



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2013

1st District
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2nd District
Ed Sloman

3rd District
John Petty
Chairman

4th District
Bill Sanchez
Vice Chairman

5th District
Mickey Valdivia

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:00 A.M.

NOVEMBER 6, 2013

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS
RIVERSIDE, CA 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 ITEMS:

1.1 **ADOPTION OF THE REVISED 2013 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. 1123** – Applicant: Cornerstone Communities– Third/Third Supervisorial District –Location: Northerly of Calistoga Drive, westerly of Promontory Parkway, and easterly of Borel Road – Zoning: Specific Plan (SP) **REQUEST:** The General Plan Amendment proposes to do three different things–
1) A Circulation change proposes to revise the path of Leon Road, from an intended westerly curve in the road about 1000 feet north of Promontory Parkway, which would have eventually become Calistoga Drive, to a new path which proposes to have Leon Road continue southward eliminating the previous connection between Leon Road and Calistoga Drive, instead Leon Road proposes to intersect with, and terminate into, a T-intersection with Promontory Parkway on the east and Calistoga Drive on the west.
2) A Land Use Change proposed to change the General Plan Land Use Designation for

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

for Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial, as reflected on the Land Use Plan for Specific Plan No. 265 to Community Development: Public Facilities (CD:PF). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

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

- 3.1 **TENTATIVE TRACT MAP NO. 36317** – Consider Addendum No. 4 to Certified EIR 325 – Applicant: Sycamore Creek Holdings, LLC – First/First Supervisorial District – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan – **REQUEST:** The project proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Quasi-judicial)
- 3.2 **PLOT PLAN NO. 24928** – Adopt a Negative Declaration - Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The plot plan is a proposal for Verizon Wireless to construct and operate a disguised 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30 kilowatt backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the southwest section of the property (within W-1 zoning designation) 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. Continued from August 21, 2013, September 18, 2013, and October 2, 2013. Project Planner: HP Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)
- 3.3 **CHANGE OF ZONE NO: 7805** – CEQA Exempt - Applicant: EPC Holdings 781 LLC – Third/Third Supervisorial District – Location: Southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane – 9.7 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The Project proposal to formalize the planning area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan. Project Planner, Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)
- 3.4 **CHANGE OF ZONE NO. 7495 and TENTATIVE PARCEL MAP NO. 33490** – Adopt a Negative Declaration – Applicant: Robert Mainiero – Fourth/Fourth Supervisorial District – Location: Northwest corner of 57th Avenue and Desert Cactus Drive – 10.1 gross acres - Zoning: Residential Agricultural (R-A-20) - **REQUEST:** A Change of Zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). A Schedule “H” subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit. Project Planner, Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)
- 3.5 **SURFACE MINING PERMIT NO. 139, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eric Werner – Mayhew Aggregates & Mine Reclamation – First/First Supervisorial District – Location: South of I-15 and Temescal Canyon – 215 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST: SMP139R1** proposes to consolidate PP1828, RCL106, and SMP139; reduce permitted annual tonnage allowed from 5,000,000 to 2,000,000; reconfigure areas subject to mining activities on-site to include the existing slopes and setback areas located along the western and southern boundaries of the site; and extend the expiration date of the permits from January 2018 to December 31, 2068 (50-years). No changes in the existing approved mining and trucking method or intensity proposed. Further, the SMP proposes to construct an inert debris engineered fill operation (IDEFO) to be located within the limits of the SMP139 mine site. - Project

Planner, Matt Straite at (951) 955-8631 - email mstraite@rctlma.org, and David Jones at (951) 955-6863 - email dljones@rctlma.org. (Quasi-judicial)

- 3.6 **SURFACE MINING PERMIT NO. 102, NOTICE AND ORDER TO COMPLY** – Mine Operator: Sun Services – Fourth/Fourth Supervisorial District - Chuckwalla Zoning District – Location: 25 Miles North of Blythe, 10 Miles West of Midland Road, 15 Miles South of State Hwy 62 – 400 Gross Acres - Zoning: Natural Assets (N-A) - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. (Discuss and Continue to January 15, 2014). Project Manager, David Jones at (951) 955-6863 or email dljones@rctlma.org. (Quasi-judicial)
- 3.7 **GENERAL PLAN NO. 1120** –Adopt a Negative Declaration – Applicant: County of Riverside – All Supervisorial Districts – All Zoning District and Areas – All Area Plans: - Location: Countywide – **REQUEST:** The proposed GPA will modify language within the County’s General Plan that requires compliance with Multiple Species Habitat Conservation Plans (MSHCP) required and implemented under the County’s General Plan. The proposed language will implement Board of Supervisors Resolution 2013-111, and allow stand-alone General Plan Amendments, stand-alone Change of Zones, and lot line adjustments to proceed through an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) process that does not include habitat assessments and species specific studies. Project Planner, Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

4.0 DISCUSSION ITEMS:

- 4.1 **ORDINANCE NO. 348.4729** – Consider the Board of Supervisors’ modifications to the proposed Ordinance No. 348.4729 associated with the Wine Country Community Plan and provide recommendations to the Board of Supervisors as appropriate on the following:
1. Revisions to the format of Ordinance No. 348.4729
 2. Clarifications to definitions, permitted uses and development standards in Ordinance No. 348.4729 set forth in Table A of the staff report
 3. Modifications to the trails network planning document for equestrian trails associated with Ordinance No. 348.4729
 4. Modifications to the boundaries of the Wine Country Zones set forth in Ordinance No. 348.4729

Project Manager, Frank Coyle at (951) 955-6573 or email fcoble@rctlma.org. (Legislative)

STAFF REPORT PENDING

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR’S REPORT

7.0 COMMISSIONER’S COMMENTS



2013 RIVERSIDE COUNTY PLANNING COMMISSION CALENDAR

DRAFT: 10-16-13


JANUARY

2	DARK
9	RCTC-DARK
16	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
23	DARK
30	DARK


FEBRUARY

6	DARK
13	RCTC-DARK
20	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
27	Desert City of La Quinta Council Chambers 

MARCH

6	DARK
13	RCTC-DARK
20	Coachella Valley Water Dist. 85-995 Avenue 52 Coachella 
27	DARK

APRIL

3	DARK
10	RCTC-DARK
17	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
24	DARK

MAY

1	DARK
8	RCTC-DARK
15	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
22	DARK
29	DARK


JUNE

5	DARK
12	RCTC-DARK
19	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
26	Desert City of La Quinta Council Chambers 


