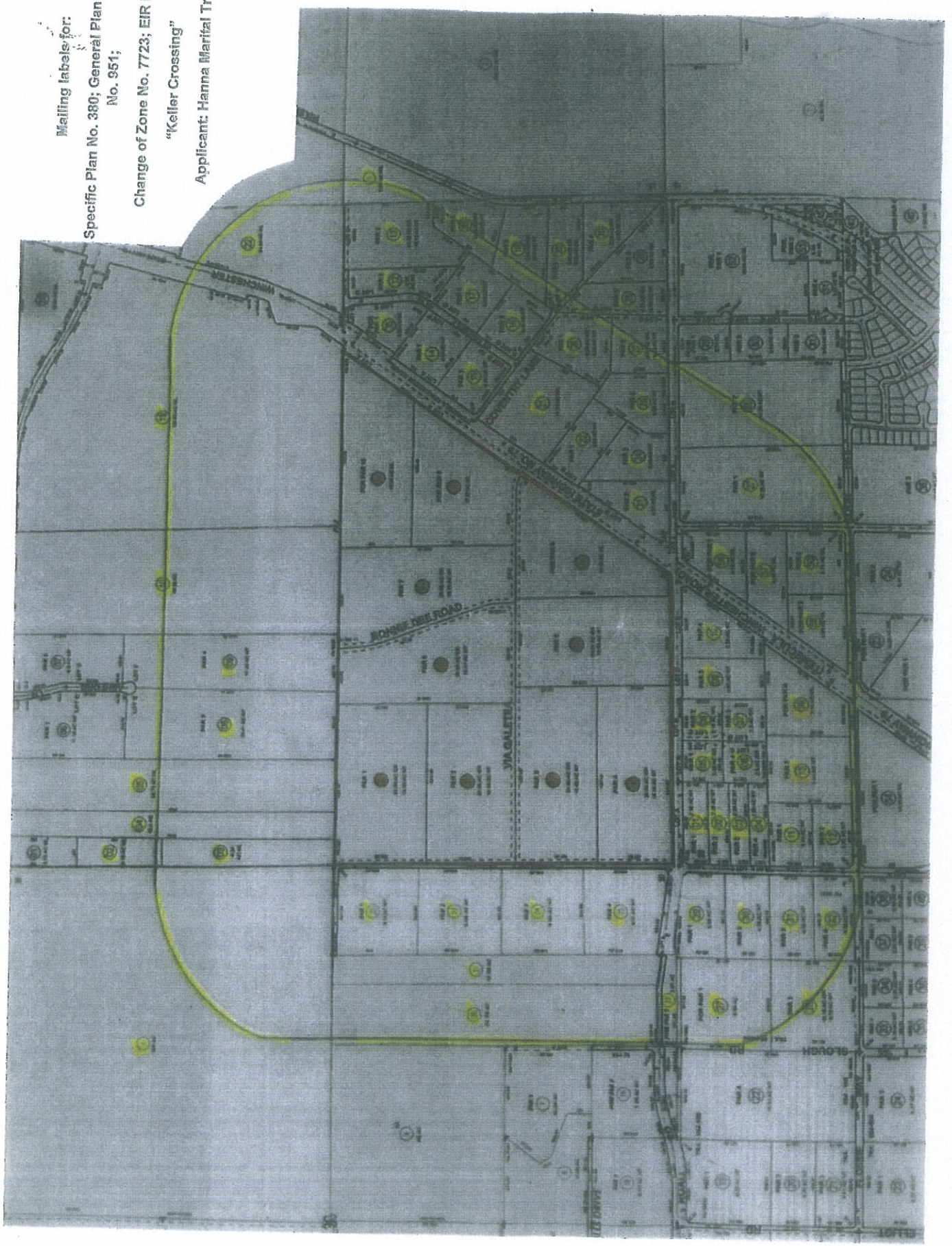
1. As of the writing of the staff report one (1) letter of support and many letters of opposition from the surrounding community. These letters are included in the staff report package for reference.
2. The project site is not located within:
 - a. A Zoning Overlay.
 - b. An Agricultural Preserve.
 - c. A Redevelopment Area.
 - d. An Airport Influence Area.
 - e. A High Fire Area.
 - f. A State Responsibility Area.
 - g. A Development Agreement Area.
 - h. A Fault Zone.
3. The project site is located within:
 - a. The City of Murrieta's Sphere of Influence.
 - b. The Highway 79 Policy Area.
 - c. A WRCMSHCP Cell Group Area.
 - d. The Stephens Kangaroo Rat Fee Area.
 - e. An Area Susceptible to Subsidence.
 - f. An Area with Potential for Low Liquefaction.
 - g. Lighting Ordinance No. 655 (Zone B).
 - h. The Boundaries of the Menifee Union & Perris Union High School District.
4. The subject site is currently designated as Assessor's Parcel Numbers: 472-110-001, 002, 003, 004, 005, 006, 007, 008, 009 and 010.

KH:kh/dm

Y:\Planning Case Files-Riverside office\SP00380\DH-PC-BOS Hearings\DH-PC\10.17.12 PC\October 17, 2012 Staff Report.SP00380.docx

Date Prepared: 9/17/12

Mailing labels for:
Specific Plan No. 380; General Plan Amend
No. 951;
Change of Zone No. 7723; EIR No. 525
"Keller Crossing"
Applicant: Hanna Marital Trust



NORTH AMERICAN TITLE

2100 S.E. Main St. Ste. 450, Irvine Ca 92614

Ph: (949) 419-9477 – Fax: (714) 550-6445

FARM SEARCH

Mailing labels for:

**Specific Plan No. 380; General Plan Amendment
No. 951;**

*Thank you f
We know*

**Change of Zone No. 7723; EIR No. 525
“Keller Crossing”**

*Department.
in your*

Applicant: Hanna Marital Trust

SEARCH CRITERIA:

1300 Ft. Radius

Subject Property:

**472-110-001 thru 472-110-009 &
472-110-032 thru 472-110-034**

The information attached IS NOT AN ABSTRACT OF TITLE, nor a complete representation of the condition of title to the property. While this information is believed to be correct, this Company assumes no liability for any loss occurring by reason of reliance thereon. If it is desired that this company assume liability, you may request issuance of a policy of title insurance, a binder or a commitment to issue a policy of title insurance.

S.P. # 380



Date: 6/15/2012

APN: 472-110-001 thru 472-110-009 & 472-110-032 thru 472-110-034

To whom it may concern:

Please be advised that the Assessor's map and ownership records attached hereto are the most recent records available from the Riverside County Assessor's office of all persons to whom property is assessed. The ownership records cover all the properties within a 1300 foot radius of the above-mentioned parcel(s). A full map showing all surrounding parcels is also enclosed herewith. As this package contains ownership records only, it is important to verify with the appropriate agency if additional notice must be provided to all tenants located within the radius area.

If you have any questions regarding this package, please feel free to contact the undersigned.

Andre` Allen
North American Title Company
2100 S.E. Main Street
Suite 450
Irvine, California 92614

checked by
m struite
Sept 17, 2012
M...
expire March 17
2013

472-070-001

Scott Road 160 Lp
33011 Holland Rd
Winchester, Ca 92596

472-090-020

~~Vintage Plaza Ltd
7 Corporate Plaza Dr
Newport Beach, Ca 92660~~

472-090-021

Vintage Plaza Ltd
7 Corporate Plaza Dr
Newport Beach, Ca 92660

472-090-022

Stephen Mccausland
Po Box 187
Winchester, Ca 92596

472-090-023

Federal National Mortgage Association
14523 Sw Millikan Way Ste 200
Beaverton, Or 97005

472-090-024

~~Vintage Plaza Ltd
7 Corporate Plaza Dr
Newport Beach, Ca 92660~~

472-090-025

Wade Hough
9135 Gregory St
Cypress, Ca 90630

472-090-027

Ladd Penfold
Po Box 999
Temecula, Ca 92593

472-100-003

Western Riverside County Reg Con
3133 Mission Inn Ave
Riverside, Ca 92507

472-100-004

Community Church Of The Valley
27570 Commerce Center Dr Ste 125
Temecula, Ca 92590

472-100-005

Richard Halverson
32097 Scott Rd
Winchester, Ca 92596

472-100-008

Diane Leading
Po Box 682
Winchester, Ca 92596

472-100-009

Diane Leading
Po Box 682
Winchester, Ca 92596

472-100-010

Andy Domenigoni
31851 Winchester Rd
Winchester, Ca 92596

472-100-015

~~Steven Domenigoni
31851 Winchester Rd
Winchester, Ca 92596~~

472-100-018

Steven Domenigoni
31851 Winchester Rd
Winchester, Ca 92596

472-110-001

Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-002

~~Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618~~

472-110-003

~~Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618~~

472-110-004

~~Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618~~

472-110-007

~~Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618~~

472-110-008

~~Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618~~

472-110-009

~~Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618~~

472-110-011

Craig 435 Llc
33011 Holland Rd
Winchester, Ca 92596

472-110-012

Thomas Leaman
1942 Westlake Ave Apt 2305
Seattle, Wa 98101

472-110-013

John Helliesen
1121 Pinto Dr
La Habra Heights, Ca 90631

472-110-014

Kim Sung
27 Mauchly Ste 206
Irvine, Ca 92618

472-110-015

Kim Sung
27 Mauchly Ste 206
Irvine, Ca 92618

472-110-016

Ann Chappelow
2470 Unicornio St
La Costa, Ca 92009

472-110-017

Ronald Shoffeitt
Po Box 1522
Temecula, Ca 92593

472-110-018

Robert Cobbs
33695 Washington St
Winchester, Ca 92596

472-110-019

Anh Nguyen
2787 Huff Dr
Pleasanton, Ca 94588

472-110-020

Moralez Enterprises
38253 Via Majorca
Murrieta, Ca 92562

472-110-021

State Of California
464 W 4Th St # 6Th
San Bernardino, Ca 92401

472-110-022

Michael Abuan
33900 Winchester Rd No B
Winchester, Ca 92596

472-110-024

Valentin Cenoz
37300 Pourroy Rd
Winchester, Ca 92596

472-110-025

Prime Ii Investments Llc
23591 El Toro Rd Ste 120
Lake Forest, Ca 92630

472-110-026

Georgia Costello
32750 Keller Rd
Winchester, Ca 92596

472-110-027

Georgia Costello
32750 Keller Rd
Winchester, Ca 92596

472-110-028

Moralez Enterprises
38253 Via Majorca
Murrieta, Ca 92562

472-110-029

Jay Greenstein
32960 Keller Rd
Winchester, Ca 92596

472-110-030

Albert Conard
33975 Washington St
Winchester, Ca 92596

472-110-031

Theodore Karnezis
23990 Aliso Creek Rd
Laguna Niguel, Ca 92677

472-110-032

Violet Hanna
8105 Irvine Center Dr Ste. 1170
Irvine, Ca 92618

472-110-033

Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-110-034

Violet Hanna
8105 Irvine Center Dr Ste 1170
Irvine, Ca 92618

472-120-002

Ww 550 Llc
33750 Washington St
Winchester, Ca 92596

472-130-001

Ww 550 Llc
33750 Washington St
Winchester, Ca 92596

476-010-001

Ryan Egan
32025 Keller Rd
Winchester, Ca 92596

476-010-002

Jamie Moore
34044 Pourroy Rd
Winchester, Ca 92596

476-010-003

Heriberto Acosta
34120 Pourroy Rd
Winchester, Ca 92596

476-010-004

Heriberto Acosta
34120 Pourroy Rd
Winchester, Ca 92596

476-010-005

Dana James
38033 Augusta Dr
Murrieta, Ca 92563

476-010-006

Richard Green
32187 Keller Rd
Winchester, Ca 92596

476-010-007

Mary Warren
34118 Keller Flat Ct
Winchester, Ca 92596

476-010-008

Michael Gurling
36781 Pebley Ct
Winchester, Ca 92596

476-010-009

Stephen Rush
32265 Keller Rd
Winchester, Ca 92596

476-010-010

Milan Chakrabarty
1003 E Florida Ave No 101
Hemet, Ca 92543

476-010-011

Dewey Martineau
34250 Pourroy Rd
Winchester, Ca 92596

476-010-012

Aesperita Flenoid
34220 Pourroy Rd
Winchester, Ca 92596

476-010-013

William Liesman
34155 Winchester Rd
Winchester, Ca 92596

476-010-027

Saba Saba
41309 Avenida Biona
Temecula, Ca 92591

476-010-028

Saba Saba
41309 Avenida Biona
Temecula, Ca 92591

476-010-050

Rigas Vasilios (Fractional Interest)
30 Point Loma Dr
Corona Del Mar, Ca 92625

476-010-056

Vasilios Rigas
30 Point Loma Dr
Corona Del Mar, Ca 92625

476-010-057

Rigas Vasilios (Fractional Interest)
30 Point Loma Dr
Corona Del Mar, Ca 92625

476-010-058

Rigas Vasilios (Fractional Interest)
30 Point Loma Dr
Corona Del Mar, Ca 92625

476-010-059

William Liesman
34155 Winchester Rd
Winchester, Ca 92596

480-030-027

Ladd Penfold
Po Box 999
Temecula, Ca 92593

480-030-028

Ladd Penfold
Po Box 999
Temecula, Ca 92593

480-030-029

Lincoln Eramo
34125 Pourroy Rd
Winchester, Ca 92596

480-030-030

Krista Hundley
42389 Winchester Rd Ste B
Temecula, Ca 92590

480-030-031

John Gealta
34185 Pourroy Rd
Winchester, Ca 92596

480-030-032

Robert Carlson
34205 Pourroy Rd
Winchester, Ca 92596

ATTN: Planning Director
Planning Department, City of Murrieta
One Town Square
24601 Jefferson Avenue
Murrieta, Ca 92562

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814-4801

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Eastern Information Center
Department of Anthropology
University of California
Riverside, CA 92521

Southern California Edison
2244 Walnut Grove Ave., Rm 312
Rosemead, CA 91770

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Rancho California Water District
42135 Winchester Rd.
P.O. Box 9017
Temecula, CA 92590-4800

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Applicant/Owner:
The Hanna Marital Trust
8105 Irvine Center Dr. # 1170
Irvine, CA 92618

Eng-Rep:
Geoff Scott
2850 Redhill Ave., Ste. 200
Santa Ana, CA 92705

Memorandum

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942
AndreaB@helixepi.com
619.462.1515 tel
619.462.0552 fax
www.helixepi.com



Date: August 20, 2012
To: Kinika Hesterly
From: Andrea Bitterling
Subject: Keller Crossing (SP No. 380)

HELIX Proj. No.: HMT-02

Message: In accordance with your request, this memorandum provides an analysis of whether proposed changes to the Specific Plan would necessitate recirculation of the Environmental Impact Report (EIR). The Draft EIR was circulated for public review between August 8, 2011 and September 26, 2011, and the Final EIR was published in January 2012.

Proposed Modifications

In response to comments received from the public and Planning Commissioners, the applicant has proposed the following changes to the Specific Plan:

- Planning Area (PA) 1, previously analyzed as Commercial Office with 50,000 square feet of improvements, would instead be designated as Very Low Density Residential, with six one-acre lots anticipated. The two detention basins described in the EIR are still proposed in the same location.
- PA 3, Commercial Office, would be subject to a restriction that all buildings abutting new Keller Road would be limited to two stories in height.
- PA 4, Low Density Residential, would be subject to restrictions such that lots adjacent to Pourroy Road would be a minimum of 100 feet in width and would relinquish access rights to Pourroy Road.
- PA 6, Mixed Use, would be subject to restrictions such that retail and unrestricted high-density multi-family uses would not be allowed.

All other proposed land uses would remain as analyzed in the EIR.

Recirculation Requirements

California Environmental Quality Act (CEQA) Guidelines Section 15088.5(a) states that a lead agency is required to recirculate an EIR when "significant new information" is added to the EIR prior to its certification. It further states, "New information added to an EIR is not 'significant' unless the EIR is changed in a way that deprives the public of a meaningful opportunity to

Memorandum (cont.)

HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942
619.462.1515 tel
619.462.0552 fax
www.helixepi.com



comment upon a substantial adverse environmental 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. Section 15088.5(a) provides the following examples of "significant new information":

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) 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 less than significance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the significant environmental impacts of the project, but the project's proponents decline to adopt it.

Environmental Analysis

A summary of changes in anticipated environmental impacts associated with the revisions follows. The proposed modifications would not change the anticipated project impact footprint that was analyzed in the EIR. As a result, impacts associated with agricultural resources, biological resources, cultural and paleontological resources, and geology/soils would remain as previously analyzed. The potential addition of six single-family residences (with approximately 19 residents based on average unincorporated Riverside County household size) would be minor in the context of the potential site population of 488 persons previously analyzed (and especially in the context of the region). Thus, the modification would not result in a new significant impact or change in the severity of impact related to population projections, Housing Element consistency, public services, and recreation. Other than the proposed change in PA 1, the proposed project modifications would not meaningfully affect the potential significance of environmental impacts, unless otherwise described below.

Aesthetics

The proposed modifications would reduce the less-than-significant impacts identified in the EIR. Very Low Density Residential use in PA 1 and wider lots in PA 4 would be more visually compatible with existing rural residences to the south and west of the site. Similarly, height restrictions in PA 3 along new Keller Road would provide an improved transition between residential and commercial uses. The potential for increased light and glare would be reduced due to the lower levels of light required for single-family residences relative to commercial uses. Similarly, residences typically use less reflective materials than commercial uses.

Air Quality

Emissions of air pollutants from construction and architectural coatings would be incrementally decreased as a result of the reduction in building area. As described under *Transportation and*

Memorandum (cont.)

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La Mesa, CA 91942
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619.462.0552 fax
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Traffic, below, traffic generated by the revised project would be less than that previously analyzed; therefore, air pollutant emissions from project traffic also would be incrementally reduced. This incremental reduction would not change the EIR's conclusion that air quality impacts would be significant and unmitigable.

Greenhouse Gas Emissions

As described for air quality, the revised project would result in reduced emissions of greenhouse gases as a result in reduction in building area and traffic trips generated. Thus, there would be an incremental reduction in the less-than-significant impacts identified in the EIR.

Hazards and Hazardous Materials

The Commercial Office designation in PA 1 could have allowed doctor offices, with associated generation of medical waste. Elimination of the potential for such use in PA 1 would reduce the identified less-than-significant impacts related to handling of medical waste. Other identified potential hazards and hazardous materials impacts described in the EIR (potential presence of agricultural chemicals, potential temporary traffic obstructions during construction) would be the same as previously analyzed. Potential impacts related to hazards and hazardous materials would remain significant but mitigable.

Hydrology and Water Quality

The change in PA 1 land use from Commercial Office to Very Low Density Residential would likely result in an incremental decrease in impervious surfaces and associated runoff. As noted in the *Proposed Modifications* section, the two detention basins previously analyzed for this area are still proposed. As a result, impacts related to hydrology and water quality would be the same or slightly reduced relative to the previous analysis. Impacts would remain significant but mitigable.

Land Use/Planning

The proposed change from Commercial Office to Very Low Density Residential use in PA 1, restriction on the height (and therefore potential floor area) of some offices in PA 3, and elimination of the potential for retail use in PA 6 would reduce the benefits of the project relative to the existing jobs-housing imbalance in the area. The project would, however, provide employment opportunities in PAs 2, 3, 6, and 7; therefore, the net impact relative to this issue would remain positive. The modifications would reduce identified less-than-significant impacts related to compatibility between the proposed project and existing rural residential uses (as described under *Aesthetics*).

Noise

Maximum construction noise levels are associated with project grading. Given that the project footprint would remain as previously proposed and project modifications would not substantially

Memorandum (cont.)

HELIX Environmental Planning, Inc.
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La Mesa, CA 91942
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change the grading activities or assumptions, anticipated construction noise impacts would be consistent with those previously described in the EIR. Impacts would remain significant and unmitigable.

As described under *Transportation and Traffic*, below, traffic generated by the revised project would be less than that previously analyzed; therefore, noise from project traffic (on and off site) also would be reduced. Although residential uses are more sensitive to noise than the commercial uses previously analyzed for PA 1, the EIR identifies anticipated noise levels adjacent to project roadways and requires (Mitigation Measures N-10 and N-12) additional analysis prior to the issuance of building permits to ensure that exterior and interior noise impacts at potentially affected residences would comply with the applicable ordinances. These existing mitigation measures would ensure that impacts would be reduced to below a level of significance. Potential impacts identified in the EIR from stationary noise sources (commercial-scale air conditioning units, trash compactors, etc.) from Commercial Office uses to existing residences south of Keller Road would be eliminated by this alternative. Operational noise impacts would remain significant but mitigable.

Transportation and Traffic

As detailed in the attached memorandum from Urban Crossroads (dated August 9, 2012), the AM peak hour, PM peak hour, and daily trips generated by project land uses would all be reduced with the change in proposed PA 1 land use. The AM peak hour would have a reduction of 104 trips, the PM peak hour would have a reduction of 129 trips, and the daily trips would have a reduction of 725 trips. Thus, potential traffic impacts would be incrementally less than those previously identified. Traffic impacts would remain significant but mitigable.

Utilities

Based on the daily water demand rates presented in EIR Table 3.16-1 (1,600 gallons per acre of commercial versus 640 gallons for each low-density residence), the project modifications would reduce project water demand. Thus, potential utility impacts would be incrementally reduced from the already less than significant levels identified in the EIR.

Conclusion

No new significant environmental impacts would occur from the proposed project modifications. Similarly, no substantial increase in the severity of environmental impacts would occur. In fact, the severity of environmental impacts would be reduced in many cases. Lastly, no additional considerably different feasible project alternatives or mitigation measures that would clearly lessen significant environmental impacts have been identified. As a result, recirculation of the Keller Crossing EIR is not warranted.

Please do not hesitate to contact me if you have any further questions.

August 9, 2012

Andrea Bitterling
HELIX ENVIRONMENTAL PLANNING, INC.
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942

Subject: Keller Crossing Specific Plan Trip Generation Assessment

Dear Ms. Bitterling:

The firm of Urban Crossroads, Inc. is pleased to submit the following trip generation analysis for the proposed Keller Crossing ("Project"). The purpose of this trip generation analysis is to compare the proposed Project's trip generation to that previously assumed and analyzed in the Keller Crossing Specific Plan (General Plan Amendment No. 00951) Traffic Impact Analysis (revised by Urban Crossroads, Inc in February 2010).

The Project detailed in the traffic impact analysis (TIA) includes the development of 7 planning areas consisting of 250 thousand square feet (TSF) of general office space, 400 TSF of shopping center space, 98 single family residential dwelling units, and a 225 dwelling unit retirement community. The Project will be built in two phases, with the first phase consisting of Planning Areas 1, 2 and 3. Planning Area 1 consists of 50 TSF of general office space, Planning Area 2 consists of 125 TSF of shopping center space, and Planning Area 3 consists of 200 TSF of general office space. The Project trip generation included in the traffic impact analysis is listed in Table 1.

The Project is now proposing to change the land use within Planning Area 1 by eliminating the 50 TSF of general office space and replacing it with Very Low Density Residential (VLDR). As such, Planning Area 1 is proposed to consist of 6 single family detached residential dwelling units rather than 50 TSF of general office space. The resulting trip generation from this proposed change is shown on Table 2.

As shown in a comparison of the proposed Project to the one analyzed in the TIA on Table 3, the amount of trips generated is anticipated to reduce in the AM peak hour, PM peak hour, and daily trips. The AM peak hour will see a reduction of 104 trips, the PM peak hour will see a reduction of 129 trips, and the daily trips will see a reduction of 725 trips.

It is anticipated that the development of the proposed Planning Area 1 of the Keller Crossing Specific Plan would generate significantly fewer trips than that previously analyzed in the Keller Crossing Specific Plan Traffic Impact Analysis. Since the trip generation based upon the Project's proposed change in Planning Area 1 does not exceed the trip generation previously analyzed in the TIA, the potential impacts to traffic and circulation associated with the proposed Project is anticipated to be consistent with or less than those previously identified in the TIA. As a result, the mitigation measures recommended in the TIA could be considered more conservative and would be indicative of a "worst-case" Project scenario.

Ms. Andrea Bitterling
HELIX ENVIRONMENTAL PLANNING, INC.
August 9, 2012
Page 2

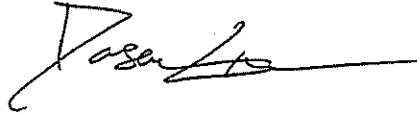
If you have any questions or comments, please contact me directly at (949) 660-1994 ext. 204.

Respectfully submitted,

URBAN CROSSROADS, INC.



Aric Evatt, PTP
Principal



Donson Liu, EIT
Assistant Engineer

AE:DL
JN:05837-09 Letter

Attachments

Table 1

Project Trip Generation Summary From Traffic Impact Analysis

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
PHASE 1 (2012)									
PA 1: General Office	50.0	TSF	95	13	108	23	112	135	783
PA 2: Shopping Center	125.0	TSF	108	69	176	363	376	739	7,851
PA 3: General Office	200.0	TSF	288	40	328	52	252	304	2,274
		<i>Phase 1 Office to Commercial</i>	2	4	6	11	7	18	275
		<i>Phase 1 Commercial to Office</i>	4	2	6	7	11	18	275
Phase 1 (2012) Subtotal			491	122	612	438	740	1,178	10,908
<i>Internal Capture (Phase 1)²</i>			-6	-6	-12	-18	-18	-36	-550
<i>Pass-By Reduction (15%-PA2 Only)³</i>			--	--	--	-53	-55	-108	-1,136
Phase 1 (2012) Total			485	116	600	366	667	1,034	9,221
PHASE 2 (2014)									
PA 4: Single Family Residential	23	DU	4	13	17	15	9	23	220
PA 5: Single Family Residential	75	DU	14	42	56	48	28	76	718
PA 6: Continuing Care Retirement Community	225	DU	27	14	41	32	34	65	632
PA 7: Shopping Center	275.0	TSF	171	110	281	613	638	1,251	13,107
		<i>Phase 2 Office to Commercial</i>	5	11	16	23	20	43	565
		<i>Phase 2 Commercial to Office</i>	11	5	16	20	23	43	565
		<i>Phase 2 Office to Residential</i>	0	0	0	0	2	2	24
		<i>Phase 2 Residential to Office</i>	0	0	0	2	0	2	24
		<i>Phase 2 Commercial to Residential</i>	14	13	27	37	29	66	557
		<i>Phase 2 Residential to Commercial</i>	13	14	27	29	37	66	557
Phase 2 (2014) Subtotal			216	178	395	707	708	1,415	14,677
<i>Internal Capture (Phases 1 & 2)²</i>			-43	-43	-86	-111	-111	-222	-2,292
<i>Pass-By Reduction (15%-PAs 2 & 7)³</i>			--	--	--	-138	-144	-282	-2,975
Project Total (Phase 1 + Phase 2)			664	257	921	896	1,193	2,089	20,317

¹ DU = Dwelling Units; TSF = Thousand Square Feet

² Internal capture is the reduction of the overall traffic due to the compatibility of land uses within the project site. Internal capture has been determined per the ITE methodology outlined in the Trip Generation Handbook, June 2004. 50% of the trips reduced will be added back onto the internal roadway network.

³ "Pass-by" reduction rates have been used to account for traffic that will access the site as an intermediate stop on the way to a primary destination. This reduction was applied after the reduction of the internal interaction and only taken for PA 2 and PA 7.

Table 2

Proposed Project Trip Generation Summary

Land Use	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
PHASE 1 (2012)									
PA 1: Single Family Residential	6	DU	1	3	5	4	2	6	57
PA 2: Shopping Center	125.0	TSF	108	69	176	363	376	739	7,851
PA 3: General Office	200.0	TSF	288	40	328	52	252	304	2,274
Phase 1 Office to Commercial			2	4	6	11	7	18	275
Phase 1 Commercial to Office			4	2	6	7	11	18	275
Phase 2 Office to Residential			0	0	0	0	0	0	1
Phase 2 Residential to Office			0	0	0	0	0	0	1
Phase 1 Commercial to Residential			1	5	6	1	1	2	9
Phase 1 Residential to Commercial			5	1	6	1	1	2	9
Phase 1 (2012) Subtotal			397	112	509	418	630	1,049	10,183
Internal Capture (Phase 1) ²			-12	-12	-24	-20	-20	-40	-570
Pass-By Reduction (15%-PA2 Only) ³			--	--	--	-53	-55	-108	-1,135
Phase 1 (2012) Total			385	100	485	345	556	901	8,478
PHASE 2 (2014)									
PA 4: Single Family Residential	23	DU	4	13	17	15	9	23	220
PA 5: Single Family Residential	75	DU	14	42	56	48	28	76	718
PA 6: Continuing Care Retirement Community	225	DU	27	14	41	32	34	65	632
PA 7: Shopping Center	275.0	TSF	171	110	281	613	638	1,251	13,107
Phase 2 Office to Commercial			5	11	16	23	20	43	565
Phase 2 Commercial to Office			11	5	16	20	23	43	565
Phase 2 Office to Residential			0	0	0	0	2	2	24
Phase 2 Residential to Office			0	0	0	2	0	2	24
Phase 2 Commercial to Residential			14	13	27	37	29	66	557
Phase 2 Residential to Commercial			13	14	27	29	37	66	557
Phase 2 (2014) Subtotal			216	178	395	707	708	1,415	14,677
Internal Capture (Phases 1 & 2) ²			-43	-43	-86	-111	-111	-222	-2,292
Pass-By Reduction (15%-PAs 2 & 7) ³			--	--	--	-138	-144	-282	-2,975
Project Total (Phase 1 + Phase 2)			570	247	817	877	1,083	1,960	19,592

¹ DU = Dwelling Units; TSF = Thousand Square Feet

² Internal capture is the reduction of the overall traffic due to the compatibility of land uses within the project site. Internal capture has been determined per the ITE methodology outlined in the Trip Generation Handbook, June 2004. 50% of the trips reduced will be added back onto the internal roadway network.

³ "Pass-by" reduction rates have been used to account for traffic that will access the site as an intermediate stop on the way to a primary destination. This reduction was applied after the reduction of the internal interaction and only taken for PA 2 and PA 7.

Table 3

Trip Generation Comparison

Land Use	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	
Proposed Project	570	247	817	877	1,083	1,960	19,592
Project from TIA	664	257	921	896	1,193	2,089	20,317
Variance¹	-94	-10	-104	-19	-110	-129	-725

¹ Variance = Proposed Project - Project from TIA. A negative number reflects a reduction in trip generation.

KELLER CROSSING SP #380

Draft changes to Chapter 3, Planning Area Details; synopsis to indicate the essential changes. Full language changes to be forthcoming following final hearings and / or other potential changes.

3.1 Planning Area 1

Very Low Density Residential (VLDR)

9.9 Acres A maximum of 6 one-acre lots

Planning area 1 is designated for development as a transition and buffer between larger estate lots and ranchettes to the south of the Specific Plan area, the new Keller Road secondary highway, and the commercial development to the north and north east, on the north side of relocated Keller Road, as well as to the one-half acre residential lots proposed in Planning Area 4. The two detention basins currently shown would remain in place at the eastern and western ends of the Planning Area.

3.2 Planning Area 2

Commercial Retail (CR)

8.8 Acres 125,000 Target Developable Square Feet

No changes are proposed to PA 2

3.3 Planning Area 3

Commercial Office (CO)

13.9 Acres 200,000 square feet targetable development

All buildings adjacent to the relocated Keller Road (whether on individual parcels or as part of a larger parcel within the Planning Area) are to be two stories in maximum height. If such buildings are part of a larger parcel, all other buildings within said parcel may be of greater height, as allowed within the applicable codes.

3.4 Planning Area 4

Low Density Residential (LDR)

15.6 Acres 22 dwelling units

The narrative wording contained within the Specific Plan is confirmed. Particularly, no lots adjacent to Puorroy Road shall take access there from and all such lots shall be a minimum of 100' in width and one-half acre in size.

3.5 Planning Area 5

Medium Density Residential (MDR)

20.8 Acres 73 Dwelling Units

No changes are proposed to PA 5

3.6 Planning Area 6

Mixed Use (MU)

21.6 Acres 225 Maximum Units

No general retail uses are to be permitted with PA 6 except that facilities to serve the potential development of a Continuing Care Retirement Community may be permitted. Allowed uses of such facilities could include: pharmacy; home or private-use medical or therapy equipment; other similar uses aimed at serving a community of senior citizens.

In addition, no unrestricted high density multi-family uses are to be permitted within PA 6.

3.7 Planning Area 7

Commercial Retail (CR)

29.2 Acres 275,000 Targetable Developable Square Feet

No changes are proposed to PA 7.

4.6.C.3 Exhibits 4-27 and 4-28 Developed / Wildlife Interface Edge Treatment and Fuel Modification Plan

The provisions of this Section shall apply to all Planning Areas (4, 5, 6, and 7) that abut the MSHCP Open Space Conservation area. All individual Planning Areas shall be so annotated.

THE DIMOND GROUP, LTD.

2517 Valmonte Glen
Escondido, CA 92029
(760) 738-7530
FAX (760) 738-9255

August 2, 2012

County of Riverside
Planning Department
By Hand

Attn: Ms. Kinika Hesterly
Urban Regional Planner IV

RE: Specific Plan No. 380; General Plan Amendment No. 951; Change of Zone No. 7723; Environmental Impact Report No. 525

Applicant: Hanna Marital Trust

Representative: Jack H. Dimond

Dear Ms. Hesterly,

The purpose of this letter is to request scheduling of the continued Planning Commission Hearing on the subject applications at the scheduled hearing date of September 19, 2012 and to present changes to the submissions proposed by the Applicant.

Following suggestions by individual Commissioners, certain of the land uses presented in the draft Specific Plan have been considered by the Applicant and the following changes / affirmations are presented:

1. Planning Area 1, currently designated as Commercial Office with 50,000 sf targeted improvements, would become Very Low Density Residential with a target of 6 one-acre lots and the two detention basins currently shown. A sketch plan of the proposed improvements is attached hereto.
2. Planning Area 3, Commercial Office, will be restricted to provide that all buildings abutting New Keller Rd. will be limited to two stories in height.
3. Planning Area 4, Low Density Residential, will be restricted such that lots adjacent to Puorroy Rd. will be a minimum of 100' in width with access rights to Puorroy Rd. relinquished.
4. Planning Area 6, Mixed Use, will be restricted such that retail and unrestricted high-density multi-family uses will not be allowed.
5. All other land uses as shown within the proposed Specific Plan remain the same.

County of Riverside
Planning Department
Attention: Ms. Kinika Hesterly
August 2, 2012

6. The area of required notification of prospective Planning Commission Action has been expanded to 1,300' as directed by the Commission. A map of the revised area and mailing labels supplied by North American Title Company are attached hereto.
7. As requested by the Commission, outreach meetings with local owners have been and will continue to be held as appropriate.

Please advise me of any additional information or materials required by the Department for the calendaring of this continued hearing.

Yours Very Truly,

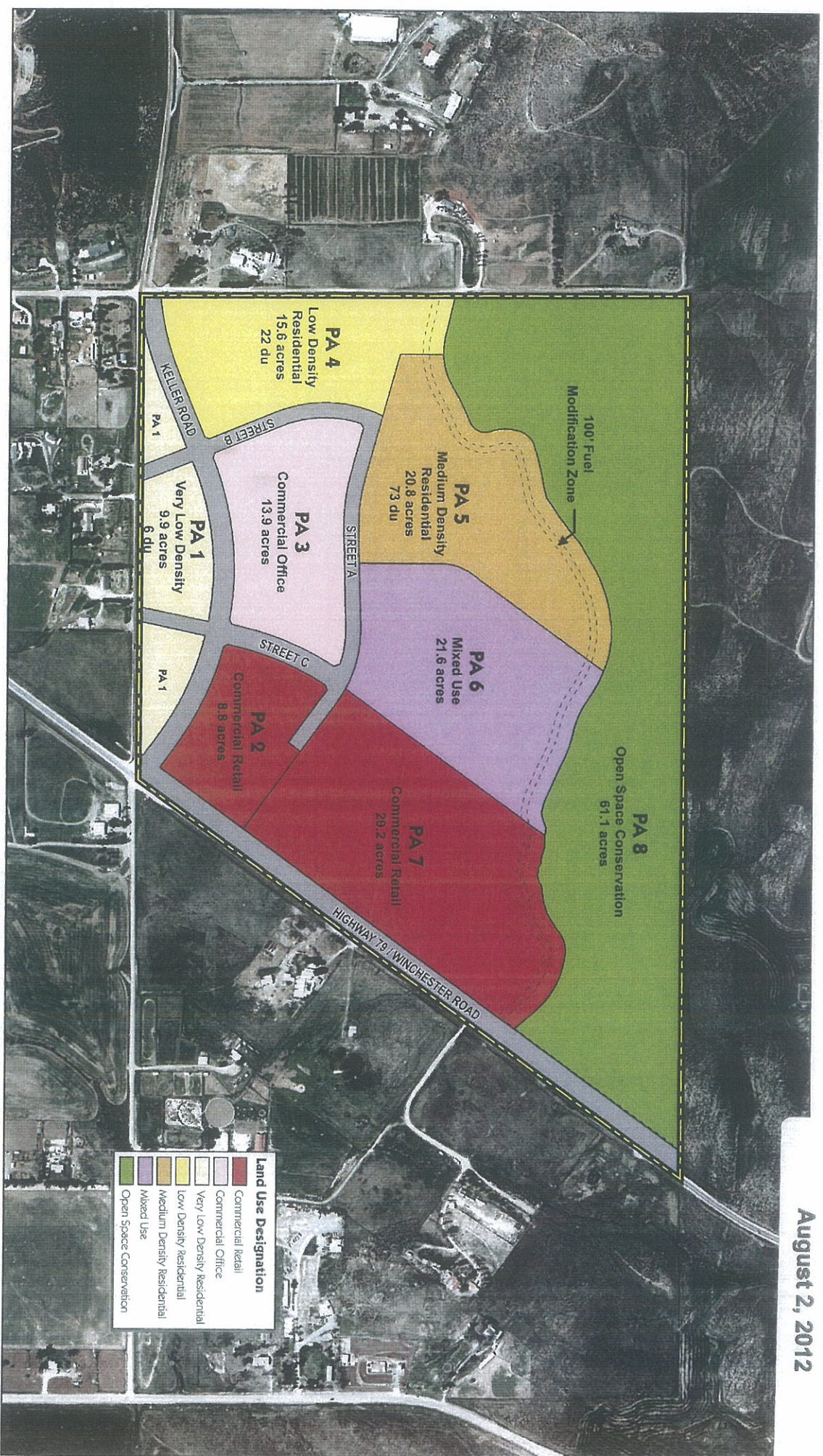


Jack H. Dimond
Representative, Hanna Marital Trust

Attachments:

1. Revised Specific Plan Land Use Plan, Exhibit 2-1
2. Sketch Plan, Circulation pattern and improvements to "Old" Keller Rd.
3. Notification Area map and mailing labels
4. Disk showing Attachments 1 & 2

August 2, 2012



Land Use Designation	
[Red]	Commercial Retail
[Light Blue]	Commercial Office
[Light Green]	Very Low Density Residential
[Yellow]	Low Density Residential
[Orange]	Medium Density Residential
[Purple]	Mixed Use
[Dark Green]	Open Space Conservation

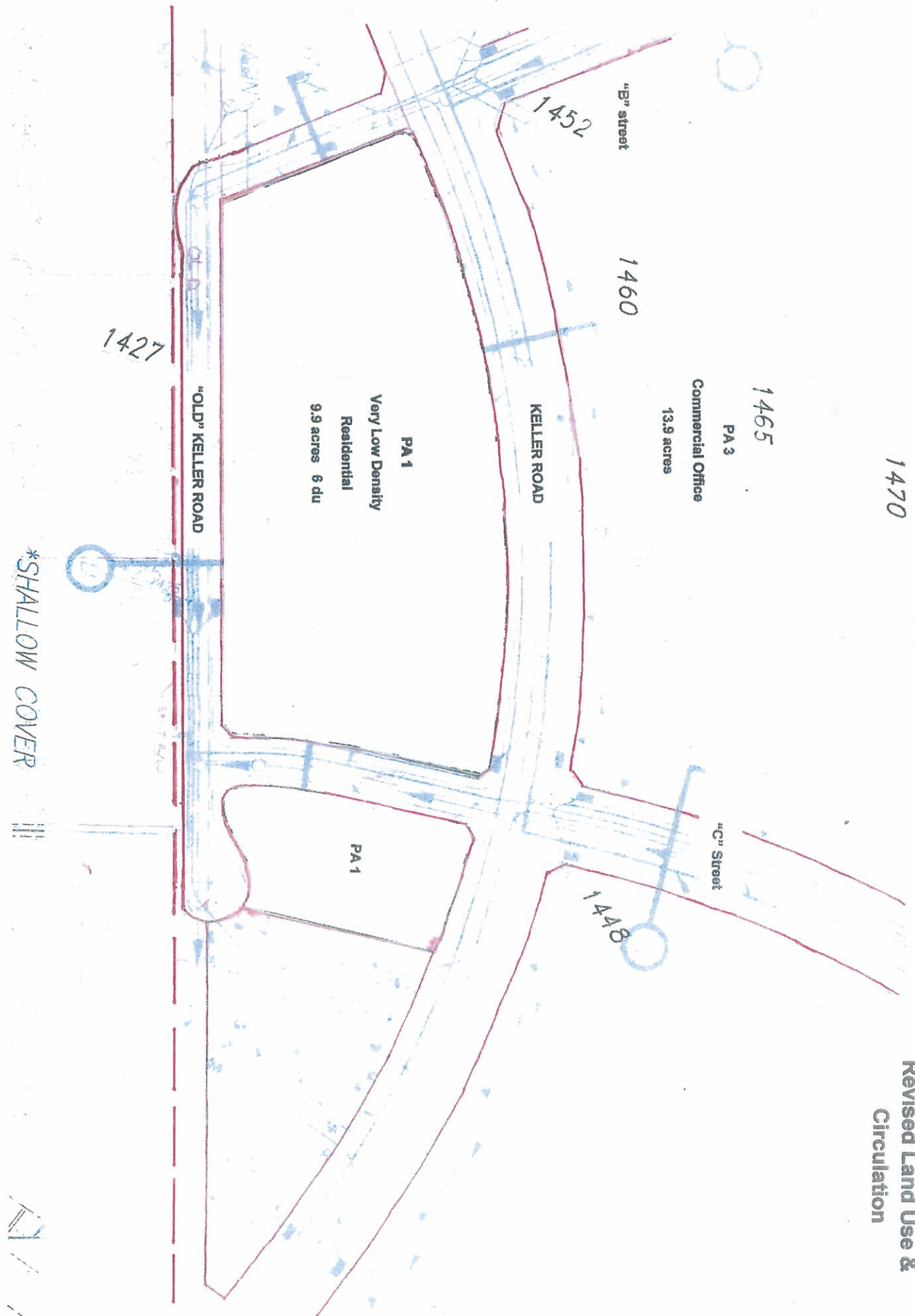


Scale 1" = 200'

Keller Crossing
 Riverside County
 Hanna Marital Trust

WILLIAM HEMALINCH
 ARCHITECTS, INC.
 2009046 • 07-3112

S.P. #380
Planning Area 1
Revised Land Use &
Circulation



Recap of Community Communications

Keller Crossing – SP #380

- June 13 Dimond calls Kirk Gurling to ask for meeting; Gurling will consult with Randy Williams
- June 16 Gurling sends e-mail; will suggest meeting with 5-6 residents within two weeks.
- June 16 Dimond calls Williams, who will not meet alone and will get back with date to meet others.
- June 18 * Dimond e-mails Gurling with agenda for mtg and describes purpose as introductory of new team members.
- June 26 Gurling proposes mtg at his home on Sat. July 7.
- June 28 Dimond confirms mtg and says that Eventov will attend.
- July 6 Gurling advises "a few more community members will attend."
- July 6 * Dimond advises more attendees not an issue and reiterates that purpose is to introduce selves and listen, not to discuss "any specific alterations to the SP."
- July 11 * Receive e-mail from Williams objecting to nature of meeting and stating demand for at least two additional meetings.
- July 11 Dimond thanks Williams for meeting and input and pledges desire to meet again.
- July 13 * Williams asks that next meeting be with our proposed changes to the SP; w/ 2 wk notice
- July 13 Dimond responds to Williams with "Yes" to both questions.
- July 25 Dimond asks Williams for next meeting on Sat. Aug. 11 at place of their choosing
- July 30 Williams asks to delay meeting to Sat. Aug. 18.
- August 8 Dimond gives final confirmation of Aug. 18th mtg.
- August 16 Williams calls Dimond to advise that meeting cancelled and reasons to be given shortly.
- August 17 Williams and Tuffin groups send letters to County and Keller Crossing Team as to why meeting cancelled, etc.
- August 17 Dimond advises Williams in re understanding of "letters."
- August 17 Williams explains nature of two groups and their letters.
- August 24 Dimond responds to Williams with e-copies of letter sent by mail to both groups on Aug. 22nd.
- August 31 Mary Warren calls Dimond to request date of Community Meeting in Winchester.
- Sept. 3 Williams acknowledges e-copies of letters.

Jack Dimond

From: Jack Dimond [jack-dimond@cox.net]
Sent: Monday, June 18, 2012 9:10 AM
To: 'Michael Gurling'
Cc: 'Eventov Adam'
Subject: RE: Introductions and conversation follow-up

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, Mr. Gurling,

I appreciate your response to my calls to you and Randy Williams. As I indicated to you both, my initial purpose is to introduce the two new members of our team (Adam Eventov of WellSaid Communications and myself) and to listen to your concerns about the Keller Crossing Specific Plan. We believe it would be very helpful to us both to listen and learn before proposing any alterations to the plan and its specifics, and would be very grateful if you would accommodate us in this request.

If an agenda were to be suggested it would merely be:

- A. Introduce Adam and Jack and give a little personal background on each of us and our upcoming roles.
- B. Listen to each of your representative's concerns about SP 380 and changes to the French Valley area of the Riverside GP.
- C. We suggest meeting at a convenient location such as Mimi's Restaurant on Winchester in Temecula.

Following such a meeting our entire Team will work to consider how we can achieve the most acceptable solution to our mutual needs and desires. At that point we would ask for another meeting with you all and would be prepared to speak definitively about changes to our plan.

I hope this format will be workable for your group.

Sincerely,

Jack H. Dimond

The Dimond Group, Ltd.

760.738-7530

From: Michael Gurling [mailto:milyundollarmike@msn.com]

Sent: Saturday, June 16, 2012 9:12 PM

To: Jack Dimond; Randy Williams; Steve & Jana Rush; Dennis F. Tuffin; Lincoln & Sherry Erano

Subject: Introductions and conversation follow-up

Good Evening, Mr. Dimond.

Thank you for calling on wednesday and introducing yourself as the new team quarterback for the Hanna project (S. P. 380).

Pursuant to our brief conversation, I've checked with other members of our group regarding availability for a meeting. We should have 5-6 members (representatives) available to meet within two weeks.

I spoke with Randy Williams today. He indicated he had spoken with you regarding a meeting with yourself and one or two associates.

Would you please forward an agenda of what you would like to cover with us.

I'll get back to you with a firm date, time and place sometime later this coming week.

Thank You,

Respectfully,

Kirk R. Gurling

Representative

French Valley Residents For Compatible Growth

Jack Dimond

From: Jack Dimond [jack-dimond@cox.net]
Sent: Friday, July 06, 2012 10:36 AM
To: 'Michael Gurling'
Cc: 'Jack Dimond'
Subject: RE: Saturday's Meeting

Hello, Mr. Gurling

Yes, of course we do not object to as many folks as you would like to come. We might bring one more of our team with us. As we have discussed, this meeting will be for us to listen and not for the purpose of presenting or discussing any specific alterations to the Specific Plan.

Regards,

Jack Dimond

From: Michael Gurling [mailto:milyundollarmike@msn.com]
Sent: Friday, July 06, 2012 10:13 AM
To: Jack Dimond; Michael Gurling
Subject: Saturday's Meeting

Good morning, Mr. Dimond.

We are looking forward to meeting with you tomorrow afternoon.

At a group meeting last night, the group decided that they would like to have a few more group members attend the Saturday Meeting.

Hope this is acceptable.

Thank You,
Kirk R. Gurling

Jack Dimond

From: Randy Williams [rwilliamsonline@msn.com]
Sent: Wednesday, July 11, 2012 1:24 AM
To: jack-dimond@cox.net; kevinwolf@germania.net
Cc: John Petty/ RivCoPlanning Commission; Kirk Gurling; Dennis Tuffin / 380
Subject: 380 Meeting July 7, 2012

Dear Jack:

As we discussed today on the phone, I am sending this email to summarize our sentiments from our meeting on Saturday, July 7th, 2012 regarding SP 380. We appreciate that you wanted to introduce yourself to our neighborhood. However, we would like to be on record that the meeting should **NOT** count as one of the meetings the commissioners required before this project comes back to another hearing. The reasons are the following:

As you stated at the beginning of our meeting, you could not share your team's perspective on anything that occurred at the PC hearing, or the applicant's perspective who was at the hearing, or what your team thought about Commissioner Petty's proposal, or what your team thought about what we already said at the hearing, or anything beyond just introducing yourself as the new quarterback and listening. As I expressed prior to the meeting on the phone, we were interested in meeting if it could be more substantive such as a response to the hearing, proposed compromises, or other beneficial dialogue since we already expressed ourselves at the hearing. You stated you listened to the entire recording.

You stressed strongly how important it was to introduce yourself at this first meeting and Kirk and I were under the impression by your insistence that this was the only way a meeting would occur. We agreed to the meeting under those parameters. After polling members after the meeting they felt it was a one sided meeting to gather information that serves your objectives of reselling the project. You did not misrepresent what circumstances under which you would meet but we felt there was no other circumstance under which you would and there was hope it could still be two sided. They did feel they became better acquainted with you and your two partners Kevin and Adam. All of you were affable, professional, and civil .

In summary, there was significant disappointment that you did not address any of the issues we requested but there is no anger or animosity (you held firm to your premise for the meeting but our position is its one sided). This email is meant to be helpful by providing feedback and clear communications. I know you have a different perspective and as we discussed you are welcome to reply. I encourage it, particularly after meetings, to avoid misunderstandings. I was pleased to hear you commit to another meeting and that you would have a proposal or a response from your client on the neighborhood concerns. We understand the Hanna's interest and bear no ill will.

Given the extent of the concerns, the lack of previous meetings, a new quarterback, and only an introductory meeting at best since the hearing, we strongly recommend to the commission that at least two other meetings be held before another hearing. It is also worth noting, that per your request, we limited the number of neighbors for this first meeting and more would attend subsequent ones. For future meetings Jack, could you provide at least a two week notice? Thank you for your considerations. We look forward to your reply.

Randy Williams

French Valley Residents for Compatible Growth

Jack Dimond

From: Randy Williams [rwilliamsonline@msn.com]
Sent: Friday, July 13, 2012 7:33 AM
To: Jack Dimond / Land Development Consultant
Cc: Kevin Wolf / Germania; Kirk Gurling
Subject: RE: SP 380 Meeting July 7, 2012

Dear Jack:

Thank you for the timely reply. Could you respond to two items I raised in my last email?

1. Can you confirm as you said on the phone that the next meeting with our group (on a collective level I am assuming) will have what revisions your client is willing make for SP 380?
2. Can you provide a two week notice for such a meeting?

Thank you for your consideration.

Randy Williams
French Valley Residents for Compatible Growth

From: jack-dimond@cox.net
To: rwilliamsonline@msn.com
CC: jack-dimond@cox.net
Subject: FW: SP 380 Meeting July 7, 2012
Date: Wed, 11 Jul 2012 17:13:42 -0700

Dear Randy,

Thank you again for taking the time to gather neighbors and others to discuss our project, SP 380, at Kurt's house on Saturday. We very much appreciate Kurt and Sharon opening their home to our new team. While we were aware of some of the concerns expressed by those around us through past notes, there is no substitute for speaking face to face with our neighbors. On behalf of Adam and Kevin, I know we came away with a far better understanding of their perspective.

We look forward to meeting again with you and those in attendance at Saturday's meeting both individually and together as well as others throughout the area.

In the mean time, if you ever have need to contact me, Kevin or Adam, please do not hesitate to give them a call or email. Kevin can be reached at kevinwolf@germania.net. Adam can be reached at 951-216-9515 or eventov@yahoo.com.

Sincerely,

Jack Dimond
760.738-7530

To Ms. Mary Stark

RCTLMA Commission Secretary

Riverside County

To Mr. John Petty

Planning Commissioner for the Third District

Riverside County

To Mr. Juan C. Perez

TLMA Director

Riverside County

To Mr. David Mares

Principal Planner

Riverside County

To Ms. Kinika Hesterly

Urban Regional Planner IV

Riverside County

RE: Specific Plan #380-The Hanna Project

Dear Sirs and Madams;

We represent those persons living in the community around Specific Plan #380 and others who opposed this plan when presented on April 18, 2012 to the commission.

Per the request and recommendation of the commission we have attempted to negotiate and compromise with the Hanna Development Team. This effort was futile and to no avail. The Hanna Team demanded severe restrictions in our one meeting.

The first meeting would only be to introduce the new Hanna Team. They could not comment on anything they heard us say at the planning commission hearing even though some of their team was there and the new leader stated he had listened to a tape of the entire hearing. They were not prepared or authorized to suggest or offer anything.

Thereafter, the Hanna Team, without notice, resubmitted their plan to the planning commission, concealed the resubmittal from the community and simultaneously invited the community to attend a meeting of pretense. One introductory meeting restricted to our side saying whatever they like while they say nothing in return. The next meeting to tell us what was already submitted to the planning commission for review and a request for a new hearing.

We ask that the original request and the recommendation of the planning commission be allowed to go forward. We would respectfully argue and assert that the applicant's resubmittal be rejected and that Specific Plan #380 remains off calendar until some substantive discussions occur between the developers and the community residents. We have invested a great deal of time and energy in this matter and will continue to show good faith. We would be happy to comply with the request of the planning commission and attempt to mediate the differences between ourselves and the developers but in any case we are determined to have a voice in this important decision for our community.

Finally, we believe that these discussions, should they be permitted, would best be held in the offices of the planning department to ensure that the discussions are substantive, that the issues raised by the commission are the basis of the discussions, that they are in good faith and that a neutral, governmental representative be present who can bear witness to the same.

Sincerely,

Representatives;

Kirk Gurling, Randy Williams, Steve Rush, Dennis Tuffin

Rural Residents & Friends 4 Balanced Growth

3.4
Agenda Item No.:
Area Plan: Southwest
French Valley Community
Supervisorial District: Third
Project Planner: Kinika Hesterly
Planning Commission: April 18, 2012

SPECIFIC PLAN NO. 380
GENERAL PLAN AMENDMENT NO. 951
CHANGE OF ZONE NO. 7723
Environmental Impact Report No. 525
Applicant: Hanna Marital Trust
Engineer/Representative: Geoff Scott

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

The project consists of three (3) separate applications; a Foundation Change General Plan Amendment, a specific plan and a change of zone.