JULY

3	County Holiday
10	RCTC-DARK
17	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
24	DARK
31	DARK



AUGUST

7	DARK
14	RCTC-DARK
21	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
28	DARK



SEPTEMBER

4	DARK
11	RCTC-DARK
18	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
25	DARK


OCTOBER

2	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
9	RCTC-DARK
16	DARK
23	Desert City of La Quinta Council Chambers 
30	DARK

NOVEMBER

6	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
13	RCTC-DARK
20	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
27	DARK

DECEMBER

4	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
11	RCTC-DARK
18	DARK
25	HOLIDAY

2013 RIVERSIDE COUNTY PLANNING COMMISSION CALENDAR

Agenda Item No.: 2.11
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: November 6, 2013

General Plan Amendment No. 1123
(Entitlement/Policy Amendment)(Circulation)
Applicant: Cornerstone Communities
Engineer/Representative: MDMG Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1123 proposes a Circulation change, and two Land Use changes. The Circulation change proposes to revise the path of Leon Road, from an intended westerly curve in the road about 1000' feet north of Promontory Parkway, which would have eventually become Calistoga Drive, to a new path which proposes to have Leon continue southward eliminating the previous connection between Leon Road and Calistoga Drive, instead Leon Road proposes to intersect with, and terminate into, a T intersection with Promontory Parkway on the east and Calistoga Drive on the west.¹ The proposed Land Use change is to remove 3 parcels from the Specific Plan. The General Plan Amendment proposes to change the Land Use Designation for Parcel 957-320-007, a water tank site, from Restricted Light Industrial, and Open Space, as reflected on the Land Use Plan for Specific Plan No. 265, to Community Development: Public Facilities (CD:PF). Further, the General Plan Amendment proposes to change the Land Use Designations for Parcels 957-320-018, and 957-320-014 which were part of an EDA sponsored runway extension, from Industrial Park and Restricted Light Industrial, as reflected on the Land Use Plan for Specific Plan No. 265 to Community Development: Public Facilities (CD:PF).

The proposed Amendment is located in the Southwest Area Plan; more specifically, the project is located northerly of Calistoga Drive, westerly of Promontory Parkway, and easterly of Borel Road.

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

¹ The proposed project will realign and reclassify streets internal to the Specific Plan with a Specific Plan Amendment, also currently in process (SP265A1). This GPA is proposing to revise the General Plan Circulation Plan only for a single change proposed outside the Specific Plan. Although not part of the proposed General Plan Amendment, the Specific Plan Amendment proposes to connect Promontory Parkway and Calistoga Drive internal to the Specific Plan.

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.

It is not yet clear if or how the project can comply with the Highway 79 Policy area. Staff and the applicant are still reviewing the potential consistency.

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 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. 1123 falls into the Entitlement/Policy category, because it is changing a policy, the circulation plan, within the same Foundation-Component, Community Development. Additionally, it is proposing to remove three parcels from the existing Specific Plan.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
 - (1) The Riverside County Vision;
 - (2) Any General Plan Principle; or,
 - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The proposed Circulation Element change will likely not impact the vision of the County. The vision is comprised of many elements, circulation is certainly one of them. The proposed change will alter the alignment of Leon, but the proposed alteration will not eliminate access, or change potential connectivity. A connection will remain between Calistoga Drive and Leon Road, it will simply change from a direct connection (the two streets were to connect and become on street changing names at a key location) to connecting at a T intersection instead. So the same connectivity will remain.

The Land Use changes will be memorializing actions already taken by public agencies on all three parcels. The parcel to the east is currently a water tank site. The Public Agency has requested that it be removed from the plan. The other two parcels are part of an EDA runway extension for the French Valley Airport, and the removal of the property from the Specific Plan was requested by the public agency. Changing the Designation from essentially, Specific Plan, to Public Facilities will not alter the vision or the use of the properties in any way.

(2) Any General Plan Principle.

The proposed Circulation and Land Use Element change will likely not impact any General Plan Principle based on staffs review.

(3) Any Foundation Component designation in the General Plan.

The proposed changes will not change foundations.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed change will not contribute to the achievement of the General Plan, but will also in way be detrimental to them. The alignment proposed in the 2003 General Plan has not yet been constructed. Leon Road currently does not connect to Calistoga Drive. Although the project is proposing an alternative alignment, the same connectivity will remain. Additionally, the Land Use changes proposed will assure that the public facilities will be protected because the new proposed Designation of Public Facilities will assure no use other than a public use will be constructed on the site. The property for the water tank site was intended to be used for public facilities, there is no change expect the title of the Designation. While the property for the runway extension was intended to be job generating, tax producing uses, the County elected to change the runway patterns and executed the change. The proposed project is simply memorializing the changes in the Specific Plan and General Plan, thus contributing to the County's implementation of the General Plan.

Third Required Finding: In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is:

Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. There are two special circumstances that now exists:

- 1) As a result of market shifts, there is an oversaturation of light industrial in the area.
- 2) The potential redesign of the project from Light Industrial to Residential helps eliminate impacts to Tualota Creek. The proposed change to the Specific Plan includes changing the Land Use from light industrial to residential which will reduce truck trips through the site, and reduce the need for the larger streets. As a result, through the proposed design, the Creek need no longer be impacted.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|---|
| 1. General Plan Land Use (Ex. #5): | Industrial Park, Restricted Light Industrial, Office Park, Office Park- Historic, Commercial Tourist, Commercial, Open Space, MWD Aqueduct Easement, Open Space/ Historic Preservation as reflected on the Land Use Plan for SP265. |
| 2. Proposed General Plan Land Use: | Business Park (BP), Commercial Office (CO), Commercial retail (CR), Light Industrial 9LI), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space- Conservation (OS-C), Open Space- recreation (OS-R) as proposed in the Amendment to SP265 being processed concurrently with GPA01123. |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP) |
| 4. Surrounding Zoning (Ex. #2): | The City of Murrieta to the west, Specific Plan (SP) to the south and east (Rancho Bella Vista SP 184 to the east and Winchester Properties SP213 to the south), Light Agricultural- 10 Acre Minimum and 5 Acre Minimum (A-1-10) and (A-1-5) to the east. |

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | Light Industrial, and Vacant land |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residential, Light Industrial, Airport and Vacant Land |
| 7. Project Data: | Total Acreage: 161.33 Acres |
-

RECOMMENDATIONS:

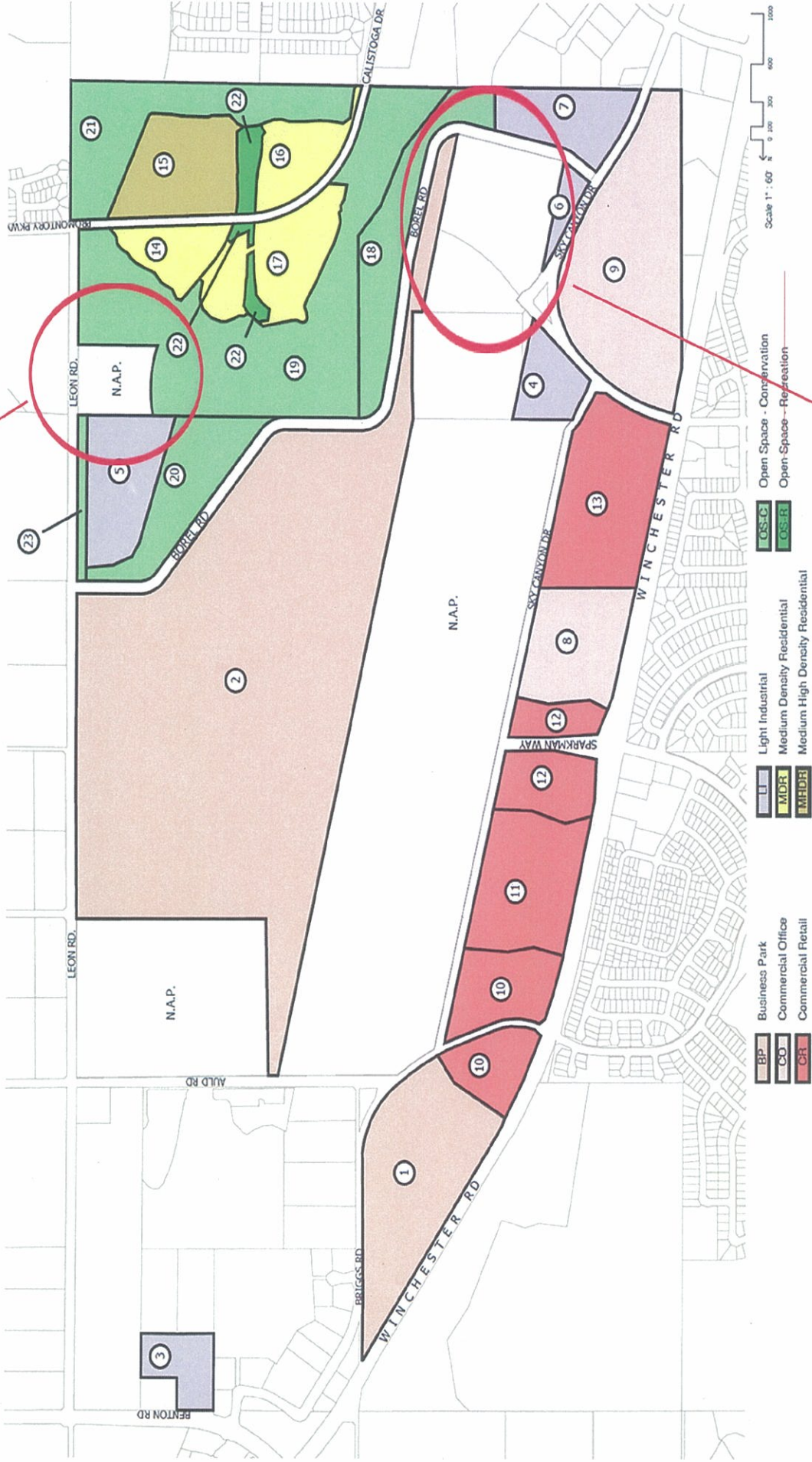
Staff recommends that the appropriate findings per the General Plan Administration Element can be made and request that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1123. The initiation of proceedings by the Board of Supervisors for the amendment 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. A High Fire Area; or,
 - b. A Fault Zone.
3. The project site is located within:
 - a. The Highway 79 Policy Area;
 - b. An area of low to moderate liquefaction;
 - c. A Flood Zone;
 - d. An Agricultural Preserve, Murrieta Hot Springs No. 14;
 - e. An Airport Influence Area;
 - f. A MSHCP Criteria Area (cells 6074, 6071, 5969, 5976, 5879, 5781, and 5778);
 - g. The City of Temecula Sphere of Influence;
 - h. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area; and,
 - i. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (20.35 miles).
4. The subject site is currently designated as Assessor's Parcel Numbers 960-307-020, 963-070-021, 963-070-018, 963-070-033, 963-030-006, 963-030-004, 963-030-003, 963-030-002, 957-320-001, 957-320-021, 957-320-011, 957-320-012, 957-320-023, 957-320-024, 957-320-005, 957-320-006, 963-080-011, 963-080-010, 963-080-012, 963-080-009, 963-080-008, 963-080-007, 963-080-006, 963-080-005, 963-080-004, 963-080-002.

GPA01123 Land Use GPIP Exhibit

From Restricted Light Industrial, and Open Space, as reflected on the Land Use Plan for Specific Plan No. 265, to Community Development: Public Facilities (CD:PF).