The General Plan Amendment proposes to change the site's foundation component and Land Use designation from Rural: Rural Residential to Community Development: Specific Plan. The Specific Plan proposed to establish Land Use designations of Community Development: Low Density Residential (CD:LDR), Medium Density Residential (CD: MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Master Plan Roadways (MPR) as reflected in the Specific Plan's Land Use Plan (Exhibit 2-1).

The Specific Plan proposes to allow up to 320 dwelling units, 650,000 square feet proposed for commercial use and 61.1 acres proposed for conserved open space within eight (8) planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes to allow up to 400,000 square feet of commercial retail uses, 250,000 square feet of commercial office uses, medium density residential uses (up to 73 dwelling units), low density residential uses (up to 22 dwelling units), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are 36.4 acres proposed for residential uses, 62.7 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways.

The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) which includes the creation of a zoning ordinance text for this Specific Plan to establish permitted and unpermitted uses and development standards for each of the eight (8) planning areas, as well as create a final Zoning Map establishing a legal description boundary of the specific plan and each of the planning areas.

LOCATION AND BACKGROUND:

The project site is located in the Southwest Area Plan; more specifically, northerly of Keller Road, easterly of Pourroy Road, southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79.

The project site (Specific Plan Area) is approximately 200 acres and is located in the French Valley community in the Sphere of Influence of the City of Murrieta. The incorporated cities of Murrieta and Temecula lie west and south of the project site and the City of Menifee lies to the northwest. Diamond Valley Lake, a Metropolitan Water District (MWD) reservoir and regional recreational site, is located approximately three miles northeast. The Skinner Reservoir and Lake Skinner Recreation Area lie approximately three miles southeast of the project site. Regional access to the site is provided by Interstate 215 (I-215). Three major east-west oriented roadways connect the site to the I-215 corridor: Domenigoni Parkway (4 miles) and Scott Road (0.5 mile) to the north and Murrieta Hot Springs Road (6 miles) to the south. The publicly owned French Valley Regional Airport is located four miles south of the project site.

D.M.

Domenigoni/Barton Specific Plan No. 310 lies directly to the north of the eastern portion of the site with an Open Space designation directly abutting the project site and Winchester 1800 Specific Plan No. 286 located to the southeast of the site across Winchester Road. Two to ten acre parcels with single family residences lie to the south and west of the project site.

The underlying parcel map, Parcel Map No. 15244, was recorded on November 21, 1980 by William and Violet Hanna. The parcel map created ten (10) parcels with a minimum size of 20 acres.

The general plan amendment was initiated by the Board of Supervisors on March 31, 2009. The initiation was from Rural: Rural Residential to Community Development: Specific Plan.

ISSUES OF POTENTIAL CONCERN:

The Environmental Impact Report has incorporated all applicable regulatory requirements and feasible mitigation measures to reduce environmental impacts. Mitigation measures have been considered and are applied as conditions of the Project's approval. However, the following impacts resulting from the Project's approval cannot be fully mitigated and will only be partially avoided or lessened by the mitigation measures incorporated. A statement of overriding findings for the following significant impacts is included within this staff report package: Air Quality and Noise.

"Old Keller Road" is the primary access for six (6) residences south of the Specific Plan. These residences are located on 2 to 5 acre parcels across from Planning Area 1 which is planned for commercial office uses. Landscaping and 30 foot setbacks from commercial office buildings to the street will be utilized to buffer the uses in Planning Area 1 from the homes across "Old Keller Road."

Ten acre rural lots are located west of Pourroy Road, adjacent to Planning Area 4. Buffer treatments for these lots include increased landscaping, increased building setbacks, single story homes or larger lot sizes. Also, low density residential lots are proposed in this planning area to serve as a land use transition between rural residences west of Pourroy Road and the Community Development uses planned east of Planning Area 4, located within the Specific Plan.

SUMMARY OF FINDINGS:

- | | |
|---------------------------|---|
| 1. Existing Land Use: | Vacant and agricultural land |
| 2. Surrounding Land Use: | State Route 79 to the east, rural single family residences and vacant property to the south and west, and open space lands to the north. |
| 3. Existing Zoning: | Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R) to the north, south, east and west, Light Agriculture – 10 Acre Minimum (A-1-10) to the east, Specific Plan Zone No. 310 (Domenigoni – Barton Properties) to the north, and Specific Plan Zone No. 286 (Winchester 1800) to the south |
| 5. General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum); Highway 79 Policy Area |
| 6. Project Data: | Total Acreage: 201.1 Gross Acres |

7. Environmental Concerns:

See Attached Environmental Impact Report

RECOMMENDATIONS:

TENTATIVE CERTIFICATION of the **ENVIRONMENTAL IMPACT REPORT NO. 525**, based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 380**, based on the findings and conclusions incorporated in the staff report, subject to the proposed conditions of approval; and, pending adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 951** amending the Land Use Designation for the subject property to Specific Plan as reflected by the land use diagram; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7723**, amending the zoning classification for the subject property from Rural Residential (R-R) to Specific Plan (SP) in accordance with the Zoning Exhibit; and to adopt a project specific Zoning Ordinance amendment to the text of Ordinance No. 348 based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

ADOPTION of the **RESOLUTION RECOMMENDING ADOPTION** of General Plan Amendment No. 951 and Specific Plan No. 380 to the Riverside County Board of Supervisors.

CONCLUSIONS:

- 1) Upon adoption of the General Plan Amendment the proposed project will be in conformance with the Land Use Designations as illustrated in the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
- 2) Upon adoption of the proposed zone change, the proposed project will be consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348.
- 3) Upon adoption of the proposed Specific Plan zoning ordinance text the proposed project is consistent with applicable provisions of Ordinance No. 348.
- 4) The Environmental Impact Report has determined that most potential adverse impacts can be mitigated to a level of less than significant by the recommended mitigation measures. However, overriding considerations will be required for the following unavoidable adverse impacts: The impacts were identified in two (2) categories: Air Quality and Noise.
- 5) The public's health, safety, and general welfare are protected through project design.
- 6) The proposed project is conditionally compatible with the present and future logical development of the area.

- 7) The proposed project will have a significant effect on the environment.
- 8) The proposed project will include reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP) through specific plan design and conditions of approval.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings in the EIR which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R: RR) (5 Acre Minimum) in the Southwest Area Plan. Upon adoption of the General Plan Amendment the project will be consistent with the Land Uses as proposed on the Specific Plan Land Use Plan.
2. The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; or any General Plan Principle and does not involve a change detrimental to a Riverside County Foundation Component.
 - i) The proposed amendment conforms to the fundamental values stated in the Riverside County Integrated Plan Vision.
 - ii) Any General Plan Principle: The project is consistent with each of the General Plan Principals and Policies based on analysis provided in the Project's EIR.
 - iii) The General Plan Amendment involves a change in the Rural Foundation Component designation by changing to Specific Plan. The proposed Specific Plan is consistent with the Community Development Foundation.
3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. In this instance the special circumstance is the application for the Project. The Rural Residential land use changes include a 201.1 acre parcel going from Rural Residential to Specific Plan. The proposed changes must be considered in context of the entire proposal which, because of its size, will grant the opportunity to be a new community. The General Plan allows new communities so long as they are separated by natural boundaries, located along transportation corridors, and can provide adequate public facilities. The Project makes such provisions.
4. The current land uses on surrounding parcels include vacant land and scattered single family residences.
5. The zoning for the subject site is Rural Residential (R-R).
6. The proposed uses are consistent with the development standards set forth in the Specific Plan and the Specific Plan zoning ordinance.
7. The project site is surrounded by properties which are zoned Light Agriculture with a 5 and 10 acre minimum (A-1-5 and A-1-10) to the east, Specific Plan to the north, and Rural Residential (R-R) to the west and south.
8. Residential, commercial offices and commercial retail uses have been constructed and are operating in the project vicinity.

9. This project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP); however, sufficient mitigation has been incorporated as part of the project to reduce the impacts below a level of significance.
10. Environmental Impact Report (EIR) No. 525 was prepared and circulated as required by the California Environmental Quality Act (CEQA). Twelve comment letters were received during the Draft EIR's comment period. A Final EIR has been prepared and includes responses to those twelve comment letters.

INFORMATIONAL ITEMS:

1. As of the writing of the staff report one (1) letter of concern was received from Randy Williams and Kirk Gurling, representing French Valley Residents for Compatible Growth, dated March 7, 2012.
2. The project site is not located within:
 - a. A Zoning Overlay.
 - b. An Agricultural Preserve.
 - c. A Redevelopment Area.
 - d. An Airport Influence Area.
 - e. A High Fire Area.
 - f. A State Responsibility Area.
 - g. A Development Agreement Area.
 - h. A Fault Zone.
3. The project site is located within:
 - a. The City of Murrieta's Sphere of Influence.
 - b. The Highway 79 Policy Area.
 - c. A WRCMSHCP Cell Group Area.
 - d. The Stephens Kangaroo Rat Fee Area.
 - e. An Area Susceptible to Subsidence.
 - f. An Area with Potential for Low Liquefaction.
 - g. Lighting Ordinance No. 655 (Zone B).
 - h. The Boundaries of the Menifee Union & Perris Union High School District.
4. The subject site is currently designated as Assessor's Parcel Numbers: 472-110-001, 002, 003, 004, 005, 006, 007, 008, 009 and 010.

2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**

4 **GENERAL PLAN AMENDMENT NO. 951 AND SPECIFIC PLAN NO. 380**

5 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
6 public hearing was held before the Riverside County Planning Commission in Riverside, California on
7 April 18, 2012, to consider the above-referenced matter; and,

8 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
9 County Rules to Implement the Act have been met and the environmental document prepared or relied on
10 is sufficiently detailed so that all the potentially significant effects of the project on the environment and
11 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
12 the above-referenced Act and Procedures; and,

13 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
14 public and affected government agencies; now, therefore,

15 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
16 Commission of the County of Riverside, in regular session assembled on April 18, 2012, that it has
17 reviewed and considered the environmental document prepared or relied on and recommends the
18 following based on the staff report and the findings and conclusions stated therein:

19 **ADOPTION/CERTIFICATION** of the environmental document, Environmental Impact Report
20 No. 525 (State Clearinghouse No. 2010011068); and,

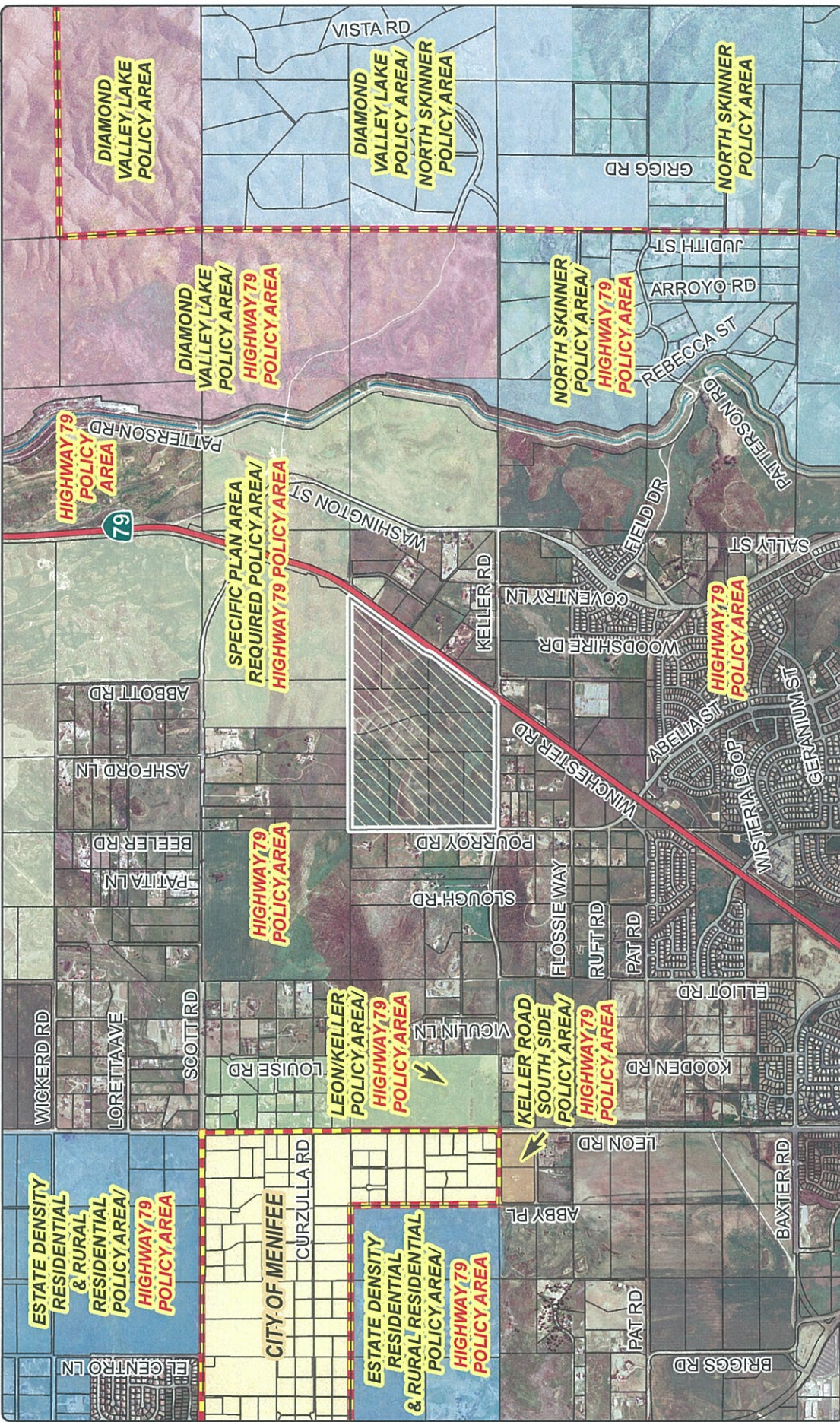
21 **ADOPTION** of Specific Plan No. 380; and,

22 **ADOPTION** of General Plan Amendment No. 951.
23
24
25
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00951 CZ07723 SP00380
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 2/06/12
 Vicinity Map



Assessors Bk. Pg. 472-11
 Thomas Bros. Pg. 899 E2
 Edition 2009



Zoning Area: French Valley Area
 Township/Range: T6SR2W
 Section: 21

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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lflma.co.riverside.ca.us/index.htm>

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00951 CZ07723 SP00380

Supervisor Stone
District 3

Date Drawn: 2/06/12
Exhibit 1

LAND USE



Zoning Area: French Valley Area
Township/Range: T6SR2W
Section: 21

Assessors Bk. Pg. 472-11
Thomas Bros. Pg. 899 E2
Edition 2009



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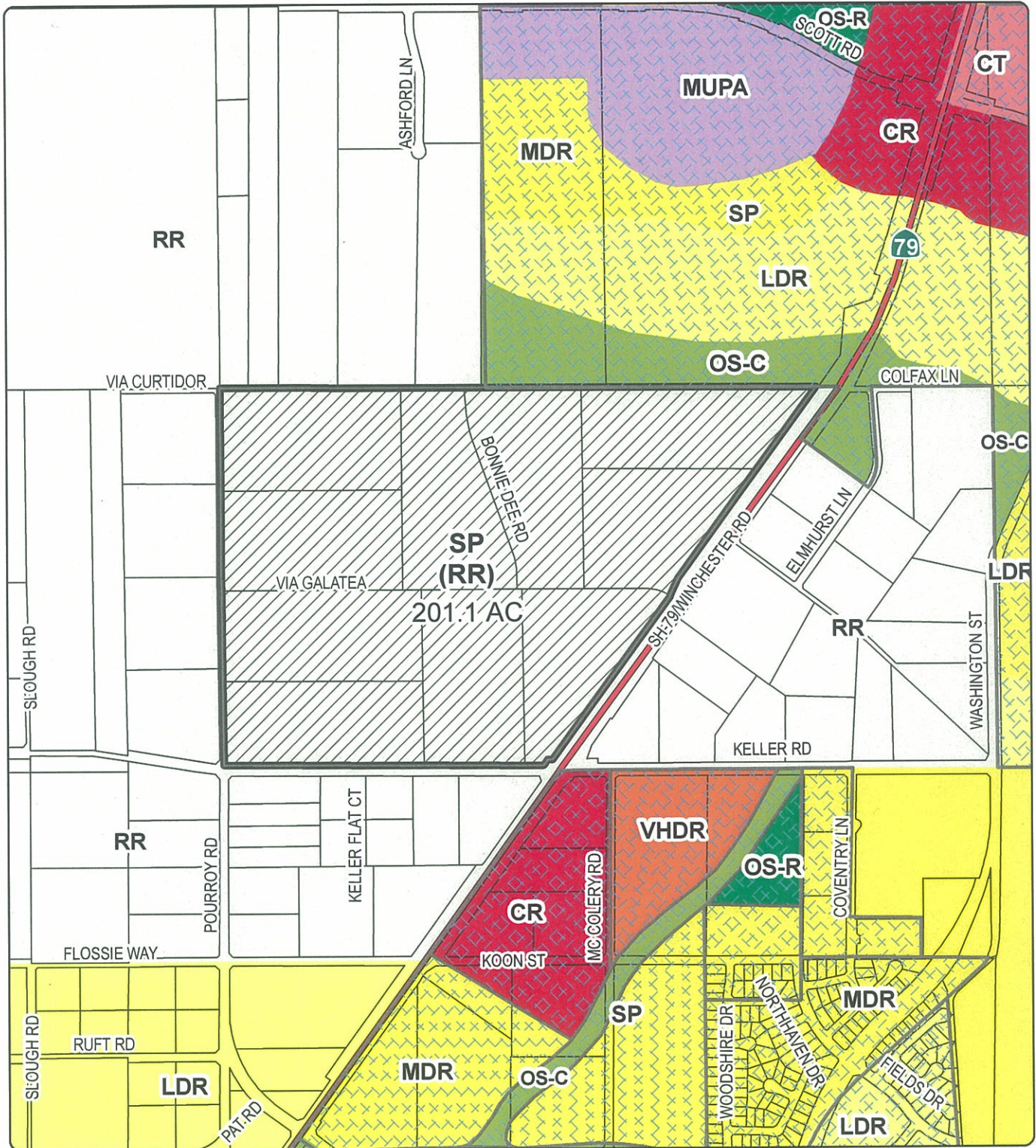
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00951 CZ07723 SP00380

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 2/06/12
Exhibit 6



Zoning Area: French Valley Area
Township/Range: T6SR2W
Section: 21

Assessors Bk. Pg. 472-11
Thomas Bros. Pg. 899 E2
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

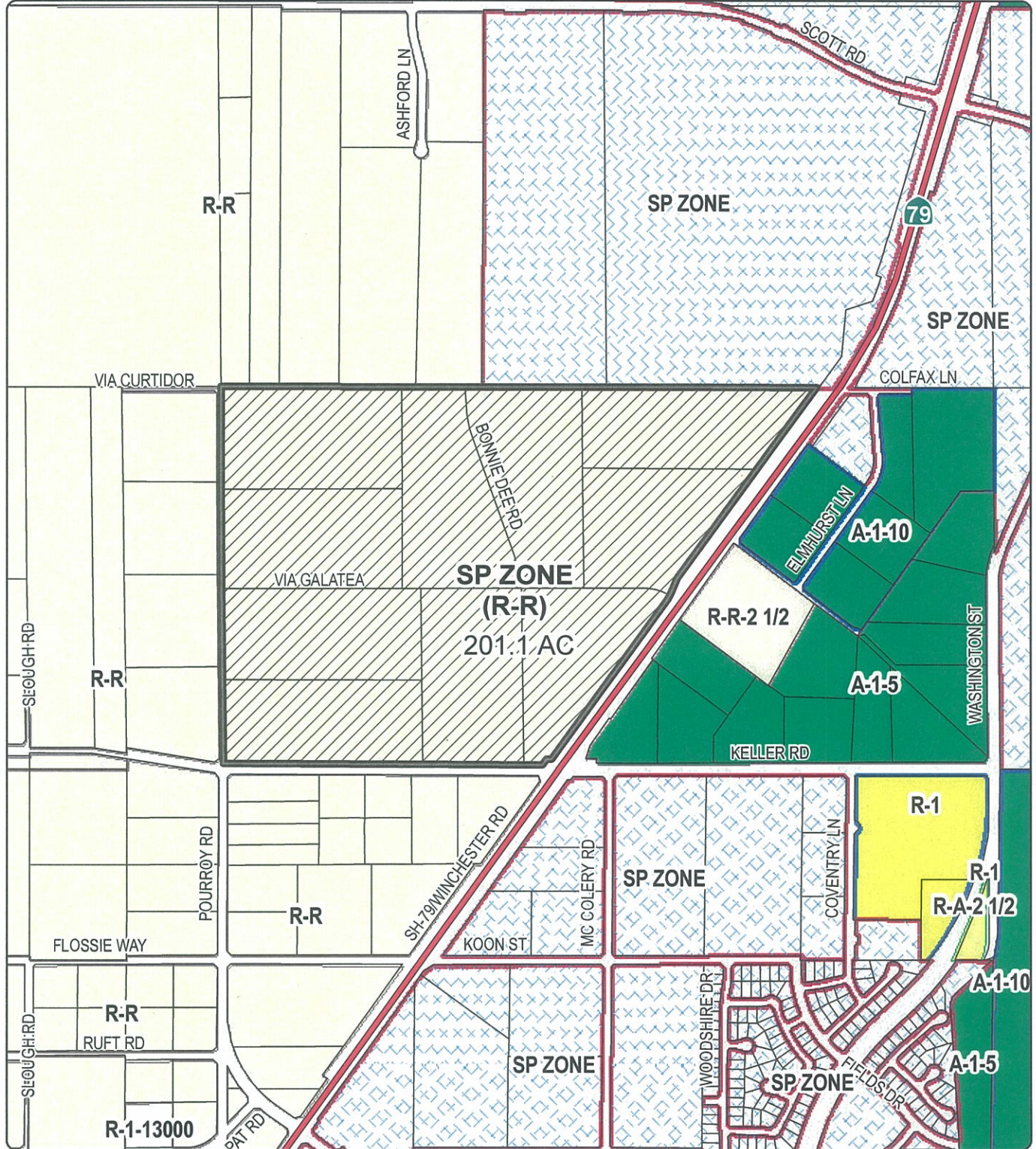
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00951 CZ07723 SP00380

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 2/06/12
Exhibit 3

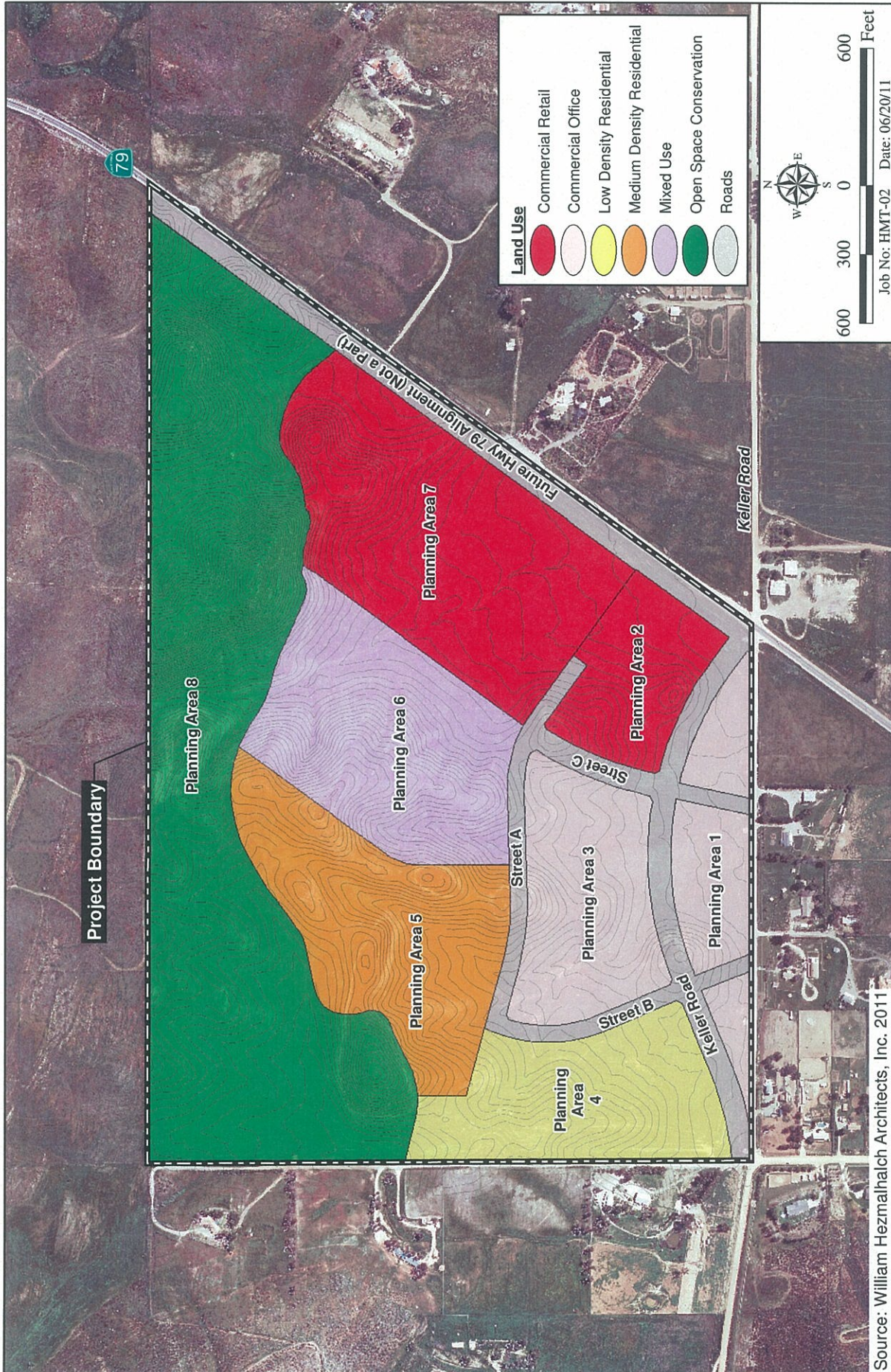


Zoning Area: French Valley Area
Township/Range: T6SR2W
Section: 21

Assessors Bk. Pg. 472-11
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Land Use Plan