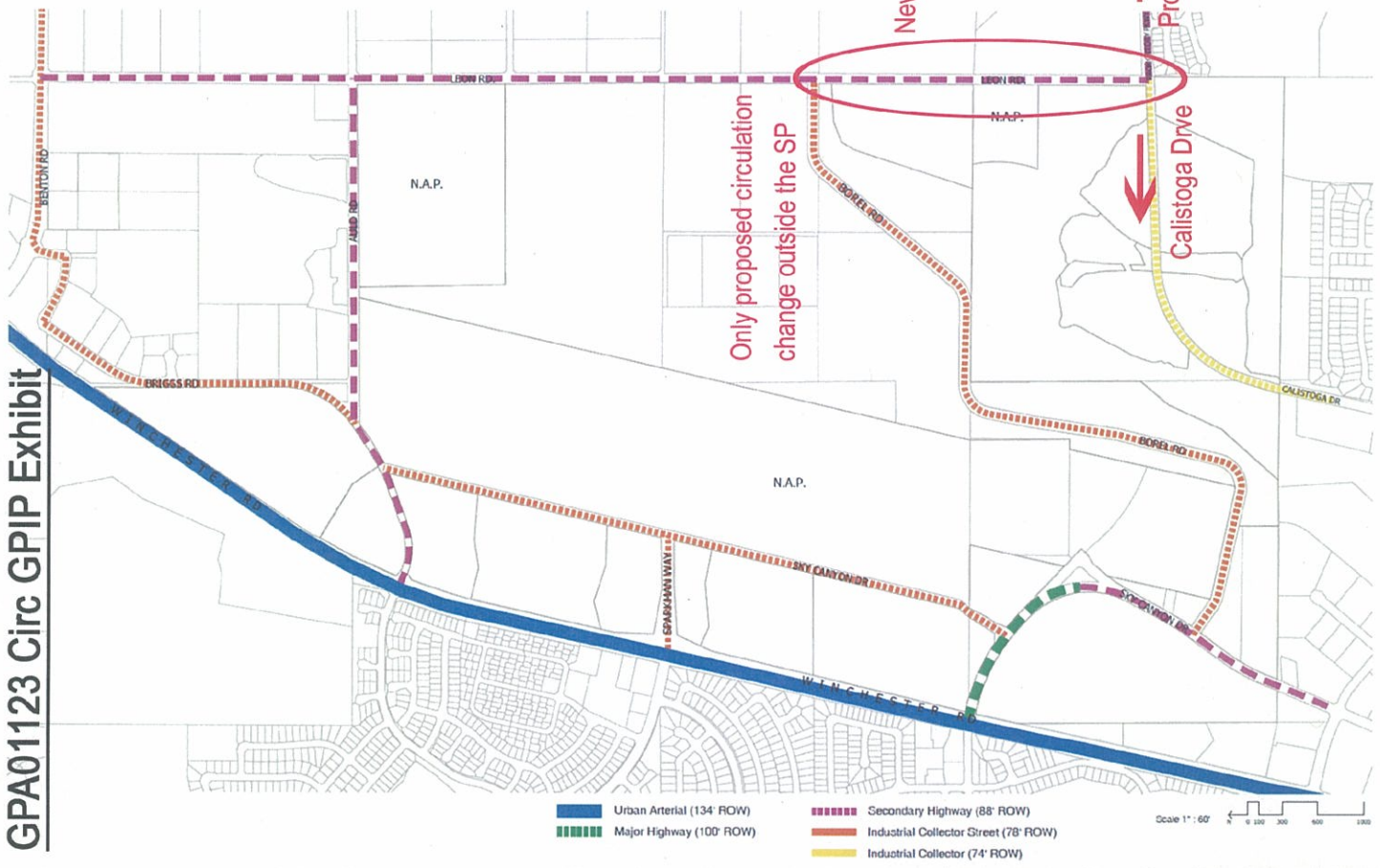


From Restricted Light Industrial, and Industrial Park, as reflected on the Land Use Plan for Specific Plan No. 265, to Community Development: Public Facilities (CD:PF).

GPA01123 Circ GPIP Exhibit

Circulation GPA Project Description:

This GPA is proposing to revise the General Plan Circulation Plan. In the General Plan Circulation Plan Leon Road was intended to curve to the west about 1000' feet north of Promontory Parkway (see image to the right), eventually merging with Calistoga Drive. This proposal is to eliminate the merger between Leon Road and Calistoga Drive, instead Leon Road will now intersect with, and terminate into, a T intersection with Promontory Parkway and Calistoga Drive (see image to the left).



	Urban Arterial (134' ROW)		Secondary Highway (88' ROW)
	Major Highway (100' ROW)		Industrial Collector Street (78' ROW)
			Industrial Collector (74' ROW)



Existing 2003 GP Circulation for project area



	Business Park		Light Industrial		Open Space - Conservation
	Commercial Office		Medium Density Residential		Open Space - Recreation
	Commercial Retail		Medium High Density Residential		

Area of proposed revision
(Circ shown above)

Agenda Item No.: 3.1
Area Plan: Temescal Canyon
Zoning Area: Temescal Area and Alberhill Area
Supervisory District: First/First
Project Planner: Matt Straite
Planning Commission: November 6, 2013

TENTATIVE TRACT MAP NO. 36317
ADDENDUM NO. 4 to EIR No. 325
Applicant: Starfield Sycamore Inv LLC
Engineer/Representative: Albert A Webb
Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36317 proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of approved Specific Plan No. 256A2.

The project is located in the Temescal Canyon Area Plan, more specifically it is southerly of Campbell Ranch Road and westerly of Interstate Highway 15.

ISSUES OF POTENTIAL CONCERN:

Lot 193

Residential lot number 193, as shown on the map, requires the attention of the Commission. Staff has requested the removal of this lot throughout the review of the project. This individual home is placed along the fault setback line which is open space throughout the project. The accommodation of the fault setback has left a large open space corridor through the center of the project which features landscaping and trails. This open space is an asset to the community, offering a bucolic retreat for the future residents of the project. That park space view shed is interrupted by this lone single family home which creates a disjointed land use along the park. A condition of approval (50.Planning.38) has been added to the project requiring the elimination of this residential lot in the final map stage.

Oak Tree

There is an offsite oak tree on the south side of Towhee Lane as shown on the proposed map. The drainage facilities for the project use some offsite property to the south that would have impacted the oak tree. Working with the applicant, the Environmental Programs Division and Flood Control, the drainage was redesigned to avoid the oak tree.

Planning Areas 26 and 24a

The proposed map is directly adjacent to several approved mines to the west of the project site. The Specific Plan was designed to address the neighboring use, this proposed map is conforming to the requirements of the Specific Plan. However, in an effort to minimize the possible impacts to the existing slopes of the neighboring mine, the map has been designed to minimize the load, or weight, on the top of the slopes, or along the western edge of the proposed map. In other words, homes or a water quality basin would increase the weight of the property within the project, which could possibly impact the existing slopes located about 50 feet from the edge of the applicant's property. Additionally, the EIR for the original Specific Plan required a buffer along the western edge. To address these concerns, the property within PA26 and 24A along the projects western edge have been left open space. There is no irrigation proposed, but a condition of approval requires them to be planted with a wildflower seed mix that will grow with only natural irrigation.

Berm

The Specific Plan has been designed to assure that the homes cannot see the neighboring mine, with the exception of the property in this proposed tentative map. The property slopes so that the future homes will be able to see the mine. The noise will be less than significant, but the aesthetics are a concern to Staff. The project has been designed to include a berm about 127 feet from the western edge of the project. This berm will also have trees planted along the top of the berm to help minimize the view shed from all the homes within the proposed project.

Future Maps

The project has been designed to accommodate future additional tract maps to the south and east of the map location.

Internal Slopes

The site features terrain that slopes to the south. As a result there are a number of slopes thought the project. The map is designed so that any slope tall enough to potentially be viewed from the street is within an HOAQ or CSA maintained slope, see lot OS 199. Additionally, these open space lots have been designed so that access for future landscape maintenance crews can be accommodated.

Fuel Modification Zones

The proposed map includes fuel modification areas within residential front, side and backyards. This means that the homeowner must plant specific fuel modification zone plants and not place any combustible structures in this area including wood porches and/or play structures; the Fuel Modification study explains in detail what is and is not a combustible structure (see attached). Staff has concerns with a fuel modification plan that requires certain actions within private yard areas, because most of these areas are private and difficult to inspect and monitor. Further, it is difficult to pass on to future homeowners that they have any restrictions at all. A similar private yard fuel modification requirement was used on a neighboring map, within the same Specific Plan. In that instance, Planning required the developer to pre-plant the backyards prior to sale to encourage the proper plant palate use. Such a requirement has not been added to this map. Planning staff requested the redesign of the Fuel Modification Plan so that fuel modification areas did not include private spaces; however, the applicant indicated that the alternative to using private space as fuel modification would mean a significant reduction in unit counts. Ultimately, Planning deferred to the County Fire Department for direction on the issue. The Fire Department expressed some concern as well, but ultimately approved the fuel modification plan using private space as fuel modification areas. An easement has been required in condition 50.Planning.39 to inform the homeowners as soon as possible and to allow inspections if required. Because Planning felt this use of private space was a unique request, the full FireWise 2000 Fuel Modification study is attached to this staff report for the Commission's reference.

Fault Location

The map features a fault that bisects the project site. Pursuant to State Law, a 50 foot setback has been added to the fault location to assure all structures are outside the setback. The setback has been marked on the exhibit.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), Open Space: Recreation (OS:R), as reflected on the Specific Plan Land Use Plan
2. Surrounding General Plan Land Use (Ex. #5): Light Industrial (LI) to the north and east, Open

3. Existing Zoning (Ex. #2):
Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space - Conservation Habitat (OS:CH) to the south and east.
Specific Plan (SP)
4. Surrounding Zoning (Ex. #2):
Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.
5. Existing Land Use (Ex. #1):
Single Family, School, Retail, Conservation Habitat and Vacant Land.
6. Surrounding Land Use (Ex. #1):
Vacant land to the north and east (except the 15 freeway), mining to the west, Conservation Habitat and a Nudist Resort to the south.
7. Project Data:
Total Acreage: 89.1 Acres (PA17A, 17B, 17C, 17D, 24A, 24D, 26, and 27)
Total residential lots: 193
8. Environmental Concerns:
See attached Addendum No. 4 to EIR No. 325

RECOMMENDATIONS:

CONSIDERATION of **ADDENDUM NO. 4** to **ENVIRONMENTAL IMPACT REPORT NO. 325**, based on the findings incorporated in the initial study and Addendum No. 4 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE TRACT NO. 36317**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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:, Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), and Open Space: Recreation (OS:R), as reflected on the Specific Plan Land Use Plan.
2. The project site is surrounded by properties which are designated Light Industrial (LI) to the north and east, Open Space: Mineral (OS:M) to the west, Rural Residential (RR) and Open Space-Conservation Habitat (OS:CH) to the south and east.
3. Several mitigation measures and the design of the project mitigate the potential impacts of the neighboring mining uses.
4. The zoning for the subject site is Specific Plan (SP).
5. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) to the north and east, Mineral Resources (MRA) to the west, Rural Residential (RR) and Natural Assets (NA) to the south.

6. The project is consistent with the Specific Plan. Additionally, similar uses have been constructed and are operating in the project vicinity.
7. As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-site drainage improvements would be required to convey an existing ephemeral stream across the southeastern corner of the TTM 36317 site. The improvements would consist of the addition of rip rap and the construction of two 2-foot diameter culverts. A portion of the improvements would occur immediately off-site to the south and to the east of the TTM 36317 site. The proposed improvements are depicted on Figure 1 of the EA (refer also to Figure 4 of the EA under the discussion of biological resources).

As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

8. This Specific Plan is located within Criteria Area 3348, 3349, 3448, 3546, and 3545 of the Western Riverside County Multiple Species Habitat Conservation Plan. MSHCP dedication of conservation area was required of the first Amendment to the Specific Plan. There are no additional land dedication requirements in order to comply with the MSHCP.
9. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
10. Pursuant to CEQA section 15164, 15162 and 15156 overall, the proposed project would result in impacts that are less than or equal to those addressed in EIR No. 325 and addenda. As demonstrated in the accompanying Environmental Assessment No. 42390 (EA42390), changes proposed as part of the Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of FEIR No. 325 and addenda thereto. More specifically:

a. As proposed, the Project would not involve any land uses which were not included in the analysis contained in EIR 325, and none of the actions proposed by the Project would result in new significant impacts (based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M). Therefore, the Project would not result in any new significant effects that were not previously identified in EIR 325 and prior addenda.

b. The proposed Project would not require "major revisions" to the previous EIR because the Project will not involve any substantial changes in the Project resulting in substantial increases in the severity of the previously identified significant impacts. As proposed, TTM 36317 would allow for the construction of 193 medium density residential lots and 14 open space lots on approximately 89.1 acres. Residential lots include 107 5,000 s.f. lots and 86 6,000 s.f. lots on approximately 32.44 acres. Proposed open space lots would range in size from 0.06 acre to 13.25 acres in size and would encompass approximately 40.9 acres, allowing for passive park, open space, and water quality/detention basin land uses. TTM 36317 is fully consistent with

SP256A2, which was previously evaluated in conjunction with approved Addendum No. 3 to EIR 325. No changes to SP 256 would occur as a result of the proposed Project. Overall, TTM 36317 would result in impacts that are less than or equal to those addressed in EIR 325 and the addenda thereto. The addendum also addresses construction of an off-site flood control channel; however, this improvement is being construction in satisfaction of a prior condition of approval adopted in connection with previously-approved development. As demonstrated in the accompanying Environmental Assessment No. 42390 (EA42390), the proposed Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of EIR 325 and addenda thereto.