KELLER CROSSING EIR

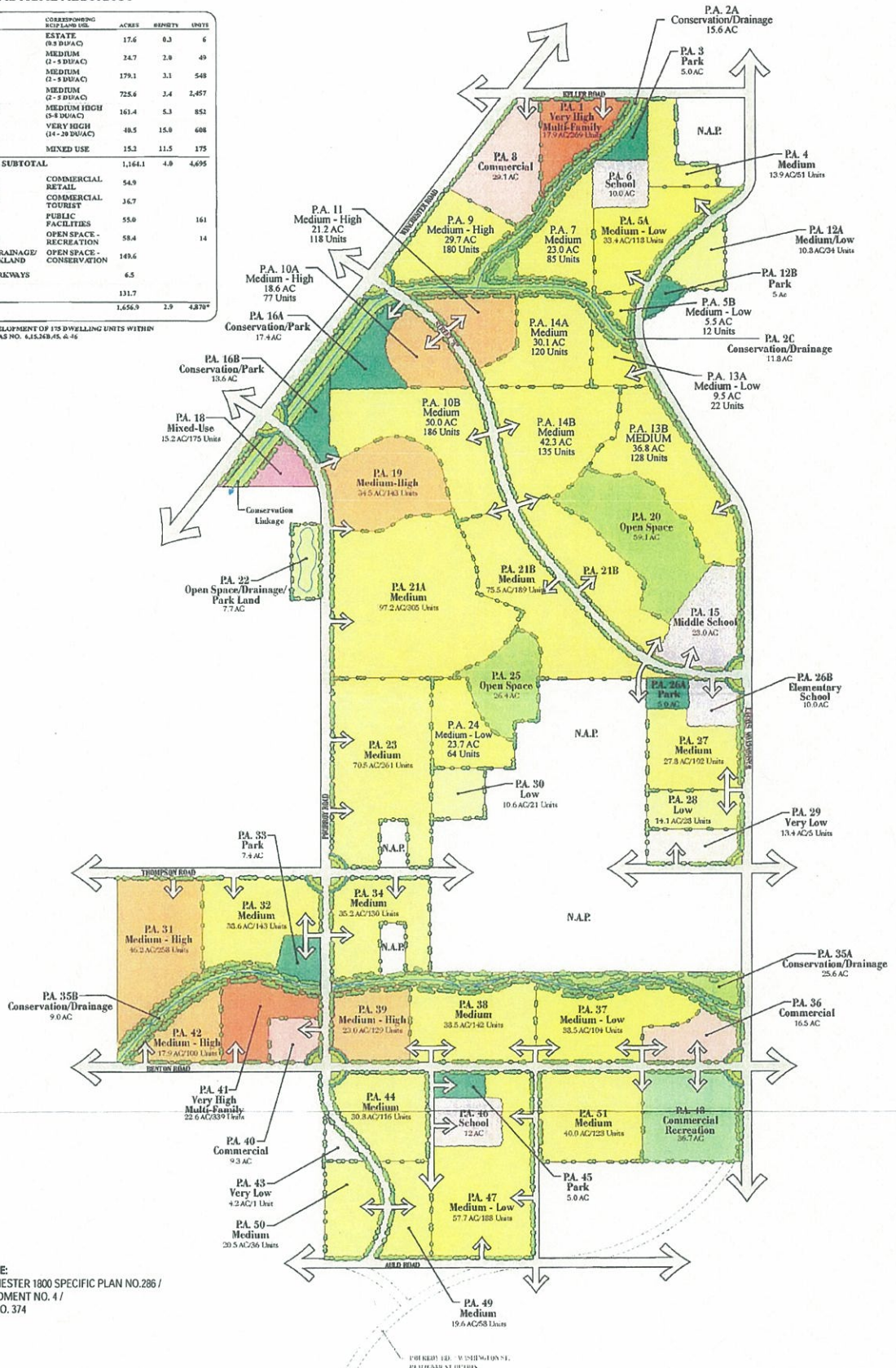
Figure 2-3

SP00286 - WINCHESTER 1800

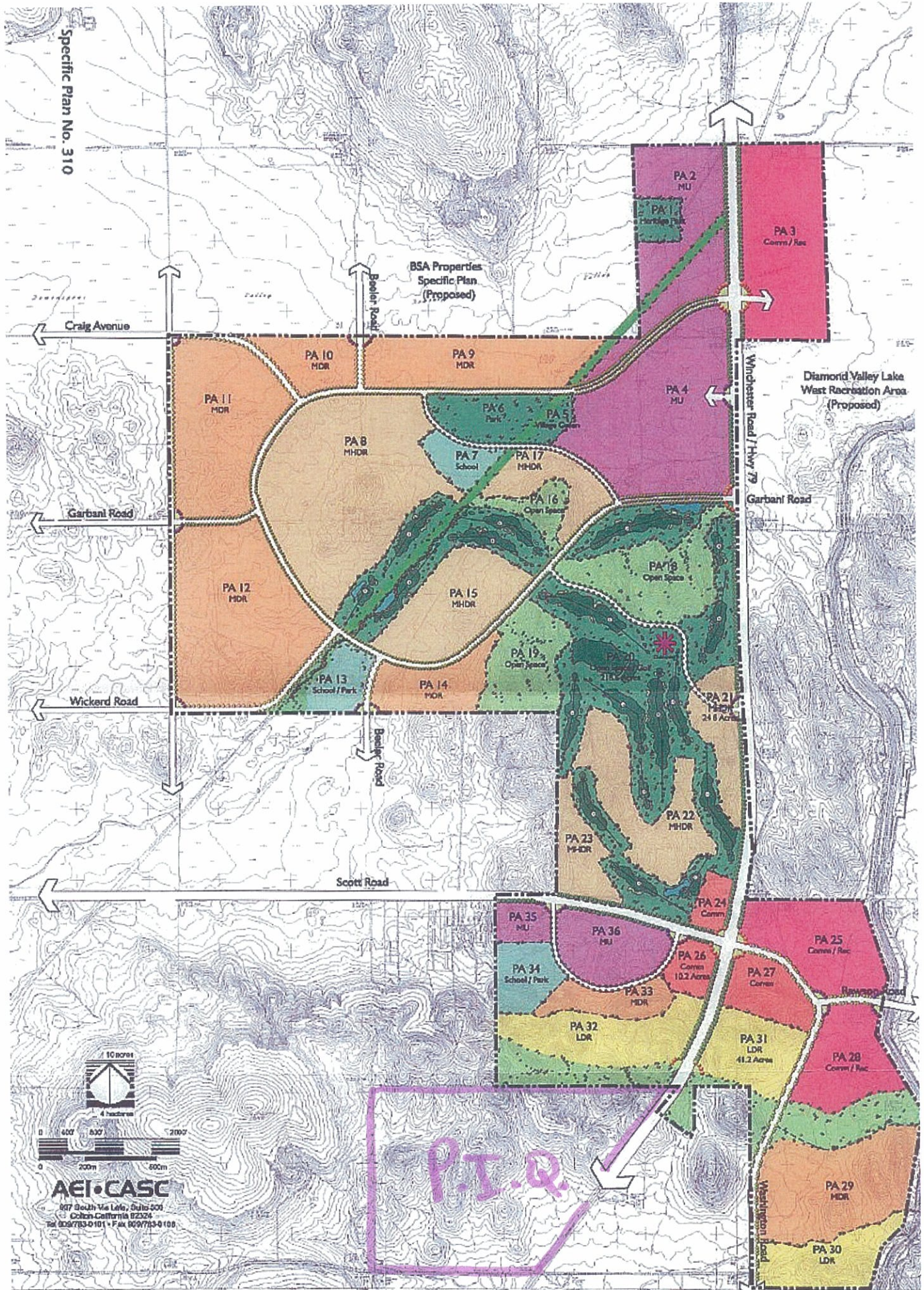
STATISTICAL ABSTRACT

SPECIFIC PLAN LAND USE	CORRESPONDING RESIDENTIAL USE	ACRES	RESIDENTS	UNITS
VERY LOW 24 DU/AC	ESTATE (8-9 DU/AC)	17.6	0.3	6
LOW 3.9 DU/AC	MEDIUM (2-3 DU/AC)	24.7	2.8	49
MEDIUM-LOW 7.289 sq. ft./du	MEDIUM (2-3 DU/AC)	179.1	3.1	548
MEDIUM 7.289 sq. ft./du	MEDIUM (2-3 DU/AC)	725.6	3.4	2,457
MEDIUM-HIGH 5.888 sq. ft./du	MEDIUM-HIGH (3-4 DU/AC)	163.4	5.3	852
VERY HIGH MULTI-FAMILY	VERY HIGH (14-20 DU/AC)	48.5	15.8	608
MIXED USE	MIXED USE	15.2	11.5	175
RESIDENTIAL SUBTOTAL		1,164.1	4.8	4,695
COMMERCIAL	COMMERCIAL	54.9		
COMMERCIAL RECREATION	COMMERCIAL RECREATION	16.7		
SCHOOLS	PUBLIC FACILITIES	55.0		161
ACTIVE PARKS	OPEN SPACE - RECREATION	58.4		14
OPEN SPACE/DRAINAGE/CONSERVATION/BARKLAND	OPEN SPACE - CONSERVATION	149.6		
EXPANDED PARKWAYS		6.5		
ROADS		131.7		
TOTAL		1,656.9	2.9	4,870*

*INCLUDES DEVELOPMENT OF 175 DWELLING UNITS WITHIN PLANNING AREAS NO. 6, 15, 24, 45 & 46



SOURCE:
WINCHESTER 1800 SPECIFIC PLAN NO. 286 /
AMENDMENT NO. 4 /
E.I.R. NO. 374



SP00310 - DOMENIGONI/BARTON

Illustrative Land Use Plan

Figure II.4



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: April 18, 2012
TO: Planning Commission
FROM: Kinika Hesterly, Urban Regional Planner
RE: Draft Zoning Ordinance for Keller Crossing (Specific Plan No. 380)

The attached zoning ordinance, as reviewed by County Counsel and accepted by the applicant, is in draft form and is provided for reference purposes only.

1 **ORDINANCE NO. 348.XXXX**

2 **AN ORDINANCE OF THE COUNTY OF RIVERSIDE**

3 **AMENDING ORDINANCE NO. 348 RELATING TO ZONING**

4
5 The Board of Supervisors of the County of Riverside ordains as follows:

6 Section 1: Section 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. XXXX, as
7 amended, are further amended by placing in effect in the French Valley area the zone or zones as shown on
8 the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Change of Zone Case
9 No. 7723, which map is made a part of this ordinance.

10 Section 2: Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section
11 17.XXX to read as follows:

12 SECTION 17.XXX S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN
13 NO. 380.

14 a. Planning Areas 1 & 3.

15 1) The uses permitted in Planning Areas 1 & 3 of Specific Plan No. 380 shall be the
16 same as those permitted in Article IXd, Section 9.72 of Ordinance No. 348.

17 2) The development standards for Planning Areas 1 & 3 shall be the same as those
18 permitted in Article IXd, Section 9.73 of Ordinance No. 348.

19 3) Except as provided above, all other zoning requirements shall be the same as those
20 requirements identified in Article IXd of Ordinance No. 348.

21 b. Planning Areas 2 & 7.

22 1) The uses permitted in Planning Areas 2 & 7 of Specific Plan No. 380 shall be the
23 same as those permitted in Article IXb, Section 9.50 of Ordinance No. 348.

24 2) The development standards for Planning Area 2 & 7 shall be the same as those
25 permitted in Article IXb, Section 9.53 of Ordinance No. 348.

1 3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article IXb of Ordinance No. 348.

3 c. Planning Area 4.

4 1) The uses permitted in Planning Area 4 of Specific Plan No. 380 shall be the same as
5 those permitted in Article VIb, Section 6.50 of Ordinance No. 348.

6 2) All other zoning requirements shall be the same as those requirements identified in
7 Article VIb of Ordinance No. 348.

8 d. Planning Area 5.

9 1) The uses permitted in Planning Area 5 of Specific Plan No. 380 shall be the same as
10 those permitted in Article VI, Section 6.1 of Ordinance No. 348.

11 2) The development standards for Planning Area 5 shall be the same as those permitted
12 in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set
13 fourth in Article VI, Sections 6.2.b, 6.2c and 6.2d shall be deleted and replaced by the
14 following:

15 A. Lot size shall not be less than 5,000 square feet. The minimum lot area shall
16 be determined by excluding that portion of a lot that is used solely for access to the
17 portion of a lot used as a building site.

18 B. The minimum average width of that portion of a lot to be used as a building
19 site shall be 50 feet with a minimum average depth of 100 feet. That portion of a lot
20 used for access on flag lots shall have a minimum width of 20 feet.

21 C. The minimum frontage of a lot shall be 50 feet, except that lots fronting on
22 knuckles or cul-de-sac may have a minimum frontage of 35' feet. Lot frontage along
23 curvilinear streets may be measured at the building setback in accordance with zone
24 development standards.

1 3) Except as provided above, all other zoning requirements shall be the same as those
2 requirements identified in Article VI of Ordinance No. 348.

3 e. Planning Area 6.

4 1) The uses permitted in Planning Area 6 of Specific Plan No. 380 shall be the same as
5 those permitted in Article VIII, Section 8.1 of Ordinance No. 348.

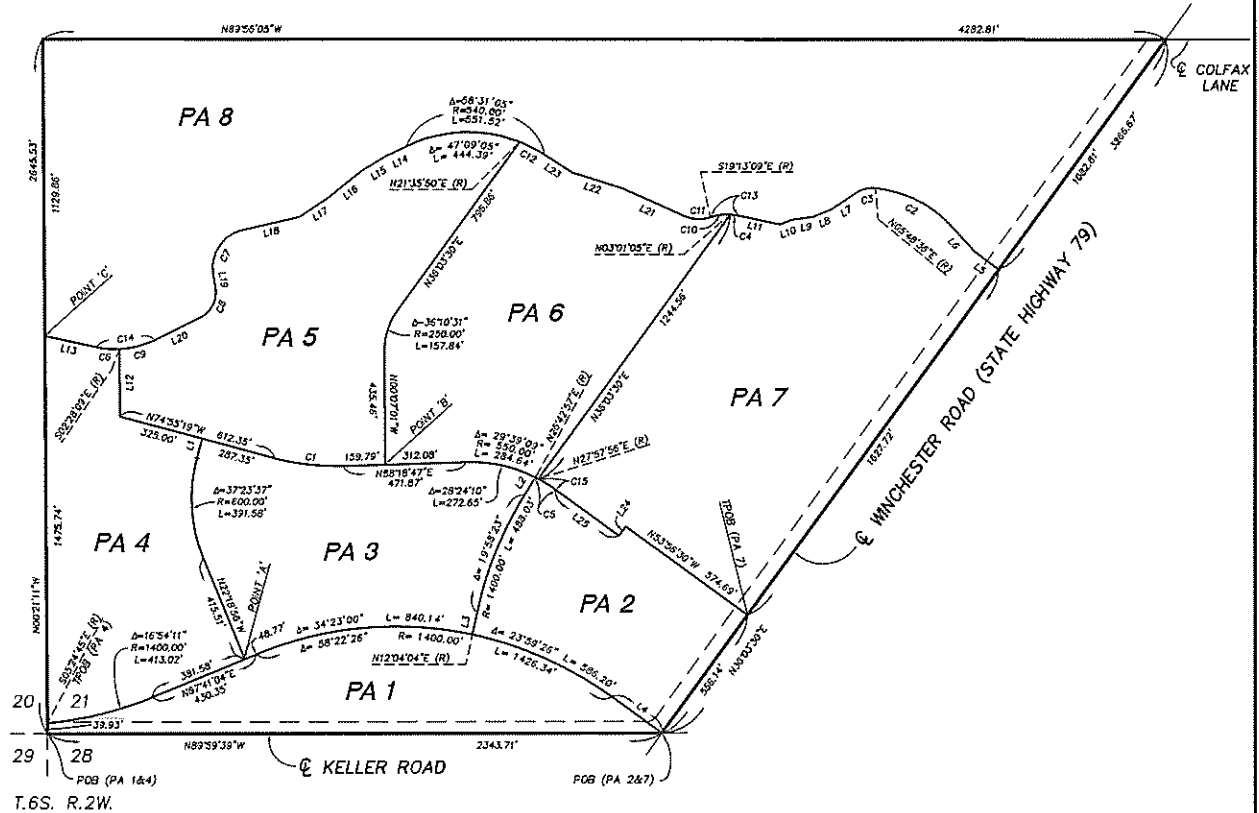
6 2) The development standards for Planning Area 6 shall be the same as standards
7 permitted in Article VIII, Section 8.2 of Ordinance No. 348. In addition, Congregate Care
8 Residential Facilities shall also comply with the development standards contained in Article
9 XIXe, Section 19.102 of Ordinance No. 348.

10 3) Except as provided above, all other zoning requirements shall be the same as those
11 requirements identified in Article VIII of Ordinance No. 348.

12 f. Planning Area 8.

13 A. The uses permitted in Planning Area 8 of Specific Plan No. 380 shall be the
14 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
15 except that the uses permitted pursuant to Section 8.100.a.(1)through(6) and (8);
16 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses shall also
17 include undeveloped open space.
18

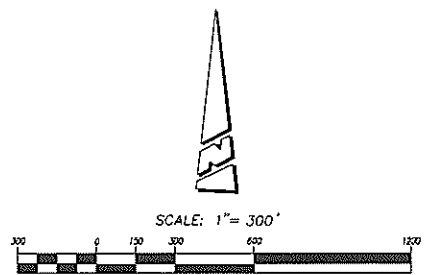
SECTION 21, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.



T.6S. R.2W.

NO.	BEARING	DISTANCE
L1	N15°D4'41"E	76.15'
L2	N32°D2'32"E	78.03'
L3	N12°D4'09"E	83.16'
L4	N51°56'30"W	213.84'
L5	N53°58'30"W	110.00'
L6	N42°31'24"W	135.54'
L7	N58°41'02"E	110.21'
L8	N57°28'07"E	76.69'
L9	N82°D1'30"E	80.53'
L10	N58°59'19"E	50.22'
L11	N77°5'56"W	161.87'
L12	N00°21'11"W	256.18'
L13	N77°54'25"W	202.61'
L14	N6°42'14"E	83.21'
L15	N58°05'42"E	109.75'
L16	N51°28'39"E	182.62'
L17	N56°28'45"E	129.18'
L18	N77°09'51"E	223.31'
L19	N10°11'45"W	48.73'
L20	N83°51'42"E	194.68'
L21	N89°47'14"W	259.79'
L22	N72°42'39"W	203.82'
L23	N57°03'10"W	122.07'
L24	N36°03'30"E	43.00'
L25	N53°56'30"W	288.67'

NO.	RADIUS	DELTA	LENGTH
C1	300.00'	16°45'54"	263.34'
C2	450.00'	41°40'00"	327.25'
C3	115.00'	39°07'34"	78.53'
C4	189.00'	8°00'59"	31.32'
C5	550.00'	9°20'33"	89.58'
C6	340.00'	14°33'44"	88.21'
C7	150.00'	87°21'58"	228.71'
C8	104.00'	74°03'27"	134.42'
C9	340.00'	23°40'09"	140.46'
C10	199.00'	22°4'14"	77.23'
C11	132.00'	43°25'55"	100.06'
C12	540.00'	11°22'00"	107.13'
C13	199.00'	37°15'13"	108.55'
C14	340.00'	36°13'53"	228.89'
C15	550.00'	8°05'34"	77.69'



SP ZONE SPECIFIC PLAN (SP380)
MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN

AMENDING
MAP NO. 2, ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 07723

ADOPTED BY ORDINANCE NO. _____
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN'S: 472-110-001 THROUGH 472-110-010

SPECIFIC PLAN Case #: SP00380

Parcel: 472-110-010

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 SP - Hold Harmless RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 380 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 380.

CHANGE OF ZONE = Change of Zone No. 7723.

GENERAL PLAN AMENDMENT = Comprehensive General Plan Amendment No. 951.

ENVIRONMENTAL IMPACT REPORT = Environmental Impact Report No. 525.

10. EVERY. 4 SP - SP Document RECOMMND

Specific Plan No. 380 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.) RECOMMND

- and 11" x 17" color formats.
5. Specific Plan text.
 6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 525 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 5 SP - Ordinance Requirements RECOMMND

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT RECOMMND

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding to above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 SP-GSP-1 ORD. NOT SUPERSEDED RECOMMND

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT RECOMMND

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 4 SP-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP#380-HAZ-2 MITIGATION MEASRE RECOMMND

As stated in Specific Plan#380, Haz-2 Mitigation Measure, all trash, debris, and waste materials shall be disposed of off site, in accordance with current local, state and federal disposal regulations. Any buried trash/debris or discolored soils encountered shall be evaluated by an experienced environmental consultant prior to its removal. Recommendations made by the environmental consultant shall be followed during removal of such materials, to the

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10. GENERAL CONDITIONS

10.E HEALTH. 1 SP#380-HAZ-2 MITIGATION MEASRE (cont.) RECOMMND

satisfaction of the County of Riverside, Department of
Environmental Health.

EPD DEPARTMENT

10.EPD. 1 EPD- MSHCP CONSERVATION RECOMMND

MSHCP CONSERVATION AREA

The area determined to be required for conservation per
HANS 01995 must be shown on all exhibits related to
approved SP including landscaping, grading, and any site
plans. This area must be identical to the area shown on the
final HANS exhibit dated 11/10/2009 and shall be identified
as "MSHCP CONSERVATION AREA, 61.1 ACRES". No impacts
including any grading, manufactured slopes or fuel mod
zones for fire clearance shall occur within any
conservation areas.

10.EPD. 3 EPD- MSHCP UWIG COMPLIANCE RECOMMND

MSHCP DRAINAGE

Per Section 6.1.4 of the MSHCP no nuisance runoff shall be
directed off site into adjacent conservation areas. All
project exhibits must clearly show how the site is to be
drained and ensure that UWIGs are properly implemented per
Section 6.1.4 of MSHCP.

MSHCP BARRIERS

Any projects occurring within Planning Areas 4, 5, 6, 7, as
shown on the approved Specific Plan,
shall consult with the Environmental Programs Division
(EPD) of the Planning Department regarding developing a
fencing plan that will provide adequate separation between
the project and adjacent conservation areas to minimize
impact of domestic animals and illegal trespass as outlined
in Section 6.1.4 of the MSHCP. This fencing and barrier
plan shall be submitted to EPD for review prior to project
approval and EPD shall visit the site to inspect the
barriers prior to final building inspection.

MSHCP LANDSCAPING

A copy of the landscaping plan for any project shall be
submitted to the Environmental Programs Division (EPD) of
the Planning Department for review to ensure that no
invasive species are proposed to be utilized. The list of
species not to be included within any landscape plan

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10. GENERAL CONDITIONS

10.EPD. 3 EPD- MSHCP UWIG COMPLIANCE (cont.) RECOMMND

proposed with the approved SP can be found on pages 6-44 through 6-46 of the MSHCP (Table 6.2).

MSHCP NOISE

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards

10.EPD. 4 EPD- BURROWING OWL SURVEY RECOMMND

BUOW PRECONSTRUCTION SURVEY

Potential suitable habitat for burrowing owl is present with the Specific Plan per EIR00525 and PDB05588, thus pursuant to Objective 6 of the species account for burrowing owl in the MSHCP, within 30 days prior to issuance of any grading permit or site preparation related to the approved Specific Plan00380 a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the findings submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If the grading permit is not obtained within 30 days of this survey a new survey shall be required. Any owls located during the survey that cannot be avoided according to current avoidance buffers will need to be relocated according to an approved relocation plan. The relocation plan must be submitted to EPD for review and approval.

10.EPD. 5 EPD- NESTING BIRD CLEARANCE RECOMMND

NESTING BIRD CLEARANCE SURVEY

Prior to issuance of any grading permit or site preparation between February 1st and August 31st a Nesting Bird Clearance Survey must be conducted by a qualified biologist. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If the grading permit is not obtained within 30 days of this survey a new survey shall be required.

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10. GENERAL CONDITIONS

10.EPD. 6 EPD RRVP MITIGATION

RECOMMND

RIPARIAN/RIVERINE MITIGATION

The Specific Plan will be impacting drainage features that are considered jurisdictional and qualify as Riparian/Riverine resources as defined by Section 6.1.2 of the MSHCP. In accordance with Section 6.1.2, a Determination of Biologically Superior or Equivalent Preservation (DBESP) has been prepared and reviewed by the Environmental Programs Division of the Planning Department (PDB05696). The DBESP states that in order mitigate impacts to Riparian/Riverine resources, acquisition of 0.46 credits from the Elsinore-Murrieta-Anza Resources Conservation District and/or credits from the Barry Jones Wetland Mitigation Bank will be obtained. Mitigation for impacts will be at a minimum of 1:1 ratio. In addition impacts to Riparian/Riverine resources as a result of off-site improvements will also be mitigated at the same ratio. Prior to issuance of any grading permit within SP00380, documentation must be provided to EPD that clearly demonstrates that the appropriate mitigation credits have been obtained. Since the Riparian/Riverine resources are also considered jurisdictional by state and federal regulatory agencies, documentation that the appropriate streambed alteration permits have been properly obtained must be provided to EPD prior to issuance of any grading permit or impacts to any Riparian/Riverine resources present in the SP.

10.EPD. 7 EPD- MSHCP CONVEYANCE

RECOMMND

Documentation must be provided to the Environmental Programs Division (EPD) of the Planning Department that the conveyance of the required MSHCP Conservation Land has been completed prior to any project approval under the SP.

As determined through HANS01995, a total of 61.1 acres as shown on the HANS01995 final exhibit dated 11/09/2009 and referred to as Planning Area 8 in SP00380, shall be dedicated in fee title to the RCA (Regional Conservation Authority) prior to any implementing project approval under the approved Specific Plan. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted).

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 3 SP-#101-DISCL/FLAG LOT RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 4 SP-#47 SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the

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10. GENERAL CONDITIONS

10.FIRE. 4 SP-#47 SECONDARY ACCESS (cont.) RECOMMND

Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

Specific Plan 00380 (Keller Crossing) is a proposal to subdivide and develop an approximately 200-acre site for commercial, residential and open space use. Environmental Impact Report (EIR) 00525 identifies potential impacts as a result of the proposed project and is being processed concurrently with the specific plan. Change of Zone 07723 proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone. The project site is located in the French Valley area on the north side of Keller Road between Winchester Road (State Highway 79) and Pourroy Road.

The topography of the site consists of small hills, primarily located in the northerly portion of the site, with slopes that convey runoff southerly toward Keller Road or easterly toward Winchester Road. The hilly area of the specific plan is Planning Area 7 and is approximately 61-acres in size. Planning Area 7 is an Open Space Conservation area.

The drainage plan of the specific plan divides the drainage into the developed portion (Planning Areas 1 - 6) and the undeveloped portion (Planning Area 7 and other offsite tributary areas). Except for a small area of Planning Area 6, storm runoff in the developed portion of the project site is collected into storm drains and ultimately discharged into one of four proposed detention basins. These basins are designed to mitigate both the water quality and increased runoff caused by this development. For greater water quality efficiency, the inlets and outlets of the water quality basins shall be separated an adequate distant from each other. Runoff from the undeveloped portion is collected and conveyed past the proposed and existing development.

The existing residents south of Keller Road have historically had drainage/flooding problems. Drainage

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.)

RECOMMND

facilities constructed by this specific plan shall be extended past any existing developments and may need to outlet flows at Winchester Road. If construction of this development occurs before drainage improvements on Winchester Road, then the flow rates from the development cannot exceed the capacity of the existing culverts. If drainage improvements are built in Winchester Road, then flow rates cannot exceed the CalTrans design flow rate.

The drainage plan as proposed is acceptable to the District. The District will issue specific conditions of approval for development proposals as these are submitted and processed through the county. As future development of the site occurs, each phase and/or individual development will be required to construct the necessary drainage infrastructure that provides flood protection from the 100-year storm and discharges these flows to an adequate outlet. Additionally, while overall water quality mitigation for the site is addressed in the documents, each individual development proposal will be required to submit a project-specific Water Quality Management Plan (WQMP) as part of the development proposal.

The site is located within the bounds of the Warm Springs Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors. These fees are applicable when specific development proposals are processed.

The documents for Specific Plan 00380 and Environmental Impact Report 00525 adequately address the drainage and water quality issues along with the mitigation measures for the proposed site development. The District does not object to the documents.

PLANNING DEPARTMENT

10.PLANNING. 2 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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 within the period specified by law. 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 County and the property owner 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 Planning Director.

10.PLANNING. 3 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this measure, as being 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 its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made,

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10. GENERAL CONDITIONS

10.PLANNING. 3 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 4 SP - GEO02223 RECOMMND

County Geologic Report (GEO) No. 2223 submitted for this development (SP00380/EIR00525) was prepared by GeoSoils, Inc. and is entitled "Preliminary Geotechnical Investigation, In Support of Environmental Impact Report and Specific Plan Submittal, Keller Crossings, Northwest Corner of Winchester and Keller Roads, Riverside County, California", dated May 25, 2010.