c. Subsequent to the certification of EIR 325 and approval of SP256A2, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, no new information of substantial importance regarding new significant impacts has become available which was not known at the time the previous EIR was prepared.

d. The proposed Project would result in a comparable level of development permitted under the approved SP256A2, and none of the modifications proposed by the Project would result in more severe impacts as compared to what was previously disclosed as part of EIR 325. Therefore, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, the proposed Project would not result in a substantial increase in the severity of previously identified significant effects analyzed in certified EIR 325 and addenda thereto.

e. Technical reports were prepared for the subject areas of traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR 325 and prior addenda. Specifically, these technical reports concluded as follows:

1. The traffic report reaffirmed the findings and mitigation measures established within SP 256 and EIR 325, and found that no new traffic impacts requiring mitigation would occur as a result of TTM 36317;
2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
3. The noise impact analysis and addendum letter thereto fulfills the requirement of EIR 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. As concluded in the addendum letter to the noise impact analysis, noise barriers are not required in association with TTM 36317 and no new impacts to noise would occur as a result of the Project;
4. The updated biology reports were prepared to demonstrate Project consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in EIR 325,;

5. The hydrology/water quality reports fulfill the mitigation requirements of EIR 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was previously identified by EIR 325.
- f. The MSHCP Consistency Analysis determined that TTM 36317 would be fully consistent with the conservation criteria for MSHCP Conservation Cell No. 3545, and that the Project also would be fully consistent with Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2 of the MSHCP; accordingly, no new impact due to a conflict with the MSHCP would occur.
- g. Mitigation measures identified in EIR 325, other than those that have changed as a result of updated technical studies, new governmental regulations, and/or imposed requirements specified in Project-related permits and authorizations, would still be appropriate and feasible for the proposed Project. Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified EIR 325 would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and FEIR.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Public Facilities (PF), Medium Density Residential (MDR) (2-5 D.U./Ac.), and Open Space: Recreation (OS:R), as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan and the Specific Plan.
2. The proposed project is consistent with the proposed Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Through mitigation the project is consistent with the neighboring mining uses.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly 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).

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 area drainage plan, or dam inundation area.

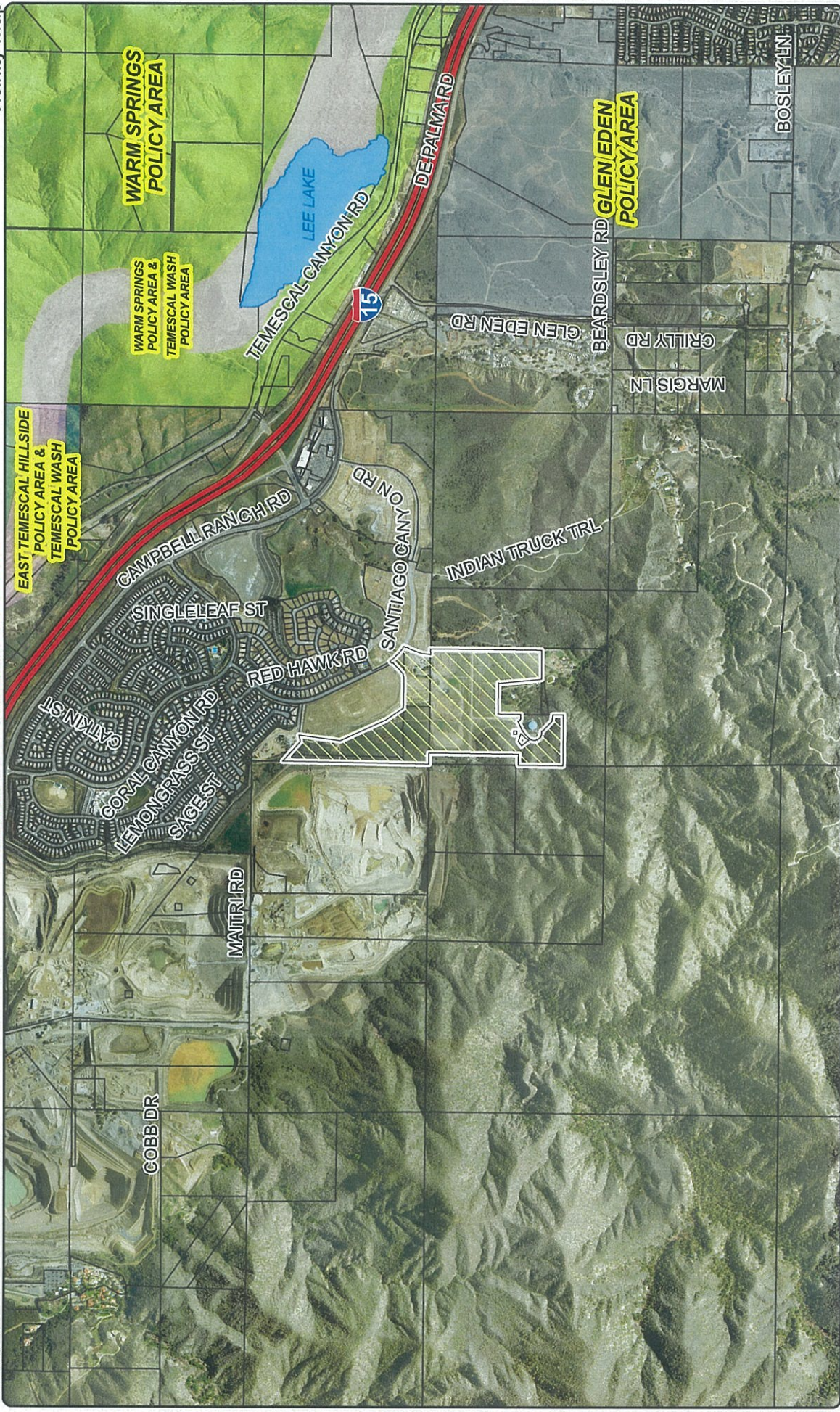
3. The project site is located within:
 - a. The city of Corona sphere of influence;
 - b. The boundaries of the County Service Area No. 134;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. A fault zone;
 - e. An area subject to low to moderate liquefaction;
 - f. Partially within an MSHCP criteria cell (3545); and,
 - g. Partially within a 100-year flood plain.