GEO02223 concluded:

- 1.Groundshaking should be expected at the project site during it's design life.
- 2.There are no active faults crossing the site.
- 3.The potential for surface fault rupture is extremely low.
- 4.The investigation demonstrates the absence of a liquefaction hazard.
- 5.The potential for subsidence at the site is low.
- 6.The potential for seismically induced landsliding is considered low.
- 7.The potential for rockfall is considered very low.
- 8.The tsunamis hazard is considered non-existent.
- 9.There is little to no potential for seiche within the site.
- 10.Blasting should be anticipated to achieve proposed cut depths and/or street/roadway undercuts for utility construction.

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10. GENERAL CONDITIONS

10.PLANNING. 4 SP - GEO02223 (cont.)

RECOMMND

GEO02223 recommended:

1. Building code design criteria utilizing the design earthquake seismic shaking parameters.

2. Grading techniques in accordance with 2001 CBC or 2007 CBC.

GEO02223 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02223 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 5 SP - LC LANDSCAPING PLANS

RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859 shall prevail.

10.PLANNING. 6 SP - MAINTAIN AREAS & PHASES

RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 7 SP - NO P.A. DENSITY TRANSPER

RECOMMND

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

The target square footage of development in any of the commercially designated planning areas may be increased by up to 20% without an amendment to the Specific Plan, so long as the total square footage of commercial development within the Specific Plan does not exceed 650,000 square

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - NO P.A. DENSITY TRANSPER (cont.) RECOMMND
feet (Section 2.1.A of Specific Plan No. 380).

TRANS DEPARTMENT

10.TRANS. 1 SP - SP380/TS CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Menifee Road (NS) at:
Scott Road (EW)

Briggs Road (NS) at:
Scott Road (EW)

Leon Road (NS) at:
Scott Road (EW)
Keller Road (EW) - Future intersection

Beeler Road (NS) at:
Scott Road (EW) - Future intersection

Pourroy Road (NS) at:
Keller Road (EW) - Future intersection

Street "B" (NS) at:
Street "A" (EW) - Future intersection
Keller Road (EW) - Future intersection

Street "C" (NS) at:
Street "A" (EW) - Future intersection
Keller Road (EW) - Future intersection

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10. GENERAL CONDITIONS

10.TRANS. 1 SP - SP380/TS CONDITIONS (cont.)

RECOMMND

Winchester Road (SR-79) (NS) at:

Domenigoni Parkway (EW)
Old Newport Road (EW) - Future intersection
Holland Road (EW) - Future intersection
Garbani Road (EW) - Future intersection
Scott Road/Washington Street (EW)
Keller Road (EW)
Pourroy Road/Abelia Street (EW)
Whisper Heights Parkway/Pourroy Road (EW)
Jean Nichols Road/Skyview Road (EW)
Max Gillis Boulevard/Thompson Road (EW)
Benton Road (EW) - Future Clinton Keith Road extension
Via Mira Mosa/Auld Road (EW)
La Alba Drive/Sparkman Way (EW)
Hunter Road/Borel Road (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

RECOMMND

The applicant has ninety (90) days from the date of the
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 exactions imposed on this project as a
result of the approval or conditional approval of this
project.

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Within 60 days of the approval of the project by the Board
of Supervisors and prior to closing the DBF accounts for
the project, the project applicant shall submit, or cause
to be submitted, four (4) hard copies and fifteen (15)
copies on CD of the FINAL SPECIFIC PLAN and EIR documents

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

to the Planning Department for review, approval and distribution.

The Final Specific Plan Document shall include, but is not limited to, the following items:

1. Board adopted Resolution certifying the Specific Plan and Environmental Impact Report including the Mitigation Reporting/Monitoring Program, certify by the Clerk of the Board;
2. Conditions of Approval, in an "Ineffect" status, of the Specific Plan;
3. The Adopted Specific Plan Zoning Ordinance text and final zoning map, certified by the Clerk of the Board;
4. The approved Specific Plan text and graphics; and,
5. Any other information or documentation, as determined necessary by the Planning Director.

The Final Environmental Impact Report Document shall include, but is not be limited to, the following items:

1. Adopted Mitigation Monitoring/Reporting Program;
2. Draft EIR;
3. Comments received on the Draft EIR either verbatim or in summary;
4. A list of person, organizations and public agencies commenting on the Draft EIR;
5. Responses of the County to significant environmental point raised in the review and consultation process;
6. Technical Appendices of the Draft EIR; and,
7. Any other information or documentation, as determined necessary by the Planning Director.

The Planning Department shall distribute the FINAL SP/EIR documents in the following fashion:

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) (cont.) RECOMMND

One hard copy to the Planning Deapartment's Public Counter Services Division,

One hard copy to the Planning Department Central Files Library,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department - 1 copy

Department of Environmental Health - 1 copy

Fire Department - 1 copy

Flood Control and Water Conservation District - 1 copy

Transportation Department - 1 copy

Executive Office - CSA Administrator - 1 copy

Clerk of the Board of Supervisors - 1 copy

Any parks provider, if not the CSA - 1 copy

Any and all remaining FINAL SPECIFIC PLAN AND EIR Documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP - ENV ASSESSMENT PHASE I RECOMMND

Prior to any project approval under SP#380, an Environmental Assessment Phase I study shall be required.

The intent of a Phase I Environmental Assessment is to determine if any chemicals or pesticides were used on the property, the location of use, and any possible lingering negative effects. This condition required the applicant to compile sufficient information about the property and land uses to aid the Department in making a determination of whether additional investigation is needed. If concerns are

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 1 SP - ENV ASSESSMENT PHASE I (cont.)

RECOMMND

identified in this report, a Phase II Environmental Assessment shall be required.

The intent of a Phase II Environmental Assessment is to further investigate concerns identified during the Phase I Environmental Assessment. This Phase II Environmental Assessment could ascertain if levels of hazardous or toxic substances remain in the soil. The Phase II Environmental Assessment could be waived if the Phase I Environmental Assessment indicated a low level of concern for any hazardous or toxic substances.

For further information, please contact the Department of Environmental Health, Environmental Cleanups Program at (951) 955-8982.

EPD DEPARTMENT

30.EPD. 1 SP - MSHCP CONVEYANCE

RECOMMND

Documentation must be provided to the Environmental Programs Division (EPD) of the Planning Department that the conveyance of the required MSHCP Conservation Land has been completed prior to any project approval under the SP.

As determined through HANS01995, a total of 61.1 acres as shown on the HANS01995 final exhibit dated 11/09/2009 and referred to as Planning Area 8 in SP00380, shall be dedicated in fee title to the RCA (Regional Conservation Authority) prior to any implementing project approval under the approved Specific Plan. Title to this dedication shall be clear of all liens, encumbrances, easements, leases (recorded & unrecorded) and taxes except those which the RCA may deem are acceptable (easements allowing for the maintenance of fuel modification or detention basins shall not be accepted).

FLOOD RI DEPARTMENT

30.FLOOD RI. 1 SP DRAINAGE FACILITIES

RECOMMND

Drainage for all projects and/or developments within the specific plan shall be consistent with the approved drainage plan for the specific plan unless otherwise approved by the District. Each phase and/or individual development shall 'stand alone' by providing the necessary

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30. PRIOR TO ANY PROJECT APPROVAL

30.FLOOD RI. 1 SP DRAINAGE FACILITIES (cont.) RECOMMND

drainage infrastructure that provides protection from 100-year storm runoff and discharges flows to an adequate outlet.

In accordance with the approved drainage study for the specific plan, the construction of Basins "A" and "B", along with the necessary storm drains to convey flows to and from these basins, will be required prior to the approval of grading or building permits for any project or development within the specific plan, unless otherwise approved by the District.

30.FLOOD RI. 2 SP WQMP RECOMMND

Each individual development proposal will be required to submit a preliminary project-specific Water Quality Management Plan (WQMP) as part of their development proposal.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO STUDY RESULTS RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

10.PLANNING INFORMATION CONDITION

"County Paleontological Report (PDP) No. 1358, submitted for this case (SP00380/GPA00951), was prepared by PCR Services Corporation (PCR) and is entitled "Paleontological Resources Assessment of The Proposed Hanna-Winchester project, Riverside County, California", dated April 6, 2009. In addition, PRC prepared "Paleontological Assessment Addendum of the Proposed Keller Crossing Project Off-site Areas (GPA 951) (Report No. 1358); Riverside County, California", dated July 13, 2010. This document is herein incorporated as a part of PDP01358.

PDP01358 concluded:

1.The potential to encounter buried paleontological resources during implementation of the proposed project is considered high.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO STUDY RESULTS (cont.)

RECOMMND

2.The Quaternary alluvial deposits are those that might produce significant paleontological resources.

3.Project-related excavations that will take place in the igneous and metamorphic rock areas that underlie the project will not encounter any recognizable fossils.

PDP01358 recommended:

1. Paleontological monitoring during ground-disturbing activities associated with the implementation of the proposed project.

PDP01358 satisfies the requirement for a Paleontological Study for this grading permit. PDP01358 is hereby accepted for SP00380 and GPA00951."

30.PLANNING. 2 SP - PALEO PRIMP (PR-1 & -2)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

60.PLANNING - PRIOR TO ISSUANCE OF GRADING PERMITS

"PDP01358, prepared by PCR for this development (SP00380 / GPA00951), concluded the potential to impact significant paleontological resources is high. 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PALEO PRIMP (PR-1 & -2) (cont.)

RECOMMND

issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard 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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PALEO PRIMP (PR-1 & -2) (cont.) (cont.) RECOMMND

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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies 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."

30.PLANNING. 3 SP - PALEO REPORT (PR-3) RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

70.PLANNING - PRIOR TO GRADING FINAL

"PRIOR TO GRADING FINAL INSPECTION:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - PALEO REPORT (PR-3) (cont.) RECOMMND
 Inventories."

30.PLANNING. 4 SP - ARCHAEO M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), or any related off-site improvement project to service the specific plan the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist on the County's approved list of cultural resources consultants. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. Additionally, the developer/permittee shall submit a copy to the County Archaeologist of a fully executed agreement with the Pechanga Band of Luiseno Mission Indians and/or Soboba Band of Luiseno Indians (to be determined in consultation with the tribes prior to issuance of grading permits) for tribal monitoring. Tribal monitoring shall be for the purpose of facilitating tribal consultation in the event that Native American resources are uncovered during construction-related grading and trenching activities. Tribal monitoring shall be allowed whenever archaeological monitoring occurs."

30.PLANNING. 5 SP - GEOLOGIC STUDY (GEO-1) RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST.

A geologic/geotechnical investigation report. The

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5 SP - GEOLOGIC STUDY (GEO-1) (cont.) RECOMMND

investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, seiche, tsunami and groundshaking potential. For completeness and direct correlation to the proposed project, the consultant shall be provided the most recent copy of the project case exhibit (tract map, parcel map, plot plan, CUP, etc.) for incorporation into the consultant's report. Furthermore, the consultant shall plot all appropriate geologic and geotechnical data on this case exhibit and include it as an appendix/figure/plate in their report. The geologic/geotechnical investigation report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's two main offices (Riverside, Palm Desert). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

30.PLANNING. 6 SP - LC LNDSCP CMMN AREA MAINT RECOMMND

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:
a.A permanent master maintenance organization shall be

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - LC LNDSCP CMMN AREA MAINT (cont.) RECOMMND

established for the specific plan area to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b.Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c.The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. 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 Riverside Guide to California Friendly Landscaping.

d.Covenants, Conditions, and Restrictions for the SPECIFIC PLAN 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).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Area(s) _____"

30.PLANNING. 7 SP - LC LNDSCP ENTRY MONUMENTA RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - LC LNDSCP ENTRY MONUMENTA (cont.) RECOMMND

the implementing project:

- 1.An entry monument shall be shown on the Exhibit ____.
- 2.The entry monument shall be in substantial conformance to the design guidelines of Planning Area __ of the SPECIFIC PLAN, as shown on pages __ to __.
- 3.Landscaping of entry monument(s) shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 8 SP - LC LNDSCP PARKS REQUIRED RECOMMND

PRIOR TO THE ISSUANCE OF THE ____th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the [____ Recreation and Parks District] [County Service Area No. ____] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area __. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area __ and with the requirements of the [____ Recreation and Parks District] [County Service Area No. ____] or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

30.PLANNING. 9 SP - M/M PROGRAM (GENERAL) RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP - NON-IMPLEMENTING MAPS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 11 SP - DURATION OF SP VALIDITY

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - SUBMIT FINAL DOCUMENTS

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control District	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 13 SP - PROJECT LOCATION EXHIBIT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - ACOUSTICAL STUDY REQD

RECOMMND

Prior to the approval of any implementing project within planning areas 1, 2, 3, 5 and 6 of the SPECIFIC PLAN (i.e.: use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 20 SP - EA REQUIRED

RECOMMND

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 21 SP - ADDENDUM EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - ADDENDUM EIR (cont.)

RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 22 SP - SUPPLEMENT TO EIR

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - SUPPLEMENT TO EIR (cont.) RECOMMND

the EIR is not required."

30.PLANNING. 23 SP - SUBSEQUENT EIR RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 24 SP - COMPLETE CASE APPROVALS RECOMMND

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

SP - AMENDMENT REQUIRED

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 27

SP - AG/DAIRY NOTIFICATION

RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP - AG/DAIRY NOTIFICATION (cont.) RECOMMND

to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 28 SP - PA PROCEDURES RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 31 SP - ARCHAEO M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - ARCHAEO M/M PROGRAM (cont.) RECOMMND

permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 32 SP - PALEO M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 34 SP - F&G CLEARANCE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 35 SP - ACOE CLEARANCE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - ACOE CLEARANCE (cont.)

RECOMMND

plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 36 SP - SKR FEE CONDITION

RECOMMND

Prior to the approval of any implementing project in the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 201.1 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - POST GRADING REPORT

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 38 SP - SCHOOL MITIGATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Menifee Union and Perris High School District shall be mitigated in accordance with state law."

30.PLANNING. 40 SP - IF HUMAN REMAINS FOUND

RECOMMND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - ENTRY MONUMENTATION

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

- 1.An entry monument shall be shown on the Exhibit.
- 2.The entry monument shall be in substantial conformance to the design guidelines Section 4.6.A Identification, Entries and Key Intersections of the SPECIFIC PLAN, as shown on pages 4-38 to 4-55.
- 3.Landscaping of entry monuments shall comply with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside County Guide to California Friendly Landscaping."

30.PLANNING. 43 SP - AIR QUALITY MIT. MEASURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following conditions shall be individually placed on the implementing projects in a prior to grading permit issuance milestone;

60.PLANNING - PRIOR TO GRADING PERMIT ISSUANCE
EVIDENCE/WRITTEN VERIFICATION DEMONSTRATING COMPLIANCE
SHALL BE PROVIDED TO THE PLANNING DEPARTMENT BY THE
APPLICANT/PERMIT-HOLDER.

AQ-1 Construction equipment staging areas will be located at least 200 feet away from sensitive receptors to reduce localized project impacts to sensitive receptors in the project vicinity.

AQ-2 Contractors will utilize existing power sources (e.g., power poles) or clean-fuel generators.

AQ-3 During construction activity, the contractor will utilize California Air Resources Board (CARB) Tier II-certified equipment or better for the following pieces of equipment: rubber-tired dozers, rubber-tired loaders, and scrapers.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - AIR QUALITY MIT. MEASURES (cont.) RECOMMND

AQ-4 The contractor will provide temporary traffic controls, such as a flag person, during all phases of construction to maintain smooth traffic flow.

AQ-5 The contractor will provide dedicated turn lanes for movement of construction trucks and equipment on and off site.

AQ-6 The contractor will schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the extent feasible.

AQ-7 The contractor will route construction trucks away from congested streets and/or sensitive receptor areas.

AQ-8 The contractor will ensure that all vehicles and equipment are properly tuned and maintained according to manufacturers' specifications.

AQ-9 The contractor will appoint a construction relations officer to act as a community liaison concerning on-site construction activity, including resolution of issues related to PM10 generation.

AQ-10 The contractor will replace groundcover in disturbed areas as quickly as possible.

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project, prior to building permit issuance;

80.PLANNING - PRIOR TO BUILDING PERMIT ISSUANCE
EVIDENCE/WRITTEN VERIFICATION DEMONSTRATING COMPLIANCE
SHALL BE PROVIDED TO THE PLANNING DEPARTMENT BY THE
APPLICANT/PERMIT-HOLDER.

AQ-11 The applicant will use "Zero-VOCs" paints (no more than 150 grams per liter of VOC) and/or high-pressure low-volume applications consistent with SCAQMD Rule 113. Alternatively, the applicant will use materials that do not require painting or are pre-painted.

AQ-12 In order to reduce project-related air pollutant and greenhouse gas (GHG) emissions, and promote sustainability

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - AIR QUALITY MIT. MEASURES (cont.) (cont.RECOMMND

through conservation of energy and other natural resources, building and site plan designs shall ensure that the Project energy efficiencies surpass applicable 2008 California Title 24, Part 6 Energy Efficiency Standards by a minimum of 15 percent. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the County prior to the issuance of the first building permit. The following design features shall be utilized:

"Increase in insulation such that heat transfer and thermal bridging is minimized by using R-21 insulation in 2- x 6-inch walls and R-15 insulation in 2- x 4-inch walls and installing radiant barriers at the underside of the roof sheathing with R-38 insulation if applicable;

"Incorporate dual-paned or other energy efficient windows by using low-e dual glazing with u-factor and solar heat gain coefficient of less than 0.34;

"Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the County of Riverside. Automatic devices to turn off lights when they are not needed shall be implemented; and,

"Paint and surface color palette for the Project shall emphasize light and off-white colors which will reflect heat away from the buildings.

In the event that the aforementioned design features are determined inadequate to provide total increase in efficiency meeting or exceeding 15 percent, any combination of the following additional design features may be used to fulfill this mitigation measure such that the total increase in efficiency meets or exceeds 15 percent:

"Buildings shall exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling, as deemed acceptable by the County of Riverside;

"Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - AIR QUALITY MIT. MEASURES (cont.) (cont.RECOMMND

consumption;

"Incorporate energy efficient space heating and cooling equipment; and,

"All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.

30.PLANNING. 44 SP - NOISE MITIGATION MEASURES RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following conditions shall be placed on the implementing project in the following milestones:

60.PLANNING - PRIOR TO GRADING PERMIT ISSUANCE THE DEVELOPER/PERMIT- HOLDER SHALL ENSURE AND PROVIDE PROOF OF THE FOLLOWING:

80.PLANNING - PRIOR TO BUILDING PERMIT ISSUANCE THE DEVELOPER/PERMIT-HOLDER SHALL ENSURE AND PROVIDE PROOF OF THE FOLLOWING:

N-1 Whenever a construction site is within 0.25 mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

N-2 All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

N-3 When feasible, the noisiest operations shall be coordinated simultaneously to avoid prolonged periods of annoyance.

N-4 During construction, best efforts shall be made to locate stockpiling and/or vehicle staging areas as far as practicable from existing residences.

N-5 The construction contractor shall limit haul truck

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - NOISE MITIGATION MEASURES (cont.) RECOMMND

deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses, including residences.

60.PLANNING - PRIOR TO GRADING PERMIT ISSUANCE, THE DEVELOPER/PERMIT-HOLDER SHALL ENSURE THE FOLLOWING:

N-6 Prior to issuance of grading permits, the construction contractor will submit a construction noise mitigation program for review and approval by the Office of Industrial Hygiene. This program shall include noise monitoring at selected noise-sensitive locations, monitoring complaints, and identification mitigation of the major noise sources.

N-7 Homeowners within 500 feet and cities in the project vicinity shall be notified of blasting that may affect them via letters and postings that can be easily visible on the construction site 24 hours before major construction-related noise and vibration impacts (such as grading and rock blasting).

N-8 Pre- and post- blast photographs shall be taken inside and outside of structures that are within 300 feet of the proposed blasting. Monitoring via seismographs shall also be conducted.

N-9 Traditional rock blasting methods shall not occur within 200 feet from any house. In these areas, rock breaking must be performed with non-explosive methods.

80.PLANNING - PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT/PERMIT-HOLDER SHALL ENSURE AND PROVIDE PROOF OF THE FOLLOWING:

N-10 Prior to issuance of building permits, a final site-specific noise analysis will be completed to address exterior noise from traffic and stationary noise sources with respect to residential structures. The report will identify noise attenuation barriers required (if any) to ensure that the 65 A-weighted decibels (dBA) community noise equivalent level (CNEL) exterior standard for traffic noise impacts and 65 dBA equivalent sound level (Leq) standard for stationary noise impacts for sensitive receptors is met. The report shall be submitted to the Office of Industrial Hygiene for review and approval. Noise barrier heights will be based upon specific lot

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - NOISE MITIGATION MEASURES (cont.) (cont.RECOMMND

configurations, landscaping, and other details provided with the site plans and building design specifications. Required noise barriers will be constructed prior to issuance of a certificate of occupancy. To retain visibility and access, a combination of setbacks, berms, and walls may be used to achieve acceptable noise levels.

N-11 Potential stationary noise impacts to proposed on-site and extending off-site residences from commercial use areas will be mitigated as follows:

"Facility-related noise, as projected to any portion of any surrounding property containing a sensitive receptor (including habitable dwelling units, hospitals, schools, libraries, or nursing homes), must not exceed the following worst-case noise levels: 45 dBA Leq (10-minute) between 10:00 p.m. and 7:00 a.m. (nighttime standard) and 65 dBA Leq (10-minute) between 7:00 a.m. and 10:00 p.m. (daytime standard). The County of Riverside Office of Industrial Hygiene shall receive, review, and approve an acoustical report addressing the noise that might be produced from traffic noise impacts to residential structures and stationary noise sources for each tentative tract and plot plans. The report will finalize the noise requirements based on site plan and building design specifications to reduce noise levels at the residential property line to these levels. Preliminary exterior and interior noise requirements for residential use approval will be presented in the final noise report.

N-12 Prior to issuance of building permits, a Title 24 (California Building Code) exterior to interior noise control program to ensure achievement of the 45 dBA CNEL interior noise standard will be completed for on-site residential areas. The program will finalize the noise requirements based on actual site plan and building design specifications, and will be completed to the satisfaction of the Office of Industrial Hygiene. Noise requirements could include the following:

"A "windows closed" condition will be provided that requires a means of mechanical ventilation for all on-site residences.

"All on-site residences will be provided with weather-stripped solid-core exterior doors.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - NOISE MITIGATION MEASURES (cont.) (cont.RECOMMND

"Exterior wall/roof assemblies will be free of cutouts and openings.

"Upgraded windows will be provided for all on-site residences.

"Preliminary exterior and interior noise requirements will be presented in a noise report prior to Tentative Map approval.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP380/TS INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Phase 1 (2012)

Signals not eligible for fee credit:

- Street "C" (NS) at Keller Road (EW)
- Winchester Road (SR-79) (NS) at Newport Road/Domenigoni Parkway (EW) (signal modification)
- Winchester Road (SR-79) (NS) at Keller Road (EW)

Phase 2 (2014)

Signals not eligible for fee credit:

- Street "C" (NS) at Street "A" (EW)
- Winchester Road (SR-79) (NS) at Keller Road (EW) (signal modification)
- Winchester Road (SR-79) (NS) at Max Gilliss Blvd./Thompson Road (EW) (signal modification)

Signals eligible for fee credit if installed in the ultimate location:

- Leon Road (NS) at Scott Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP380/TS GEOMETRICS 1 (cont.)

RECOMMND

right-turn lane

The intersection of Winchester Road (SR-79) (NS) at Keller Road (EW) shall be signalized and be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one left-turn lane, one through lane
Westbound: one shared left/through/right-turn lane

*The intersection of Winchester Road (SR-79) (NS) at La Alba Drive/Sparkman Way (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, three through lanes
Southbound: one left-turn lane, two through lanes, one right-turn lane
Eastbound: one left-turn lane, one through lane, one right-turn lane
Westbound: one through lane, one right-turn lane

*The intersection of Winchester Road (SR-79) (NS) at Hunter Road/Borel Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, three through lanes
Southbound: one left-turn lane, two through lanes
Eastbound: one through lane, one right-turn lane with overlap
Westbound: one through lane

*Improvements (off-site) may be waived if it is determined that conditioned improvements have been constructed by others.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP - SP380/TS GEOMETRICS 2

RECOMMND

Phase 2 (2014)

*The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane
Southbound: one left-turn lane, one through lane
Eastbound: one left-turn lane, two through lanes
Westbound: one left-turn lane, two through lanes

The intersection of Pourroy Road (NS) at Keller Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one shared left/through/right-turn lane, stop controlled
Eastbound: one left-turn lane, one through lane
Westbound: one shared left/through/right-turn lane, stop controlled

The intersection of Street "B" (NS) at Street "A" (EW) shall be improved to provide the following geometrics:

Northbound: one shared left/through/right-turn lane, stop controlled
Southbound: one shared left/through/right-turn lane, stop controlled
Eastbound: one left-turn lane, one through lane
Westbound: one left-turn lane, one through lane

The intersection of Street "B" (NS) at Keller Road (EW) shall be improved to provide the following geometrics:

Northbound: one shared left/through/right-turn lane, stop controlled
Southbound: one shared left/through/right-turn lane, stop controlled
Eastbound: one left-turn lane, two through lanes
Westbound: one left-turn lane, two through lanes

The intersection of Street "C" (NS) at Street "A" (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP380/FEE OR CREDIT AGR (cont.) RECOMMND

fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

30.TRANS. 6 SP380 - SCOTT & I-215 INTERCHG RECOMMND

Prior to the approval of any map within the limits of this specific plan, the map shall be conditioned to annex into a Community Facilities District, CFD 05-8. The annexation into CFD 05-8 shall be completed prior to the recordation of the final map to fund for the construction of the ultimate improvements relative to the I-215/Scott Road interchange and for the widening of Scott Road to six lanes between I-215 and SR 79 as determined by the Transportation Department.

30.TRANS. 7 SP - SP380/TRAFFIC CONTROL PLA RECOMMND

Prior to issuance of a grading permit, a detailed traffic control plan will be prepared to coordinate lane closures, access, and construction work hours in order to minimize potential impacts associated with emergency response. The traffic control plan must be approved by the County Transportation Department prior to implementation.

30.TRANS. 8 SP - SP380/79 POLICY AREA RECOMMND

All subsequent implementing residential projects within the Specific Plan shall comply with the 79 Policy Area or approved policy at the time the implementing project is submitted.

or as approved by the Transportation Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

E HEALTH DEPARTMENT

60.E HEALTH. 1 SP#380-HAZ-1 MITIGATION MEASRE RECOMMND

As stated in Specific Plan#380, HAZ-1 Mitigation Measure, an agricultural chemical residue survey shall be performed by a registered environmental assessor. The survey shall identify specific constituents and recommend specific measures to minimize potential affects. The survey and any necessary remedial actions shall be conducted under the oversight of and approved by the County of Riverside, Department of Environmental Health, Environmental Cleanups Program (ECP). For further information regarding the requirements, please contact ECP at (951) 955-8982.

EPD DEPARTMENT

60.EPD. 2 EPD- 30-DAY BURROWING OWL RECOMMND

BUOW PRECONSTRUCTION SURVEY
Potential suitable habitat for burrowing owl is present with the Specific Plan per EIR00525 and PDB05588, thus pursuant to Objective 6 of the species account for burrowing owl in the MSHCP, within 30 days prior to issuance of any grading permit or site preparation related to the approved Specific Plan00380 a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the findings submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If the grading permit is not obtained within 30 days of this survey a new survey shall be required. Any owls located during the survey that cannot be avoided according to current avoidance buffers will need to be relocated according to an approved relocation plan. The relocation plan must be submitted to EPD for review and approval.

60.EPD. 3 EPD- NESTING BIRD SURVEY RECOMMND

NESTING BIRD CLEARANCE SURVEY
Prior to issuance of any grading permit or site preparation between February 1st and August 31st a Nesting Bird Clearance Survey must be conducted by a qualified biologist. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If the grading permit is not obtained within 30 days of this survey a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 EPD- MSHCP CONSERVATION RECOMMND

MSHCP CONSERVATION AREA

The area determined to be required for conservation per HANS 01995 must be shown on all exhibits related to this case including landscaping, grading, and any site plans. This area must be identical to the area shown on the final HANS exhibit dated 11/10/2009 and shall be identified as "MSHCP CONSERVATION AREA, 61.1 ACRES". No impacts including any grading, manufactured slopes or fuel mod zones for fire clearance shall occur within any conservation areas.

60.EPD. 5 EPD- RRPV MITIGATION RECOMMND

RIPARIAN/RIVERINE MITIGATION

The Specific Plan will be impacting drainage features that are considered jurisdictional and qualify as Riparian/Riverine resources as defined by Section 6.1.2 of the MSHCP. In accordance with Section 6.1.2, a Determination of Biologically Superior or Equivalent Preservation (DBESP) has been prepared and reviewed by the Environmental Programs Division of the Planning Department (PDB05696). The DBESP states that in order mitigate impacts to Riparian/Riverine resources, acquisition of 0.46 credits from the Elsinore-Murrieta-Anza Resources Conservation District and/or credits from the Barry Jones Wetland Mitigation Bank will be obtained. Mitigation for impacts will be at a minimum of 1:1 ratio. In addition impacts to Riparian/Riverine resources as a result of off-site improvements will also be mitigated at the same ratio. Prior to issuance of any grading permit within SP00380, documentation must be provided to EPD that clearly demonstrates that the appropriate mitigation credits have been obtained. Since the Riparian/Riverine resources are also considered jurisdictional by state and federal regulatory agencies, documentation that the appropriate streambed alteration permits have been properly obtained must be provided to EPD prior to issuance of any grading permit or impacts to any Riparian/Riverine resources present on the project site.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for

03/29/12
12:33

Riverside County LMS
CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 2 SP - COUNT RES BUILD PERMITS RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 95 single family residential building permits for Planning Areas 4A and 4B in addition to building permits for a Continuing Care Retirement Community that may be provided in Planning Area 5 within the SPECIFIC PLAN.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 12, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Environmental Health Dept. - LEA
Riv. Co. Dept. of Public Health-Ind. Hygiene
Riv. Co. Flood Control District

Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
South Coast Air Quality Mgmt. Dist.

SPECIFIC PLAN NO. 380 / GENERAL PLAN AMENDMENT NO. 951 / CHANGE OF ZONE NO. 7723 / ENVIRONMENTAL IMPACT REPORT NO. 525, SCREEN CHECK NO. 1 – Applicant: Hanna Marital Trust – Engineer/Representative: Geoff Scott – Third Supervisorial District – French Valley Community – Southwest Area Plan: Rural: Rural Residential (R: RR) (5 Acre Minimum) – Highway 79 Policy Area – Location: Northerly of Keller Road, easterly of Pourroy Road, on the southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79 – 195.3 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The **Specific Plan** area is divided into seven land use planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes 400,000 square feet of commercial retail uses, 250,000 square feet of commercial office uses, low density residential uses (up to 73 dwelling units at 1/2 acre minimum lot sizes), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are 36.4 acres proposed for residential uses, 62.7 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways. The Keller Crossing Specific Plan is intended to provide a land use and infrastructure framework for the project site, as well as to establish the standards of development. The **General Plan Amendment** proposes to change the site's foundation component from Rural to Community Development, and amend the land use from Rural Residential (R: RR) to Community Development: Low Density Residential (CD:LDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Master Plan Roadways (MPR) as reflected in the Specific Plan Land Use Plan. The **Change of Zone** proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone. The **Environmental Impact Report** will study the potential environmental impacts of the proposed project. – APNs: 472-110-001, 002, 003, 004, 005, 006, 007, 008, 009 and 010

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 16, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Kinika Hesterly, Project Planner, at (951) 955-1888 or email at KHESTERL@rctfma.org / MAILSTOP# 1070.

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.

April 10, 2012

BY ELECTRONIC MAIL ONLY

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 3.4: SPECIFIC PLAN NO. 380, GENERAL PLAN AMENDMENT
NO. 951 (April 18, 2012)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) recommends denial of this proposed General Plan amendment. As you know, EHL is a long-term stakeholder in County planning efforts.

We wish to raise three concerns with this project: Lack of basic planning justification, General Plan inconsistency, and inconsistency with an adopted regional plan.

The County of Riverside currently has a surfeit of housing capacity in its General Plan, with no need for additional units over a multi-decade horizon. Adding even more surplus capacity surely exceeds the limits on how far out any of us anticipate future needs. With so much surplus capacity, it is impossible to rationally allocate constrained transportation infrastructure and service dollars.

Regarding the General Plan, according to Section 2.5 of Zoning Code:

g. FINDINGS. A Planning Commission resolution recommending approval of a regular Foundation Component Amendment and a Board of Supervisors resolution approving a regular Foundation Component Amendment shall include findings, based on substantial evidence, that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. The foregoing requirement for findings shall not apply to any amendment to the Riverside County Vision.

In this case, what is the substantial evidence that new conditions have arisen to justify a Foundation change? Surely, there is no regional lack of land designated as Community Development. Furthermore, the General Plan anticipates "Community Separators" of Rural lands that prevent urban communities from simply merging into each other, as in the Los Angeles basin:

"Our communities maintain their individual distinctive qualities and character, surrounded in most cases by open space or non-intensive uses to contribute to their sense of unique identity. Community centers, gathering places, and special focal points unique to each community also aid this identity."

"We are proud of the distinctive identities that our communities now possess and cherish the sense of place that results from them. We want this sense of place and distinctiveness maintained and enhanced in our planning and development activities."

- RCIP Vision

This section is intended to focus on the desired aspects, at a community or neighborhood level, that help achieve the RCIP Vision and General Plan Principles. The RCIP Principles state that, *"The General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas."* At this scale, policies focus on achieving compact, transit adaptive development, identifying open space separators to provide edges between communities, and enhancing or creating the distinctiveness of each community.

LU 3.2 Use open space, greenways, recreational lands, and watercourses as community separators. (AI 25, 40, 60, 61)

LU 8.3 Incorporate open space, community greenbelt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life. (AI 9, 28)

Rural areas in the French Valley serve the function of defining existing communities, and this project contradicts that aspect of the General Plan.

Finally, the Southern California Association of Governments has just adopted a Sustainable Community Strategy (SCS) under SB 375. How is this project consistent with the GHG reduction targets of the adopted SCS?

We acknowledge that the project proposes to set aside appropriate lands for the MSHCP, specifically portions of Constrained Linkage 17. However, MSHCP conformance does serve as a surrogate for overall land use planning.

Sincerely,

Dan Silver, MD
Executive Director

Hesterly, Kinika

From: Geoff Scott [Geoff.Scott@KJMAIL.COM]
Sent: Monday, April 16, 2012 2:34 PM
To: Hesterly, Kinika
Subject: SP00380 | GPA Justification Language
Attachments: 2012-04-16 - RCIP Map.doc; aerial photo 2002.pdf; aerial photo 2009.pdf; Geoff Scott.vcf

Per your request, below is the language with three accompanying exhibits:

Since the adoption of the 2003 General Plan, development in the vicinity of the Keller Crossing Specific Plan (SP00380) has intensified and grown in a logical pattern along the Highway 79/Winchester Road corridor (see attached Aerial Photographs). Community Development land uses (Commercial Retail, Commercial Tourism, Mixed Use, Very High Density Residential, Medium Density Residential, Low Density Residential, Open Space-Recreation) are anticipated per the general plan land use plan (see attached RCIP map) along the Highway 79 corridor adjacent to or in very close proximity to the Specific Plan boundaries in all but one direction.

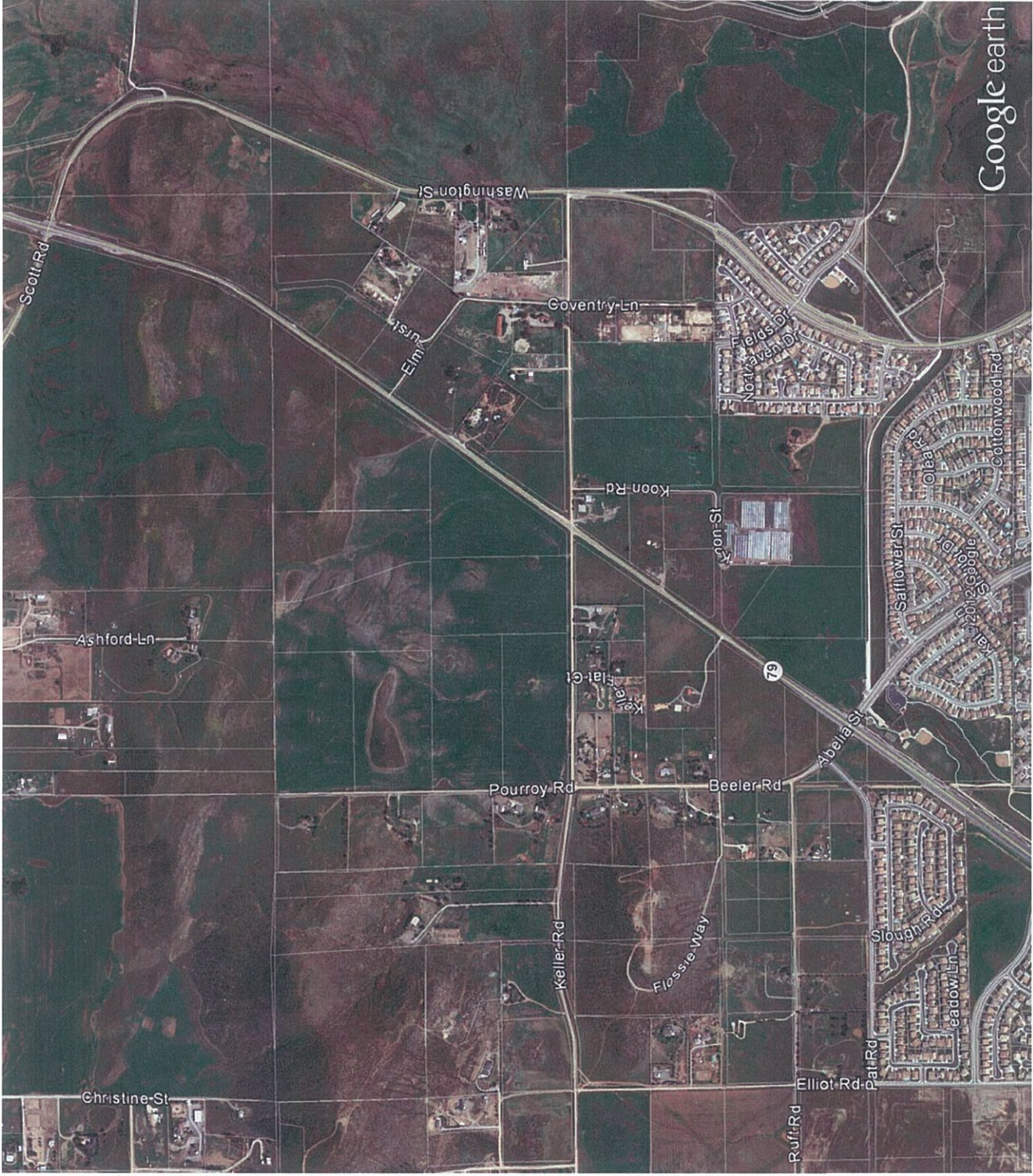
Additionally, Keller Road is designated as a Secondary Highway (four lane, 100' ROW) in the general plan. The Highway 79 widening project (ultimately planned a six-lane highway) is currently underway and, once completed along with Keller Road improvements, will create a major transportation corridor intersection that is not indicative nor complimentary to rural land uses. Community development land uses will provide the appropriate land use buffer from this major intersection to the rural land uses that exist west of the Specific Plan area.

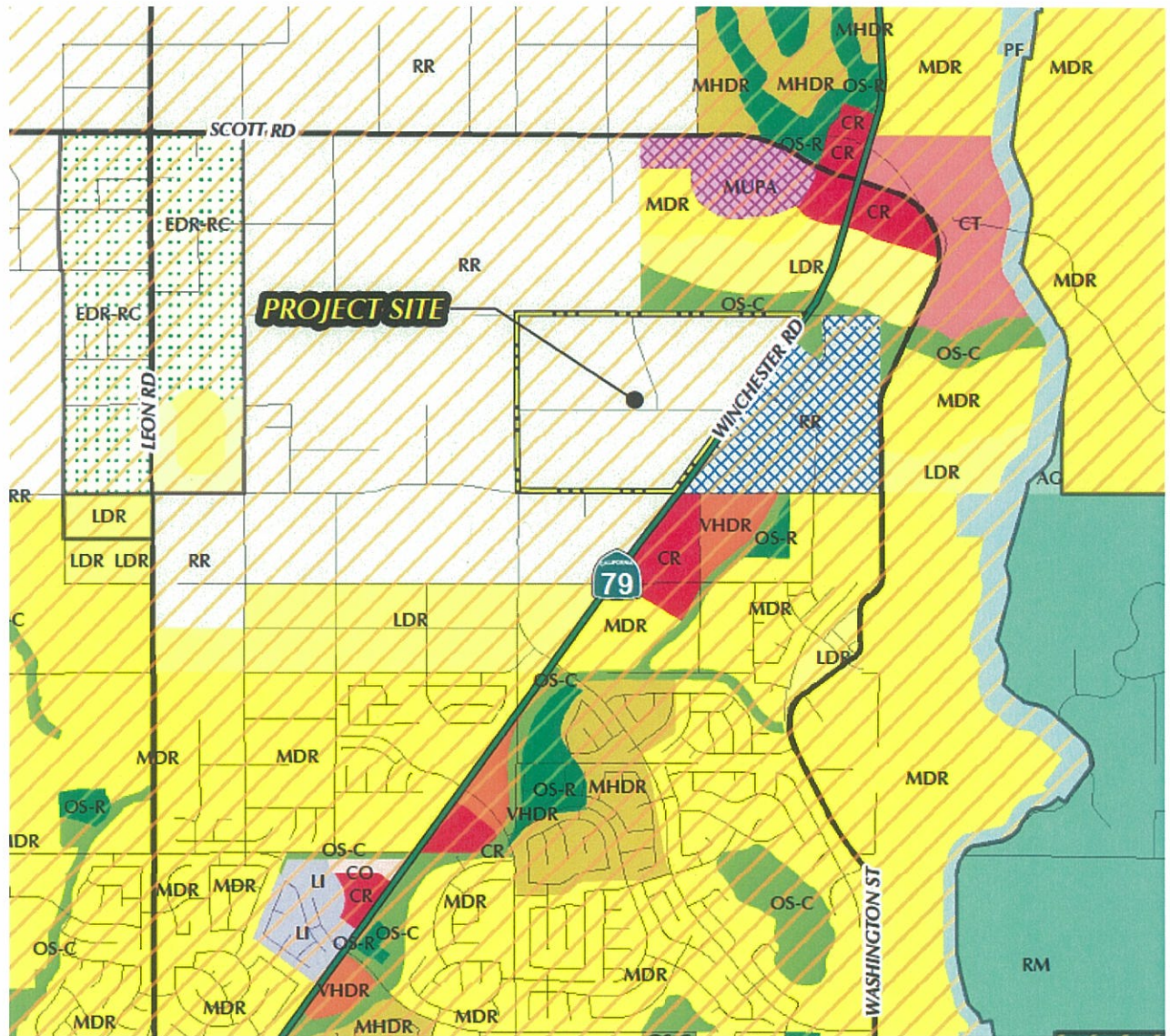
Concurrent with the adoption of the general plan, Western Riverside County adopted the MSHCP that requires the conservation of over 500,000 acres. The Keller Crossing Specific Plan (and concurrent General Plan Amendment) is consistent with and further implements the MSHCP by providing 61.1 of natural open space that contributes the southern portions of a constrained linkage. This linkage will serve as a viable habitat corridor, but also act as a community separator between the community development land uses planned to the north and those planned as a part of the Keller Crossing Specific Plan and to the south.

GEOFF SCOTT

Director, Planning & Entitlement
Jackson Family Investments
p: 707.431.3216 | c: 949.400.5172









Google earth

Image U.S. Geological Survey

Google Earth Pro

miles
km





CITY OF MURRIETA

April 12, 2012

Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
Attn: Kinika Hesterly, Project Planner



Subject: Keller Crossing Specific Plan (GPA00951, SP00380, CZ07723)

Dear Ms. Hesterly:

Thank you for the opportunity to review the Environmental Impact Report (EIR) for the Keller Crossing Specific Plan. On February 12, 2010, the City commented on the Notice of Preparation for this project and identified some areas of concerns. It appears most of the factors noted in this previous letter have been addressed. Areas where we still have concern and/or we believe were not fully addressed are aesthetics and circulation.

- **Aesthetics:** The EIR notes that plans are to grade "superpads" for each Planning Area. We are suggesting that controls be put in place to delay grading until project entitlements for Planning Areas are approved. This will hopefully shorten the period between grading and construction on the sites and lessen visual impacts to the surrounding properties.
- **Circulation:** Keller Road to Interstate-215 (I-215) is still part of the Riverside County Circulation Plan. Future entitlements will need to pay a fair-share contribution to the Keller Road/I-215 interchange, which the City of Murrieta is currently studying. The City requests the project be conditioned as follows:

The applicant shall provide a fair share contribution to the I-215/Keller Road interchange construction. The fair share contribution shall be determined by the applicant's Traffic Engineer, based on CalTrans Methodology for Calculating Equitable Mitigation Measures (contained within the CalTrans Guide for the Preparation of Traffic Impact Studies), as well as build out traffic volumes at the planned interchange (to be provided by City of Murrieta). The fair share contribution calculation is subject to approval by the Murrieta City Engineer.

Thank you for your assistance. If you have any questions, please contact me at 951.461.6064.

Sincerely,

Mary E. Lanier
Community Development Director



VALLEY-WIDE RECREATION & PARK DISTRICT

P.O. Box 907 • 901 W. Esplanade Avenue
San Jacinto, CA 92581
(951) 654-1505 - District Office

BOARD OF
DIRECTORS
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President
Larry Minor
Vice President
Frank Gorman
Secretary
John Bragg
Director
Steven Simpson
Director

April 15, 2012

Kinika Hesterly, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, California 82502-1409

Re: Specific Plan No. 380/General Plan Amendment No. 951/Change of Zone
No. 7723/Environmental Impact Report No. 525

Dear Ms. Hesterly:

Valley-Wide Recreation and Park District was contacted by the developer on Friday, April 13, 2012 and informed that the above referenced project is scheduled for Public Hearing on the Planning Commission's agenda for April 18, 2012. Valley-Wide Recreation and Park District would like to provide the following comments:

1. The proposed project is within Valley-Wide Recreation and Park District's Sphere of Influence. The developer will be required to annex into the District through LAFCO. The proposed project is surrounded by developments that have already annexed into the District;
2. The proposed project would impact Valley-Wide Recreation and Park District's existing park and recreation facilities. Valley-Wide Recreation and Park District's Master Plan outlines the need for 7 acres of usable park space per 1,000 residents. At this time we are still accepting 5 acres per 1,000 residents which is not keeping up with the demand for parks and recreation services in the French Valley area;
3. Payment of Quimby fees may not sufficiently mitigate the impact of the proposed development. Dedication of park space may be required.

Kinika Hesterly

April 15, 2012

Re: Specific Plan No. 380/General Plan Amendment No. 951/Change of Zone
No. 7723/Environmental Impact Report No. 525

Page 2

4. A recreational trail, the Foothill Trail, is proposed for the project. While no Regional Trail exists, Valley-Wide Recreation and Park District constructs and maintains local trails within our communities. The recreational trail must be constructed per Valley-Wide Recreation and Park District's Standards and Specifications. Developer should contact the District for more information.

Please note that the proposed project will involve streetscapes that are contiguous with existing streetscapes maintained by Valley-Wide Recreation and Park District. Landscaping along perimeter streets and commercial development, i.e., Keller, Pourroy and Winchester will need to be constructed per Valley-Wide Recreation and Park District Standards and Specification.

If you have any questions or require additional information, please contact me at (951) 654-1505.

Sincerely,



Samuel W. Goepf, General Manager
Valley-Wide Recreation and Park District

French Valley Residents for Compatible Growth

March 7, 2012

Rick Hoffman
Hoffman Consulting
26620 Rim Road
Hemet, CA 92544

RE: Specific Plan 380

Dear Mr. Hoffman:

Thank you for the time and courtesy to meet with our neighborhood group that will be impacted by Specific Plan 380. We appreciate your interest in hearing our concerns. After listening to your presentation and discussing the project, we have the following comments:

- We support commercial retail or office on lots that have frontage on Winchester Road. All lots west of the frontage lots we believe should remain five acre minimum.

The tax generators, professional services, and retail amenities will benefit the area and are appropriate along Winchester Road.

- Our neighborhood lifestyles, large lot values, and scenic setting will be adversely impacted if more intense land uses occur west of the frontage lots.

We understand and respect the interest of you and the property owner in the Specific Plan. We hope there is a mutual understanding and respect for our neighborhood and what this kind of change in the General Plan will mean to us. Many of us have relied on the General Plan to determine where to live, build our homes, and plan the future for the lifestyles the General Plan designated.

We would appreciate the opportunity to continue a dialogue on mutual interests. We are hopeful that a plan which serves the financial interests of the Keller Crossing Partnership and remains compatible with neighborhood can be achieved.

Sincerely,

Randy Williams (Group Representative)

Kirk Gurling (Group Representative)

April 23, 2012

Attn: Kinika Hesterly, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



EST. JUNE 19, 1883

Re: Intent to Certify an Environmental Impact Report for Specific Plan No. 380, General Plan Amendment No. 951, Change of Zone No. 7723 (in the French Valley Community)

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in close proximity to known village sites and is a shared use area that was used in ongoing trade between the Luiseno and Cahuilla tribes. Therefore it is regarded as highly sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that a Native American monitoring component be included as a mitigation measure for the Environmental Impact Report. The Tribe requesting that a Treatment and Dispositions Agreement between the developer and The Soboba Band be provided to the County of Riverside prior to the issuance of a grading permit and before conducting any additional archaeological fieldwork
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

The Soboba Band of Luiseno Indians is requesting a face-to-face meeting between the County of Riverside and the Soboba Cultural Resource Department. Please contact me at your earliest convenience either by email or phone in order to make arrangements.

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. When appropriate and agreed upon in advance, the Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains.

- A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.
- B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.
- C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.
- D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.
- E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. 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 shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, 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). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



Hemacinto Medical Group

Hemet Endoscopy Center

Milan S. Chakrabarty, M.D.

Diplomate American Boards of
Gastroenterology and Internal Medicine

Indraneel Chakrabarty, M.D., M.A.

Gastroenterology
Diplomate American Boards of Internal Medicine

April 3, 2012

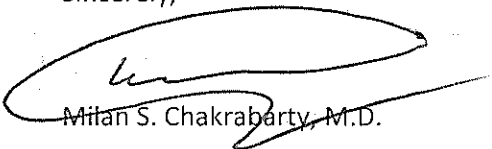
Kinika Hesterly-Urban Regional Planner I
Riverside County Planning – 4080 Lemon St., 12th Floor
Riverside, CA 92502

RE: SP00380, GPA 951. Keller Crossing

Dear Ms. Hesterly:

As a property owner adjacent to the Keller Crossing Project, I feel that the project will bring much needed infrastructure improvements and services to the area. I support the project and urge the Planning Commission's approval on April 18th.

Sincerely,



Milan S. Chakrabarty, M.D.

Hesterly, Kinika

From: John D. Petty [john@jdpdevelopment.com]
Sent: Friday, April 13, 2012 3:22 PM
To: Hesterly, Kinika
Subject: FW: Update on SP 380 and Meetings with Rick, Jeff, Olivia

From: John D. Petty [<mailto:john@jdpdevelopment.com>]
Sent: Friday, April 13, 2012 3:18 PM
To: 'Randy Williams'
Subject: RE: Update on SP 380 and Meetings with Rick, Jeff, Olivia

Thanks Randy.

As you know, I have encouraged your side to meet with the applicant to try and resolve your differences. I have also excluded my involvement in these meetings between the parties, as well as any email traffic or phone calls. I will, or course, disclose the one meeting that I had with your group, and the one meeting that I had with Mr. Hoffman representing the applicant. Please do not take my silence as any slight to you or your group. I am only preserving the public hearing process that is required for this and every project that comes before the Planning Commission. Also, please note that in Supervisor Stone's office, we maintain a pretty tight firewall between the Supervisor and the Commissioner. In the vast majority of cases, Supervisor Stone directs any applicant to me prior to a Planning Commission recommendation to the Board. I appreciate the information you have provided, and I will make sure that Ms. Hesterly provides the Planning Commission with copies of all the email traffic that has occurred in the weeks leading up to the hearing this Wednesday. Thanks again for your information, and I look forward to seeing you at the hearing.

John

From: Randy Williams [<mailto:rwilliamsonline@msn.com>]
Sent: Friday, April 13, 2012 12:11 PM
To: John Petty/ RivCoPlanning Commission
Subject: Update on SP 380 and Meetings with Rick, Jeff, Olivia

Hi John: Just wanted to give you a final update on our meetings with Rick & Olivia, and a conversation with Jeff.

We had our second and final meeting with Rick Thursday and sent the attached letter. There has been follow up written correspondence to insure clear communication. We have received nothing in writing in return, but Rick has been cordial and available via phone. We spoke to him yesterday and reached an impasse. The only items we believe they are offering is a single story condition on commercial in PA 1 and less units on PA 4 & 5 but no definites on how much less. Rick said they could entertain farther setbacks on some planning areas and maybe 1 acre instead of half on PA4. Please confirm with Rick his side. The above is my best summation.

Our group felt strongly these were very modest considerations that did not address the impacts on the fundamental changes of the amendment to the neighborhood. Also of great concern was the circulation & access issues from vacating OLD Keller in some parts while retaining other parts.

I had a conversation with Jeff who I met at a recent event. He was aware of the project and expressed his hopes that our concerns would be resolved before it gets to the BOS. I did not go into any details--just said our neighborhood is concerned and we are working with Rick and have met with

you. I stated I respect both of you and am hopeful but concerned. After the impasse yesterday, I am deeply concerned.

About 10 of us met with Olivia Wednesday. Some residents vented but by and large I thought it went well and what we all expected. An opportunity to meet Olivia, (whom Verne and Jeff have said is the person to see at this stage) and for her to make suggestions and let the group know how Jeff processes such matters. Olivia, like you, did not know much about this project till our meeting. I find that surprising. In all these conversations, whether with Jeff, Olivia, or our group-- I have said how good you are at working through these issues.

We hope you do not break too many hearts on Wed. Not everyone will be able to attend or speak but all will be waiting word. We all know how much you will shape the issues and decide the outcome. Attached are three documents. Our final letter to Rick, the SP Land Use Map and SP Circulation Map to coordinate with the letter. Best Regards,
Randy Williams

FROM: FRENCH VALLEY RESIDENTS FOR COMPATIBLE GROWTH
34119 KELLER FLAT COURT, WINCHESER, CALIFORNIA 92596
TELEPHONE 9951) 252-5913

TO: MS. KINIKA HESTERLY
URBAN REGIONAL PLANNER IV
RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CALIFORNIA 92501-3634
TEL. (951) 955-1888
FAX (951) 955-1811

RECEIVED
APR 17 2012

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

TO: MS. MARY STARK
PLANNING COMMISSION SECRETARY
PLANNING COMMISSION
RIVERSIDE COUNTY ADMINISTRATION BUILDING
4080 LEMON STREET, 12TH FLOOR
P.O. BOX 1409
RIVERSIDE, CALIFORNIA 92502
TEL. (951) 955-7436
FAX (951) 955-1811

RE: PROPOSED SPECIFIC PLAN
#380:
HEARING DATE 4/18/12: AND
REQUEST FOR CONTINUENCE AND
OBJECTION TO LACK OF PROPER
NOTICE.