4. The subject site is currently designated as Assessor's Parcel Numbers 290-660-002, 290-660-003, 290-660-005, 290-660-0012, 290-670-006, and 290-670-007.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR36317
VICINITY/POLICY AREAS

Supervisor Jeffries
 District 1

Date Drawn: 8/14/13
 Vicinity Map



Zoning Areas: Temescal, Alberhill
 Township/Range: T7SR2W
 Section: 12 & 13

Assessors Bk. Pg. 290-66, 67
 Thomas Bros. Pg. 834 G3
 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.lima.co.riverside.ca.us/index.html>

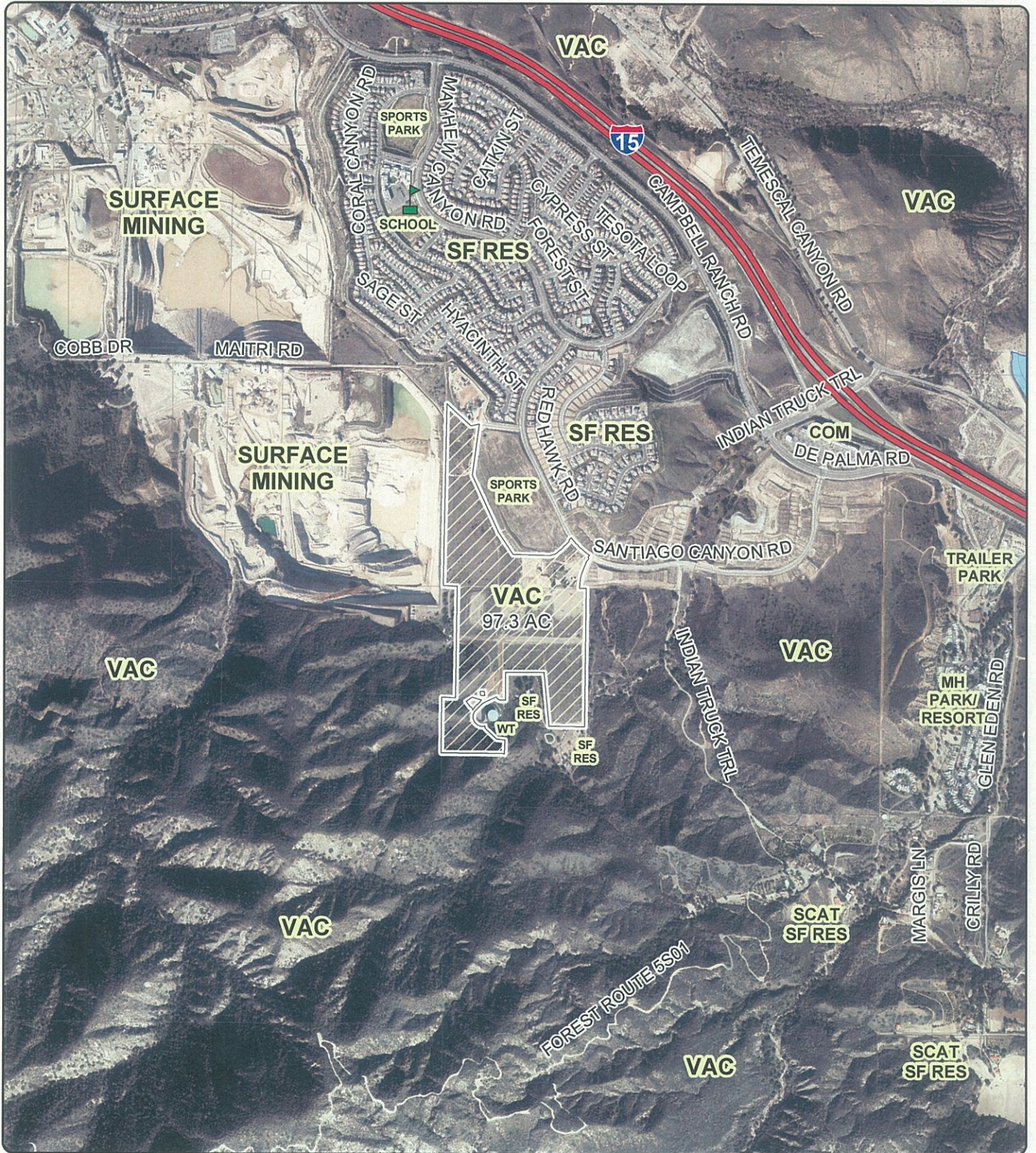
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 1



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
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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>