Dear Ms. Hesterly and Ms. Stark

The hearing for 4/18/12 is premature. The Staff Report relating to Specific Plan #380 includes the "Property Owners Certification Form" dated 2/28/12

and submitted by Mr. Vinnie Nguyen. The certification acknowledges that "incorrect or incomplete information may be grounds for rejection or denial of the application".

The certification is defective and incorrect and incomplete. It gives notice to contiguous, adjacent and close residents at incorrect addresses and acknowledges the same. In at least two instances the Planning Staff have previously noticed these same residents at their correct addresses. There are probably other examples of incorrect notice.

The two residents referred to above are :

1. Mr. and Mrs. Wade and Victoria Hough

Their proper address is 33975 Pourroy Road, Winchester, California 92596. This is in the notice area and contiguous to the project. This address is different than the address on the "Property Owner's Certification Form".

2. Mr. and Mrs. Kirk and Sharon Gurling

Their proper address is 34119 Keller Flat Court, Winchester, California, 92596. This is in the notice area and adjacent to the project. This address is different than the address on the "Property Owner's Certification Form". Please note that the Staff Report contains a letter and exhibit from the "French Valley Residents for Compatible Growth" dated March 7, 2012 bearing Mr. Gurling's name and address with phone number. This demonstrates that the planning department had notice of Mr. Gurling's proper address well in advance of this hearing.

Notice is further defective, incorrect and incomplete because the plan intends the destruction of a public street, Keller Road. Keller road is an important access road to Rt. 79 (to the West) and Leon Street (to the East). Rt. 79 is a State Highway, presently under construction and improvement, and is an important access and egress to all the French Valley resident in an approximate square mile area. All residents affected by this change,

modification or alteration should properly be noticed and the State should be a party and participant in this hearing and to this change.

For all the reasons above we, the affected residents, request a ninety day continuance in this matter and wider notice to those residents reasonably affected by this plan and change.

Very Truly Yours;

Randy Williams

Kirk Gurling

California Equine Retirement Foundation, Inc.

The idea for the retirement of exracehorses became a reality in 1984 and a non-profit organization in 1986. The CERF Ranch was opened in 1988 in Winchester and the horses were moved from Temecula where they were boarded for 2 years.

CERF grew over the passing years from 10 horses to 70 to 75 horses daily....and became the first retirement facility for thoroughbreds off the track in the country. We became accredited last year with the Global Federation of Animal Sanctuaries.....the first off track sanctuary in the world. We have been on every TV channel and there are still videos being shown throughout the United States. We have also been in local articles in all newspapers throughout Southern California. We are an asset to the community having many visitors and have contributed to the community businesses over the past 25 years. We are in the throes of trying to become a sanctuary in order to remain where we are without having to move into an unknown area and leave where we are well-known. Since our area houses many horses, and we moved here because we were able to come into an agricultural area and have our animals, it is unforgiveable to push us aside to feather the nests of greedy and selfish individuals. This community needs balance and the only way to have that is for business and houses not to chop up large areas in order to accommodate low cost houses and commercial buildings.

Hesterly, Kinika

From: Stark, Mary
Sent: Wednesday, April 18, 2012 5:28 PM
To: Hesterly, Kinika
Subject: FW: "RIGHT TO A RURAL LIFESTYLE POLICY" /SPECIFIC PLAN 380 PLEASE FORWARD ALL PLANNING COMMISSIONERS

Hi Kinika,

I received this email in response to Item 3.4 at today's PC hearing.

Mary C. Stark

TLMA Commission Secretary
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Phone (951) 955-7436
Fax (951)955-1811
mcstark@rctlma.org

From: Rick Croy [<mailto:rcroy@firstlegalsupport.com>]
Sent: Wednesday, April 18, 2012 4:37 PM
To: Stark, Mary
Cc: RWILLIAMSONLINE@MSN.COM
Subject: "RIGHT TO A RURAL LIFESTYLE POLICY" /SPECIFIC PLAN 380 PLEASE FORWARD ALL PLANNING COMMISSIONERS

Thank you for your thoughtful consideration today of some very tough issues in Specific Plan 380. Us "Rural Pearls" in the neighborhood look forward to working with the applicant in finding some meaningful solutions. I firmly believe that the Commission has a golden opportunity here to tackle a very contentious project, and with some creative thinking, can create in planning, a "new" standard in these types of cases. We couldn't agree more with Mr. Roth that the time for furthering the "Right to a Rural Lifestyle" Policy is here. Please let us know how, when and where we can be of assistance in creating and refining such a policy.

Respectfully,
Rick Croy
Dispatch Manager
rcroy@firstlegalsupport.com

951-779-1110, ext. 1451 (o)
951-779-0100 (f)
213-494-3969 (c)
951-301-1912 [h]
www.FirstLegalNetwork.com
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To whom it may concern:

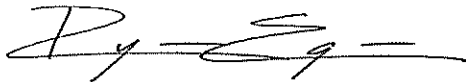
My name is Ryan Egan and I live at 32025 Keller Road with my wife and two young sons. The current proposed land use designations and densities shown, will significantly affect my family's way of life, not to mention it will change all plans we have/or will have for this investment property. We disagree with many options suggested by you the developer to include housing density and also the refusal to entertain a park area along Keller Road next to the retention basins. A concern that is just as detrimental to the land use directly across the street from me, if not more weighted to my particular circumstance, is the current road map designation. What I choose to do with my property is none of the developers concern. However, the current plan is forcing me to explain why this plan will cause undue monetary harm to my family and its legacy. The current road plan shown will cause a large reduction to my property value and limit (any prior plans or future plans) what I am able to do with my property. The way the map current reads (as I see it), current Keller road will be eliminated with the property line for both my land as well as the land in question, ending/meeting in the middle of Keller. It is beyond comprehension and extremely infuriating, not only that I have to write this letter, but that a developer of land can eliminate a road, and in-turn my address/entrance into my property in turn performing a "legal" theft of the current homeowner's investment value. The theft I speak of is not only from eliminating any future options to the property requiring access from Keller road, but also robbing us of anything previously invested money into the property that will be negated should the current proposed action be approved. By forcing my family to place our entrance on Pourroy instead of Keller (as designed and the way we purchase the house), you significantly change the layout of my property. I purchased this property largely because of the corner lot which gave me access on two sides of my property. The way my land is currently, allows multiple options in the future for growth, land options, livestock placement, gardens etc. or multiple access points to my property. If in the future, I decide to build a house on the lower part of my property, you will have forced me to install a LONG driveway from the top of my property to the lower part instead of being able to access the new residence directly from Keller Road as designed and as purchased. This will require increased driveway costs not to mention changing the layout of my property, causing precious land area to be robbed by an unnecessary driveway. In addition to all the previously mentioned concerns, the money I have vested into vinyl fencing, pillars, electrical, trenching, gravel, trees, plants and more is in excess of \$15,000, and that is only along my property line. The previous figure is only based on items pertaining to the property line. That figure doesn't account for the 10's of thousands of dollars spent on the property that will have to be eliminated and re-configured to accommodate the new FORCED layout. If I am forced to change the entrance to my property most money spent will have been futile and lost.

Should the development and road proposal be finalized as shown the following will be EXPECTED (but limited too) AT THE DEVELOPERS EXPENSE:

- 1) The removal and re-placement of new 3-rail vinyl fencing to be installed EXACTLY as is now, with the same structural integrity that it currently has (subject to approved by us as owners) and installed to new property line at developers expense.
- 2) New pillars and a motorized gate (as it is now, to include all trenching and electrical and light fixtures) to be installed on Pourroy at my direction and to my specifications and location.
- 3) All trees that are now lining the current property line will be carefully transplanted to the new property line at developer expense. If any trees die as a result of transplanting, it will be the developer's responsibility to replace said trees with equal or greater trees.
- 4) Any other items, not mentioned herein, that require restitution.

It is becoming very obvious that we are not being told full truths regarding what "must" be included with the development as well as infrastructure. Due to work, I was unable to make the meeting on April 18, 2010, but wanted to go on record regarding my dissatisfaction regarding the unwillingness to accommodate those of us current land owners not to mention what appears to be deceitfulness that appears to be taking place. I can't speak for anyone else, but I feel as a community we have been all but willing to work with the developer but have not been given any true consideration regarding the concerns we proposed. Should the plan go through as proposed, the Egan's will be coming after the developer or anyone necessary and tied to the project in order rectify all the areas they have wronged.

Extremely Displeased,

A handwritten signature in black ink, appearing to read "Ryan Egan", with a horizontal line extending to the right.

Ryan Egan – Home Owner

(On behalf of the Egan Family)

To whom it may concern,

Myself and my family are deeply concerned with the future of our residential property that we purchased with our life-savings. When we bought this property, we anticipated a peaceful country lifestyle with pure water, low crime and clean air.

With the proposed development across the road from our house, we are now concerned with the possibility of our water well being contaminated or drying up because of the construction efforts. With an increase in population density, it is inevitable that the crime rate will increase, as well as the traffic and noise. Not only is the proposed plan threatening to our life style but the manner in which the development is proposed, with the large amount of commercial area and the density of the residential

areas, this will maximize the impact to my family and my neighbors. I would have expected that the developer to have been more sensitive to the close residents and work with them to develop a area that would support not only the success of the development but allow the neighboring properties to retain their intended purpose as well.

Many of the formal notices for this development have been sent to an address that I moved out of more than a year ago so I have had to rely on other residents to inform me of upcoming actions. This does not give me any confidence that the developer is concerned with the impact that his plans have on the surrounding area.

Regards



Wade and Victoria Hough

33975 Pourroy Road

Winchester Ca. 92596

GPA - APPLICATION ATTACHMENT (DJC Job# 149-001)
Property Owner - APN LISTING

APNs	Property Owner	Property Address	Mailing Address	Daytime Phone	Fax #	e-mail	acres
480-030-001	Poliquin Credit Trust/ Poliquin Exempt Marital Trust	n/a	1331 W. Bay Ave. Newport Beach, CA 92661	949-716-8230	949-716-4750		
480-030-002	Poliquin Credit Trust/ Poliquin Exempt Marital Trust	n/a	1331 W. Bay Ave. Newport Beach, CA 92661	949-716-8230	949-716-4750		4.05
480-030-003	Belcuore, Grace Italiano, Josephine	31145 Keller Rd. Winchester, CA 92596	31145 Keller Rd. Winchester, CA 92599	926-6363			4.75
480-030-004	Belcuore, Grace M. Italiano, Josephine M.	34033 Kooden Rd. Winchester, CA 92596	(no mail) 34033 Kooden Rd Winchester, CA 92596				4.76
480-030-005	Herrera, Andres T & Aurora	34215 Kooden Rd. Winchester, CA 92596	34215 Kooden Rd. Winchester, CA 92596	951-926-6721			4.33
480-030-006	Goodwin, Russell L.	31130 Flossie Way Winchester, CA 92596	31130 Flossie Way Winchester, CA 92596	951-926-2949			4.42
480-030-007	Delgadillo, Fernando	31120 Flossie Way Winchester, CA 92596	31120 Flossie Way Winchester, CA 92596	951-233-0242	1127 N. Koby Hempick, CA 92545	Fernando-dl@msn.com	4.86
480-030-008	Davis, Harold W. PNC Mortgage	31080 Flossie Way Winchester, CA 92596	31080 Flossie Way Winchester, CA 92596	951-970-7978			4.92 4.24
480-030-009	Shores, Charles W. & Sharilyn A.	31085 Flossie Way Winchester, CA 92596	31085 Flossie Way Winchester, CA 92596	951-926-4271			4.18
480-030-010	Faulk, Jon Pierre & Elizabeth	31125 Flossie Way Winchester, CA 92596	31125 Flossie Way Winchester, CA 92596	310-849-1210	951-325-2222		4.75

GPA - APPLICATION ATTACHMENT (DJC Job# 149-001)
Property Owner - APN LISTING

APNs	Property Owner	Property Address	Mailing Address	Daytime Phone	Fax #	e-mail	acres
472-090-005	Kizziar, Wayne W.	31450 Keller Rd. Winchester, CA 92596	31450 Keller Rd. Winchester, CA 92596	951-926-8710 not in service 951-926-5500		n/a	4.95
472-090-007	Cavanaugh, Edward B.	n/a	104 Deborah Ct. Upland, CA 91784	904-981-5471			10.39
472-090-008	Tait, George M. & Kyriaki	31650 Scenic Hills Winchester, CA 92596	31650 Scenic Hills Winchester, CA 92596	951-926-6662	951-926-6662/ Cell 909-730-2697	n/a	9.55
472-090-010	Cordero, Ignacio & Maria D.	n/a	28265 Rawlings Rd. Hemet, CA 92544	951-453-4081	951-954-1389		4.49
472-090-017	CHS Investments, LLC (Hal Phan Davis)	n/a	15822 Las Flores St. Westminster, CA 92683	714-315-0199	951-926-7953	DP MGV Agency, LLC Anh Nguyen missbolisa@yahoo.com	9.08
472-090-018	Asimakopoulos, Clara M.	n/a	39908 Via Castana Murrieta, CA 92563	(951) 294-0026	(951) 677-8989	casimak@msn.com	9.33
472-090-019	Deirio, Salvador Asimakopoulos, Clara M.	31750 Keller Rd. Winchester, CA 92596	39908 Via Castana Murrieta, CA 92563	(951) 294-0026	(951) 677-8989	casimak@msn.com	7.29
472-090-020	Vintage Plaza Ltd (Date Lyons)	31820 Keller Rd. Winchester, CA 92596	7 Corporate Plaza Newport Beach, CA 92660	949-719-7221	949-719-7274	dlyon@olenproperties.com	24.76
472-090-021	Vintage Plaza Ltd	31820 Keller Rd. Winchester, CA 92596	7 Corporate Plaza Newport Beach, CA 92660	949-719-7221	949-719-7274	dlyon@olenproperties.com	12.38
472-090-022	McCausland, Stephen A. & Louise C.	33525 Pourroy Rd. Sun City, CA 92586	P.O. Box 187 Winchester, CA 92596	951-926-3350	951-926-3051	lmccausland@earthlink.net	9.11
472-090-023	Reyes, Jesse & Tedra A.	33555 Pourroy Rd. Winchester, CA 92596	33555 Pourroy Rd. Winchester, CA 92596	951-926-8095			9.55
472-090-024	Vintage Plaza Ltd	n/a	7 Corporate Plaza Newport Beach, CA 92660	949-719-7221	949-719-7274	dlyon@olenproperties.com	9.56
472-090-026	Deirio, Salvador Asimakopoulos, Clara M.	n/a	39908 Via Castana Murrieta, CA 92563	(951) 294-0026	(951) 677-8989	casimak@msn.com	1.21

Annex Montelone 951677-6403

GPA – APPLICATION ATTACHMENT (DJC Job# 149-001)
Property Owner - APN LISTING

APNs	Property Owner	Property Address	Mailing Address	Daytime Phone	Fax #	e-mail	acres
480-030-011 <i>Dr. Faulk</i>	Faulk, Everett & Caroline <i>Hennie Moxley</i>	31135 Flossie Way Winchester, CA 92596	31135 Flossie Way Winchester, CA 92596				
480-030-012 <i>Dr. Faulk</i>	Faulk, Jon P. & Elizabeth <i>Mike Warren</i>	31492 Flossie Way Winchester, CA 92596	31125 Flossie Way Winchester, CA 92596	310-849-1210	951-325-2222		4.79
480-030-014	Lubec Properties LLC Kaiman Family Trust- Dr. Albert Kaiman, trustee (Paul Attyah)	n/a	908 South Granville Ave, Apt 5 Los Angeles, CA 90049	(310) 562-5153	(949) 474-8430	Paul Attyah (PA1@earthlink.net)	4.62
480-030-015 <i>Dr</i>	Carvi Auto Body & Paint Inc. (Carlos & Zulima Celia)	n/a	18266 Santa Carlotta St. Fountain Valley, CA 92708	714-593-4978 Cell 714-402-4878			20.39
480-030-019 <i>Dr</i>	Cargill, Boyd	n/a	275 W Rider St. Perris, CA 92571	951-940-4556	951-940-4566		20.37
480-030-021 <i>Dr</i>	Rederich, Peggie	34180 Elliott Rd. Winchester, CA 92596	34180 Elliott Rd. Winchester, CA 92596	951-926-9220 <i>Not in Service</i>			9.23
TOTAL ACRES							230.72

I, Mary Warren, live at 34118 Keller (476010007-5) and have been here since June 1987. I bought my parcel for the quiet and the rural life style - This 380 project will destroy that life style - Keller Road didn't need moving then and doesn't need moving now. We do not need lights and commercial buildings 200 feet away.

The value of my 2 1/2 acres has dropped so much that whatever profit after 25 years is gone. Now we will be boxed in for the sake of greed. Where will the horses, birds, and peace and quiet end up?

My son was able to have a childhood with horses, dark skies so that stars were visible and pure clean water from uncontaminated wells

I do not want this to happen. We don't need or want tract homes or as Mrs Hoffman said plumbing company's 200 feet away.

Please reconsider this plan. I have a right to rural living and continued little road on which there is safe egress and room for horses.

Mary Agnes Warren
34118 Keller

Winchester Ca 92576
951 9560809

Riverside County Planning
Department County Administrative Center
PO Box 1409
4080 Lemon Street
Riverside, California 92502

I have lived in the Keller/Pourroy rural community since 2004. We moved here because it was an equestrian area with beautiful views. Our five acre home cost us over half a million dollars. The homes in this area are well kept, 2.5 acre and up plots. Because it was zoned RR we believed that it would continue to be the country living area that we needed. Over the years we have continued to improve our home with new fencing, new buildings, horse facilities and plantings.

The proposed commercial building will ruin our investment and life style. We have four horses. The traffic and road changes will make it impossible for us to safely enjoy them. We are only one of many equestrian families that will lose our chosen life style and investment if these zoning changes and development occur.

There are many options for the use of the land that would cause less disruption and require fewer disturbances to the environment. A winery, an equestrian center or a multi-use park would be good options. Any kind of development should include trails and crossings for the equestrians. My experience in this community tells me if this development goes through, that the neighborhood will be torn up for at least two years and then we will be looking at empty buildings and failed businesses over and over for many more years. The changes to the traffic patterns will be very dangerous, expensive and annoying for the home owners.

The commercial developments that have been tried in the last few years on Winchester Rd. passed Pourroy are mainly empty or dying. The new ones at the intersection of Scott and the 215 stand mostly empty. This is the wrong time and place for the proposed development.

The rights of the many current rural residents out-weigh this kind of proposed development of one land owner. This is a RR zoned area and should stay that way.



Sheryl Eramo
34125 Pourroy Road
Winchester, Ca 92596

Riverside County Planning
Department County Administrative Center
PO Box 1409
4080 Lemon Street
Riverside, California 92502

My name is Lincoln Eramo, I am a Principal Chemical Engineer for Covidien Medical Company. I would like to take this opportunity to comment why I am against development of the area at Keller and Winchester.

1. First it would undermine my quality of life by blocking my view. I have a 180° panoramic view from my front porch. I have a view of Big Bear and San Gregornio and the surrounding foothills. Development across the street from my house would destroy my view and significantly lower my quality of life. I would no longer be able to sit out on my porch and look at the countryside. Instead, I would see low cost apartments, a shopping center and office buildings.
2. Being in such close proximity to the a commercial area with a shopping center, office building and high density housing would significantly lower the value of my rural residence because nobody would wish to purchase such a five acre parcel in such close proximity to a commercial area. The commercial area would increase traffic and noise so nobody would wish to live there.
3. I also do not see the need for this type of area which includes a commercial center, office buildings, high density housing. The reason that this area has one of the highest rate of empty homes and unfilled offices is because of poor planning. Someone manufactured a need without proper planning. This area being developed would represent a repetition of the same mistake which caused the economic crisis.
4. Finally, I feel that development would represent a significant health hazard for the people in the area. I believe that this area has been fertilized with human waste. This type of fertilizer is known to contain a large amount of human pathogens which are harmful to human Development of this area can release these pathogen and contaminate the surrounding area.



Lincoln Eramo
34125 Pourroy Road
Winchester, Ca 92596

April 18, 2012
Riverside Planning Commission,

It would be a mistake to allow commercial building to occur in a 2 1/2 acre plus rural residential zoned area . The area I am refering to is bordered by Winchester Road, Pourroy Road and Keller Road. Located in the beautiful French Valley of Winchester, California. For the past ten years I have been a home owner near the proposed building project. If allowed this developement would severly impact the peacefulness and the view that this valley offers. This is a rural residential area, not commercial. It has been a farming community for well over a hundred years. Too many strip malls have been built in this area that still sit unoccupied.....do we really need more? I think not! I'm strictly opposed to any rezoning as are my neighbors.

I bought my 5 acres located on Elliot Road in 2002. I moved from Palos Verdes, Ca to escape development of open area to find that my dream of RR zoning would be encroached upon within two years of relocating to the French Valley. Developers came in, bought the land from neighbors and began to change the landscape. Housing tracts have been built a mere 20 acres from me. My view use to be beautiful rolling hills with 10 to 20 acre ranchettes and now my view is a sea of rooftops. Crime has increased. Traffic has increased. Vandalism has increased. And many of those houses sit vacant and bank owned. The property directly next to mine still sits empty with weeds out of control, bought by a developer.

Another concern is that the open area for horse owners will continue to decrease to the point we will not have riding trails left to explore. Or we will have designated trails that are bordered by brick walls and traffic. Our children's welfare will be placed at risk if this happens.

I am strictly opposed to rezoning this area.



Peggie Rederich
34180 Elliot Road
Winchester, Ca. 92596

Hello my name is Jana Rush, my husband and I live at 32265 Keller Road, directly across the street from the Hannah's proposed development specific plan 380. My husband and I bought and developed our 5 acre piece of property in 1984 so we have seen a lot of changes in the past 29 years. I have many concerns with what the Hannah's representative Mr. Rick Hoffman was proposing to my neighbors and I. Everything that is being proposed is so unclear and not at all what I had imagined it would someday become. We always knew that someday the property across the street would be developed, but I am in total opposition to the Hannah's desire to take away our direct access to state hwy 79. I feel it would devalue our property and ruin our dream of someday further developing. With improvements now being made to state hwy 79 naturally the state will develop the intersection at the corner of Keller Rd. and put in traffic signals. I believe that the emergency response time would greatly be increased if we had to go thru a commercial development before they could get to us, with what they are proposing we would have a cul de sac without ingress or egress to state hwy 79. Some of my other concerns are storm water runoff as it is now most of the 200 acres of the properties water shed flows into our property and if it becomes developed what is their plan to contain the increase in runoff. What will the developments impact be on our well water supply. I have loved the view of the rolling hills from my front window for the past 29 years and I would hate to now see the back of some commercial buildings in front of our home. I feel there would be an increase in crime in our neighborhood and Keller Road would look like an alley. I hope and pray that you will take my concerns into consideration. Thank You, Jana Rush

My name is Steve Rush and I live at the house and property closest to Rt. 79 on Keller Road. Specific Plan #380 will destroy the road I live on and end my ready access to Route 79. This project will dwarf my home with intense commercial development, destroy the peaceful environment where I live and prevent reasonable commercial use of my property as Route 79 naturally develops.

My property is 800 feet to 1000 feet from Route 79 at present and it will be even closer when the highway is improved this year. Mr. Hannah's property and commercial development would be much deeper into our community. He proposes commercial development throughout his two hundred acres, deep into the community and high up onto the hills that overlook Keller Road.

Mr. Hannah's representative, Mr. Rick Hoffman, concedes that this applicant, Mr. Hannah, will not commence any construction. He only desires a plan and design for a community that he apparently intends to leave. The problem is that the rest of us will be left to live with his plan and design and we can already tell that it won't improve the quality of our neighborhood. There are so many problems that I feel I must emphasize that I, with my neighbors, need more time to respond to this plan. For now, let me point out the most obvious defects.

1. We do not want Keller Crossing because we believe that it is Keller Double Crossing. We want to continue and improve Keller Road, especially the intersection with Highway 79, and we want this to happen now with the expansion of the Highway. The alternative proposed by this project, the death and abandonment of Keller Road is far from our expectations and desires. It is totally unacceptable. As proposed this plan would be an excuse for delaying the necessary improvements to Keller intersection and would continue and perpetuate the dangerous condition that already exists. The whole purpose for the widening of Highway 79 is to make it safer. It is necessary to improve the intersection immediately. We have already become cutoff from our neighbors to the East by the dangerous traffic. We are trying to keep our neighborhood safe and connected and to do this we need a safe crossing and a safe entrance and exit from our neighborhood. We cannot abandon Keller Road without jeopardizing the welfare of our neighbors. The applicant's plan would not accomplish any of these goals. It would destroy the road, force people to transit through his industrial or

commercial park, minimize our access and egress, and hopelessly delay improvements to this vital road and intersection.

2. I live on a horse ranch which I have owned since 1984. It is a wonderful lifestyle which I share with my neighbors. This life style is the subject of much political discussion in Winchester and Temecula and it is widely recognized that the lifestyle is threatened by irresponsible development. The Riverside Community Integrated Plan of 2004 was enacted to protect this lifestyle and land use. This project mocks such efforts. It sits down right next to one of the largest examples in this area of the horse farm and proposes commercial uses on the very boundry of our neighborhood and demands the theft of our road. Mr. Hannah's entire property adjacent to Keller Road will be developed, not with houses on minimum five acre lots as presently zoned, but with an office park and stores. He will plan some home but much further into the neighborhood than is the present condition.

Sincerely

Steph Rush

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

Sut CCO04674

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP 00380 DATE SUBMITTED: 11-24-09

APPLICATION INFORMATION

CFG 05127 EA 41778

Applicant's Name: The Hanna Martial Trust/Ginny Hanna E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive Suite 1170
Irvine Street
CA 92618
City State ZIP

Daytime Phone No: (949) 271-2103 Fax No: (949) 271-2110

Engineer/Representative's Name: Geoff Scott E-Mail: geoffs@whainc.com

Mailing Address: 2850 Redhill Avenue, Suite 200
Santa Ana Street
CA 92705
City State ZIP

Daytime Phone No: (949) 250-0607 Fax No: (949) 250-1529

Property Owner's Name: The Hanna Marital Trust E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive Suite 1170
Irvine Street
CA 92618
City State ZIP

Daytime Phone No: (949) 271-2103 Fax No: (949) 271-2110

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all 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.

GPA 951

APPLICATION FOR SPECIFIC PLAN LAND USE

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.

HANNA MARITAL TRUST
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT
DAVID W. HANNA, TRUSTEE

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.

HANNA MARITAL TRUST
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)
DAVID W. HANNA, TRUSTEE

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-110-001, -002, -003, -004, -005, -007, -008, -009, -010

Section: 21, 20 Township: 6 South Range: 2 West

Approximate Gross Acreage: 195 acres

General location (nearby or cross streets): North of Keller Road, South of Scott Road, East of Pourroy Road, West of Winchester Road / Hwy 79.

Thomas Brothers map, edition year, page number, and coordinates: page 899 (D2, D3, E2, F2 and F3)

Land Uses: Please provide a listing of the **proposed** land uses to include the following:

APPLICATION FOR SPECIFIC PLAN LAND USE

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
4. Open space/recreational uses with proposed acreage;
5. Public facilities with proposed acreage, etc.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>NUMBER OF UNITS</u> <small>(RESIDENTIAL ONLY)</small>
COMMERCIAL OFFICE	24.7	
COMMERCIAL RETAIL	38.0	
MIXED USE	21.6	
LOW DENSITY RESIDENTIAL	36.4	73
OPEN SPACE (MSHCP)	61.1	
PROJECT ROADWAYS	19.3	

The applicant shall provide a brief description of the project (not to exceed 10 pages) that will be used to help prepare the initial study (environmental assessment). Staff may request additional information pursuant to CEQA procedures if required to complete the environmental assessment.

**FILING INSTRUCTIONS FOR
SPECIFIC PLAN APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Specific Plan application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

<p>THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:</p> <ol style="list-style-type: none"> 1. One completed and signed application form. 2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice. 3. An 8½" x 11" vicinity map showing the location and names of adjoining streets. 4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.

APPLICATION FOR SPECIFIC PLAN LAND USE

1. Residential uses by product type, number of units and acreage;
2. Commercial uses with proposed acreage;
3. Industrial uses with proposed acreage;
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SPECIFIC PLAN APPLICATION**

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- THE SPECIFIC PLAN FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**
1. One completed and signed application form.
 2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.
 3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
 4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 00951 DATE SUBMITTED: February 13, 2008

I. GENERAL INFORMATION

Geoff Scott (949) 250-0607
~~905~~ *geoff5@whainc.com*

APPLICATION INFORMATION

Applicant's Name: The Hanna Martial Trust (c/o Virginia Hanna) E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive, Suite 1170
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 271-2103 Fax No: (949) 271-2110

Engineer/Representative's Name: T&B Planning (c/o Geoff Scott) E-Mail: gscott@tbplanning.com

Mailing Address: 17542 East 17th Street, Suite 100
Tustin CA 92780
City State ZIP

Daytime Phone No: (714) 505-6360 Fax No: (714) 505-6361

Property Owner's Name: The Hanna Martial Trust E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive, Suite 1170
Irvine CA 92618
City State ZIP

Daytime Phone No: (949) 271-2103 Fax No: (949) 271-2110

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

195.33

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

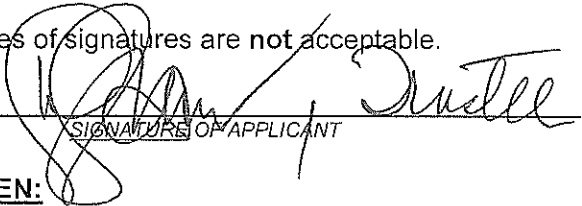
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The 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.

DAVID W. HANNA, TRUSTEE
THE HANNA MARITAL TRUST
PRINTED NAME OF APPLICANT


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.

VIOLET B. HANNA, TRUSTEE
THE HANNA MARITAL TRUST
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

DAVID W. HANNA, TRUSTEE
THE HANNA MARITAL TRUST
PRINTED NAME OF PROPERTY OWNER(S)


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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-110-001, -002, -003, -004, -005, -006, -007, -008, -009, -010.

Section: 21, 20 Township: 6 South Range: 2 West

Approximate Gross Acreage. 195.3 acres

General location (nearby or cross streets): North of Keller Road, South of

Via Curtidor, East of Pourroy Road, West of State Route 79

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: page 899 (D2, D3, E2, F2, and F3)

Existing Zoning Classification(s): Rural Residential (R-R)

Existing Land Use Designation(s): Rural Residential (RR)

Proposal (describe the details of the proposed general plan amendment):

The proposed General Plan Amendment would amend the Foundation Component designation on-site from

Rural to Community Development and Open Space. For more information, refer to the attached "Supplement to General Plan Amendment Application."

Related cases filed in conjunction with this request:

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. _____

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?	Yes		No	
Electric Company	Southern California Edison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	The Gas Company	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	Verizon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	Eastern Municipal Water District (EMWD)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	EMWD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) unknown

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) unknown

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

- Santa Ana River Santa Margarita River San Jacinto River Colorado 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) *Robert B. / Sanna* Date *2-4-08*
Owner/Representative (2) *[Signature]* Date *2-5-08*

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

EXISTING DESIGNATION(S): _____

PROPOSED DESIGNATION(S): _____

SUPPLEMENT TO GENERAL PLAN AMENDMENT APPLICATION FOUNDATION COMPONENT CHANGE

I. JUSTIFICATION FOR AMENDMENT

A. INTRODUCTION

This document is an attachment to a General Plan Amendment application that includes a Foundation Component Change. The proposed General Plan Amendment would change the General Plan Amendment site's (henceforth, "the site") Foundation Component designation from Rural to Community Development and Open Space.

Approval of this General Plan Amendment would allow for development of the site with a cohesive, compatible combination of land uses, including Very Low Density Residential, Commercial Retail, Commercial Office, Commercial Tourist, Light Industrial, and Open Space – Conservation land uses. According to a market study prepared by The Concord Group, these land uses fulfill a regional need for medical office and entertainment land uses. These land uses also represent a logical extension of the Community Development land uses that exist in the site's immediate vicinity and along the Highway 79 corridor.

As required in the General Plan Amendment application, provided below is a justification of the proposed General Plan Amendment. To summarize, this justification includes:

- Logical circulation design enhancements that impact a key future intersection within the Harvest Valley/Winchester Area;
- Conveyance of approximately 51.0-acres to the MSCHP; and
- A cohesive Conceptual Land Use Plan that is compatible with the surrounding area and beneficial to residents of the Harvest Valley/Winchester Area.

B. GENERAL PLAN CIRCULATION ENHANCEMENTS

The site is located within unincorporated Riverside County and is bound to the east by State Highway 79, to the west by Pourroy Road, and to the south by Keller Road. Under existing conditions, Pourroy Road and Keller Road are unpaved dirt roads. The total project acreage is approximately 195.33 acres.

The proposed land uses within this General Plan Amendment provide for the minor realignment of Keller Road, west of Pourroy Road and east of State Highway 79. Keller Road would be realigned in a manner that creates a ninety-degree intersection with State Highway 79, thereby increasing intersection efficiency and safety, while also conforming to transportation intersection standards. Keller Road, west of State Highway 79, would serve as the primary vehicular access point to the site, and no access points would be permitted from State Highway 79. Pourroy Road may also be utilized as a secondary access point to the site. The proposed General Plan Amendment and future implementing projects would create an efficient on-site circulation network, improve connectivity between the site and the surrounding area, and increase safety and efficiency at the intersection of Keller Road and State Highway 79.

C. OPEN SPACE – CONSERVATION

The proposed General Plan Amendment would re-designate a portion of the site from Rural Residential to Open Space – Conservation. This area, which traverses the northern portion of the site, would create a visually-pleasing focal point for residents of the surrounding area and commuters on State Highway 79. The open space area would connect to existing open space to the north and west, thereby facilitating species mitigation in the area via Constrained Linkage 17 as outlined in the Multiple Species Habitat Conservation Plan (MSHCP). This approximately 51-acre area would be conveyed to the Western Riverside County Regional Conservation Authority (RCA) in order to maintain this important wildlife linkage in its natural condition.

D. CONCEPTUAL LAND USE PLAN

The proposed General Plan Amendment Foundation Component Change from Rural to Community Development would designate a variety of land uses on site and allow for housing, shopping, medical services, offices, and job creation within the Harvest Valley/Winchester area. The land uses proposed by this General Plan Amendment include Very Low Density Residential, Commercial Retail, Commercial Office, Commercial Tourist, Light Industrial, and Open Space – Conservation. Specific development within implementing projects may include single-family homes, retail shops, a family entertainment center, a neighborhood commercial center, medical offices, a medical center, and office/flex space.

The land uses proposed as a part of this General Plan Amendment are a logical extension of the land uses in the surrounding vicinity. Residents of the Harvest Valley/Winchester Area would benefit from the addition of new employment and shopping opportunities, medical offices, and entertainment amenities within their immediate area. The approved Domenigoni-Barton Properties Specific Plan No. 310 lies just north and northeast of the site and provides for Community Development land uses, including various densities of residential, commercial, and community center uses. Several constructed communities, including Quinto Do Lago Specific Plan No. 284 (to the south), French Valley Specific Plan No. 312 (to the southwest), and Winchester 1800 Specific Plan No. 286 (to the southeast), are also located within close proximity to the site. These specific plans and other properties are within close proximity to the site also contain intensive Community Development land uses, including Medium Density Residential (to the southeast, southwest, and northeast), Medium High Density Residential (to the south), Very High Density Residential (to the southeast), Commercial Retail (to the southeast and northeast), and Commercial Tourist (to the northeast).

Furthermore, the site's convenient location at the intersection of State Highway 79 and Keller Road makes it ideally situated for Community Development land uses. The intersection of Keller Road and State Highway 79 possesses the potential to become a major focal point within the Harvest Valley/Winchester area of unincorporated Riverside County. Within the site, Commercial Retail and Commercial Tourist land uses, which may include a combination of shops, restaurants, a grocery store, and other family entertainment and residential-supporting retail uses, are planned to abut State Highway 79. These uses would serve the commercial shopping and entertainment needs of the local residents, as well as commuters utilizing State Highway 79.

The General Plan Amendment Application would also allow Commercial Office and Light Industrial land uses on the site. Commercial Office uses would be situated west of the Commercial Retail and Commercial Tourist land uses in order to provide those uses with maximum visual exposure to commuters on State Highway 79. Light Industrial land uses would be situated within a parcel of land

that is north of the site's southern boundary and south of realigned Keller Road. Pursuant to the proposed General Plan Amendment application, the Light Industrial land use would support office/flex space, including sales or customer-orientated offices that front Keller Road. Supporting warehouse/storage units may be located in the rear of the office uses. These land uses would also be a logical extension of the surrounding properties' Community Development land use designations, as the Commercial Office and Light Industrial land uses would provide employment opportunities for residents.

Very Low Density Residential land uses would occur on the western portion of the site, adjacent to Pourroy Road. This land use allows for a transition from the rural residential land uses that are designated west of the site. Homes within this land use designation would be separated from the Commercial Office and Light Industrial land uses by collector roads and landscaped buffers that may also feature passive recreational amenities, such as pedestrian paths or trails. The density range shall be 1 dwelling unit per acre, with a minimum lot size of 1 acre.

Lastly, as previously described, the land uses proposed by the General Plan Amendment Application includes Open Space – Conservation land uses. Specifically, an approximately 51.0-acre area that would be conveyed to the MSHCP. Combined with the open space areas located north of the project site, this area would serve as a contribution to Constrained Linkage 17.

LEGAL DESCRIPTION

PARCELS 1 THROUGH 10, INCLUSIVE, OF PARCEL MAP 15244, AS SHOWN BY PARCEL MAP RECORDED IN BOOK 85, PAGES 6 AND 7 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

SAID LAND IS ALSO SITUATED IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY

Assessor's Parcel No.: 472-110-001 through 472-110-010.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

C004674

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change 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.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 0207723 DATE SUBMITTED: 11-24-09
CF605127 EA41778

APPLICATION INFORMATION

Applicant's Name: The Hanna Marital Trust/Ginny Hanna E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive Suite 1170
Irvine Street CA 92618
City State ZIP

Daytime Phone No: (949) 271-2103 Fax No: (949) 271-2110

Engineer/Representative's Name: Geoff Scott E-Mail: geoffs@whainc.com

Mailing Address: 2850 Redhill Avenue, Suite 200
Santa Ana Street CA 92705
City State ZIP

Daytime Phone No: (949) 400-5172 Fax No: (949) 250-1529

Property Owner's Name: The Hanna Marital Trust E-Mail: ghanna@hannacap.com

Mailing Address: 8105 Irvine Center Drive Suite 1170
Irvine Street CA 92618
City State ZIP

Daytime Phone No: (949) 271-2103 Fax No: (949) 271-2110

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR CHANGE OF ZONE

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 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.

HANNA MARITAL TRUST
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT
DAVID W. HANNA, TRUSTEE

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.

HANNA MARITAL TRUST
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)
DAVID W. HANNA, TRUSTEE

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 472-110-001, -002, -003, -004, -005, -007, -008, -009, -010

Section: 21, 20 Township: 6 South Range: 2 West

Approximate Gross Acreage: 195 acres

General location (nearby or cross streets): North of Keller Road, South of Scott Road, East of Pourroy Road, West of Winchester Road / Hwy 79

Thomas Brothers map, edition year, page number, and coordinates: page 899 (D2, D3, E2, F2 and F3)

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Proposed zone change from Rural Residential (R-R) to Specific Plan (SP)

Related cases filed in conjunction with this request:

EA 41778, GPA 00951, PAR 01253, HANS 1995

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/28/2012

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers SP00380 For

Company or Individual's Name Planning Department

Distance buffered 800'

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

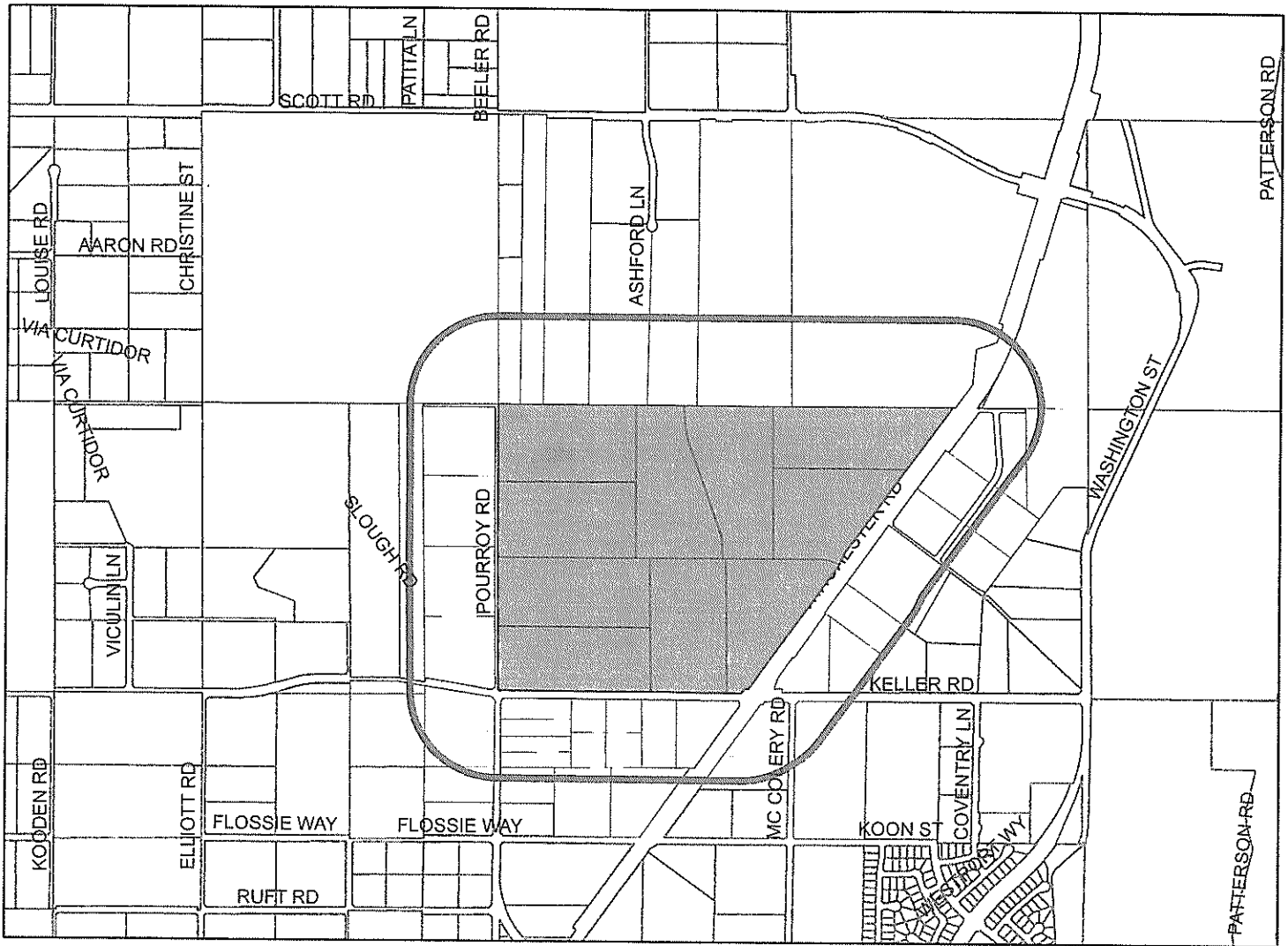
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/28/2012 *cm*
EXPIRES: 8/28/12

SP00380 (800 feet buffer)



Selected Parcels

472-100-019	472-100-022	472-110-016	472-100-004	476-010-005	476-010-011	472-100-008	472-100-009	472-110-035	472-100-010
476-010-056	476-010-003	476-010-004	476-010-002	472-090-023	480-030-031	472-110-013	480-030-030	472-090-027	480-030-027
480-030-029	476-010-007	472-110-022	476-010-008	476-010-010	476-010-006	472-100-005	472-110-017	476-010-001	476-010-027
472-070-001	472-090-022	476-010-009	472-110-014	472-110-015	472-110-031	472-110-012	472-110-024	476-010-057	472-090-021
472-090-024	472-110-001	472-110-002	472-110-003	472-110-004	472-110-007	472-110-008	472-110-009	472-110-032	472-110-033
472-110-034	472-090-025	472-100-003	476-010-013	476-010-059	472-110-021				



1,500 750 0 1,500 Feet

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.



ASMT: 472090022, APN: 472090022
LOUISE MCCAUSLAND, ETAL
P O BOX 187
WINCHESTER CA 92596

ASMT: 472100009, APN: 472100009
SYLVIA GRAY, ETAL
P O BOX 682
WINCHESTER CA 92596

ASMT: 472090023, APN: 472090023
TEDRA REYES, ETAL
33555 POURROY RD
WINCHESTER, CA. 92596

ASMT: 472100010, APN: 472100010
DOMENIGONI FRANCIS FAM TRUST
33011 HOLLAND RD
WINCHESTER CA 92596

ASMT: 472090024, APN: 472090024
VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 472100022, APN: 472100022
DONALD DOMENIGONI, ETAL
C/O JEAN DOMENIGONI
31851 WINCHESTER RD
WINCHESTER CA 92596

ASMT: 472090025, APN: 472090025
VICTORIA HOUGH, ETAL
9135 GREGORY ST
CYPRESS CA 90630

ASMT: 472110008, APN: 472110008
DAVID HANNA, ETAL
C/O HANNA CAPITAL MAN
8105 IRVINE CENTER 1170
IRVINE CA 92618

ASMT: 472100003, APN: 472100003
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O DEPT OF FAC MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 472110012, APN: 472110012
THOMAS LEAMAN
1942 WESTLAKE NO 2305
SEATTLE WA 98101

ASMT: 472100004, APN: 472100004
COMMUNITY CHURCH OF THE VALLEY
27570 COMMERCE CTR DR 125
TEMECULA CA 92590

ASMT: 472110013, APN: 472110013
WYONA HELLIESEN, ETAL
1121 PINTO DR
LA HABRA HTS CA 90631

ASMT: 472100005, APN: 472100005
CHRISTINA HALVERSON, ETAL
32097 SCOTT RD
WINCHESTER, CA. 92596

ASMT: 472110015, APN: 472110015
SUNG KIM
27 MAUCHLY STE 206
IRVINE CA 92618



ASMT: 472110016, APN: 472110016
ANN CHAPPELOW
2470 UNICORNIO ST
LA COSTA CA 92009

ASMT: 476010001, APN: 476010001
KELLY EGAN, ETAL
32025 KELLER RD
WINCHESTER, CA. 92596

ASMT: 472110017, APN: 472110017
PATRICIA SHOFFEITT, ETAL
P O BOX 1522
TEMECULA CA 92593

ASMT: 476010002, APN: 476010002
AMY MCKAIG, ETAL
34044 POURROY RD
WINCHESTER, CA. 92596

ASMT: 472110021, APN: 472110021
WIMBLEY COURT
C/O JEFFERY LEE
P O BOX 56432
SHERMAN OAKS CA 91403

ASMT: 476010004, APN: 476010004
OFELIA ACOSTA, ETAL
34120 POURROY RD
WINCHESTER CA 92596

ASMT: 472110022, APN: 472110022
MICHAEL ABUAN
33900 WINCHESTER RD NO B
WINCHESTER CA 92596

ASMT: 476010005, APN: 476010005
DANA JAMES
38033 AGUSTA DR
MURRIETA CA 92563

ASMT: 472110024, APN: 472110024
JACLYN CENOZ, ETAL
37300 POURROY RD
WINCHESTER CA 92596

ASMT: 476010006, APN: 476010006
CAROL GREEN, ETAL
32187 KELLER RD
WINCHESTER, CA. 92596

ASMT: 472110031, APN: 472110031
PANAGIOTA KARNEZIS, ETAL
23990 ALISO CREEK RD
LAGUNA NIGUEL CA 92677

ASMT: 476010007, APN: 476010007
MARY WARREN
34118 KELLER FLAT CT
WINCHESTER, CA. 92596

ASMT: 472110034, APN: 472110034
DAVID HANNA, ETAL
C/O HANNA CAPITAL MGMT
8105 IRVINE CTR DR #1170
IRVINE CA 92618

ASMT: 476010008, APN: 476010008
KIRK GURLING, ETAL
36781 PEBLEY CT
WINCHESTER CA 92596



ASMT: 476010009, APN: 476010009
JANA RUSH, ETAL
32265 KELLER RD
WINCHESTER, CA. 92596

ASMT: 480030029, APN: 480030029
SHERYL ERAMO, ETAL
34125 POURROY RD
WINCHESTER, CA. 92596

ASMT: 476010010, APN: 476010010
MANJUSHREE CHAKRABARTY, ETAL
1003 E FLORIDA AVE NO 101
HEMET CA 92543

ASMT: 480030030, APN: 480030030
KRISTA HUNDLEY
42389 WINCHESTER RD STE B
TEMECULA CA 92590

ASMT: 476010011, APN: 476010011
SHERRIE MARTINEAU, ETAL
34250 POURROY RD
WINCHESTER, CA. 92596

ASMT: 480030031, APN: 480030031
JOHN GEALTA
34185 POURROY RD
WINCHESTER, CA. 92596

ASMT: 476010013, APN: 476010013
WILLIAM LIESMAN
34155 WINCHESTER RD
WINCHESTER, CA. 92596

ASMT: 476010027, APN: 476010027
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 476010057, APN: 476010057
EVANTHIA RIGAS, ETAL
30 POINT LOMA DR
CORONA DEL MAR CA 92625

ASMT: 480030027, APN: 480030027
LADD PENFOLD
P O BOX 999
TEMECULA CA 92593





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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.

EIR00525 / SP00380 / GPA00951 / CZ07723

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

State Clearinghouse No. 2010011068

State Clearinghouse Number (if submitted to the State Clearinghouse)

Hanna Marital Trust

Project Applicant

8105 Irvine Center Dr, Ste 1170, Irvine, CA 92618

Address

The project proposes up to 326 dwelling units, 650,000 square feet proposed for commercial use and 61.1 acres proposed for conserved open space within eight (8) planning areas.

The Specific Plan area is divided into eight (8) land use planning areas, ranging from 8.8 acres to 61.1 acres. The Specific Plan proposes 400,000 square feet of commercial retail uses, 200,000 square feet of commercial office uses, medium density residential uses (up to 73 dwelling units), low density residential uses (up to 22 dwelling units), mixed use (up to 225 housing units), open space conservation, and master plan roadways. There are 36.4 acres proposed for residential uses, 62.7 acres proposed for commercial uses, 21.6 acres proposed for mixed use, 61.1 acres proposed for open space and 19.3 acres for master plan roadways.

The General Plan Amendment proposes to change the site's foundation component from Rural to Community Development: Specific Plan, and amend the land use from Rural Residential (R: RR) to Community Development: Low Density Residential (CD:LDR), Medium Density Residential (CD: MDR), Commercial Retail (CD:CR), Commercial Office (CD:CO), Mixed Use (CD:MU), Open Space Conservation (OS-C) and Very Low Density Residential (CD:VLDR) as reflected in the Specific Plan Land Use Plan.

The Change of Zone proposes to change the existing zoning of the project site from Rural Residential (R-R) to Specific Plan (SP) zone.
Project Description

The project site is located in the Southwest Area Plan; more specifically, northerly of Keller Road, easterly of Pourroy Road, southerly of foothills that are approximately 1/2 mile south of Scott Road and westerly of State Highway 79.
Project Location

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 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 (\$2,919.00 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the Final Environmental Impact Report, 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

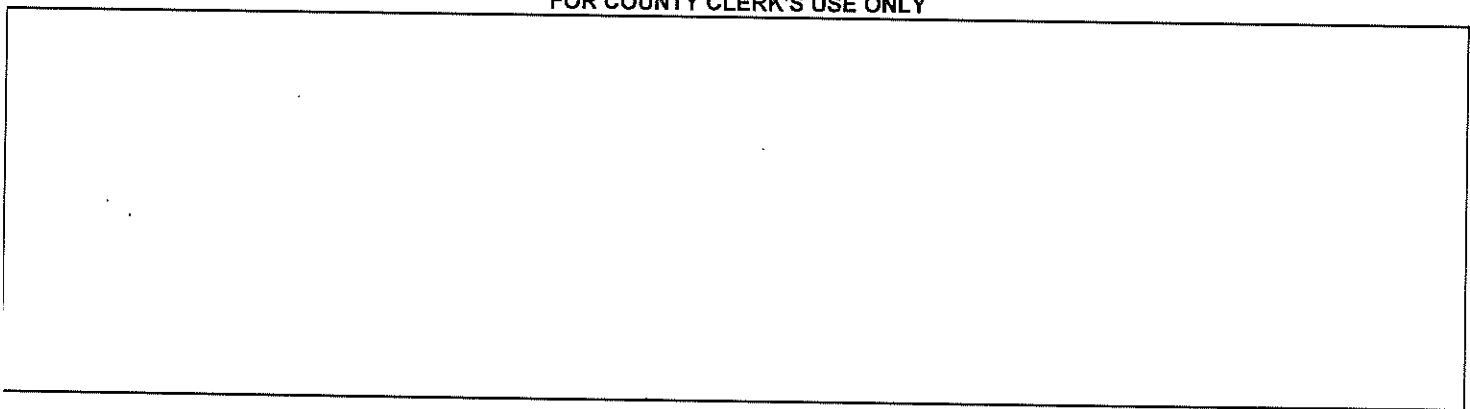
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA39806 ZCFG03276 .

FOR COUNTY CLERK'S USE ONLY

A large, empty rectangular box with a thin black border, intended for the county clerk's use. It occupies the lower half of the page.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0801510

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: THE HANNA MARTIAL TRUST \$64.00
paid by: CK 001266 & 28900
CALIFORNIA FISH AND GAME FOR EA41778
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 13, 2008 15:21
MGARDNER posting date Feb 13, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1100684

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: THE HANNA MARTIAL TRUST \$47.00
paid by: CK 001289
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41778
at parcel #:
appl type: CFG3

By _____ Jan 26, 2011 11:01
MGARDNER posting date Jan 26, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$47.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1200373

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: THE HANNA MARTIAL TRUST \$79.75
paid by: CK 001407
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41778
at parcel #:
appl type: CFG3

By _____ Jan 19, 2012 08:49
MGARDNER posting date Jan 19, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$79.75

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1000186

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: THE HANNA MARTIAL TRUST \$2,792.25
paid by: VI 05390D
paid towards: CFG05127 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41778
at parcel #:
appl type: CFG3

By _____ Jan 27, 2010 14:05
JCMITCHE posting date Jan 27, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,792.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org