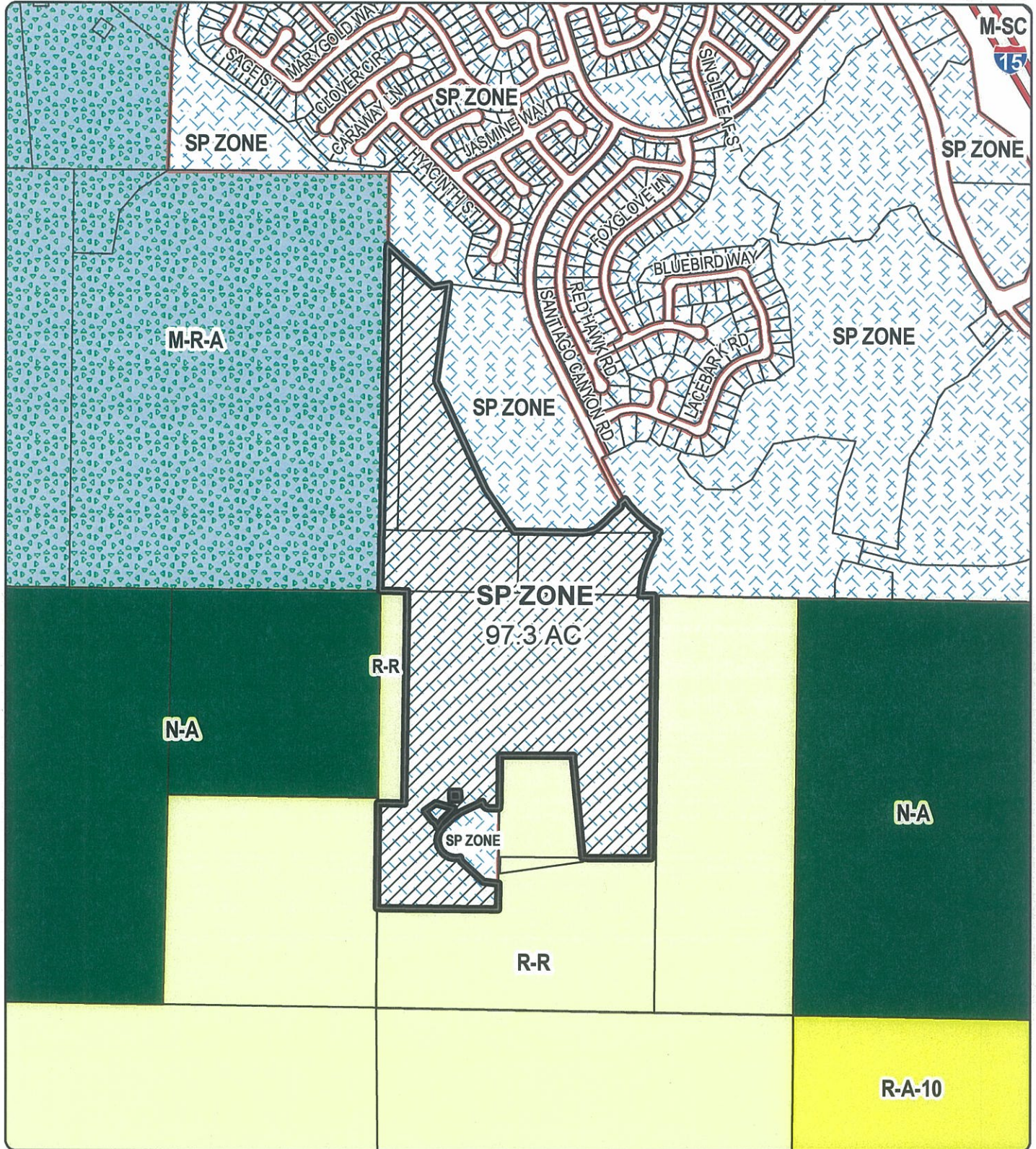
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36317

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 8/14/13
Exhibit 2



Zoning Areas: Temescal, Alberhill
Township/Range: T7SR2W
Section: 12 & 13

Assessors Bk. Pg. 290-66, 67
Thomas Bros. Pg. 834 G3
Edition 2009



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SPECIFIC PLAN LAND USE PLAN

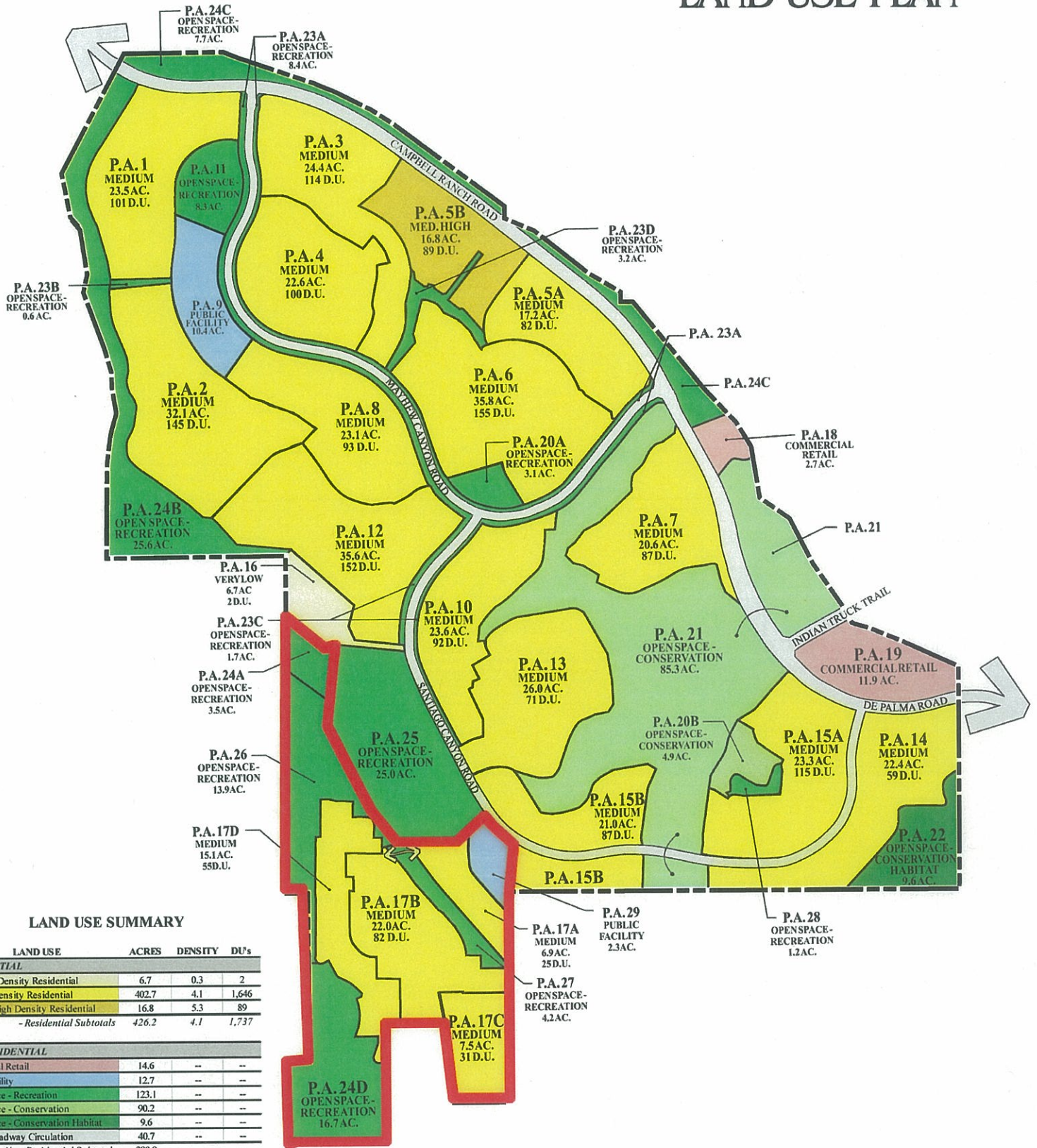
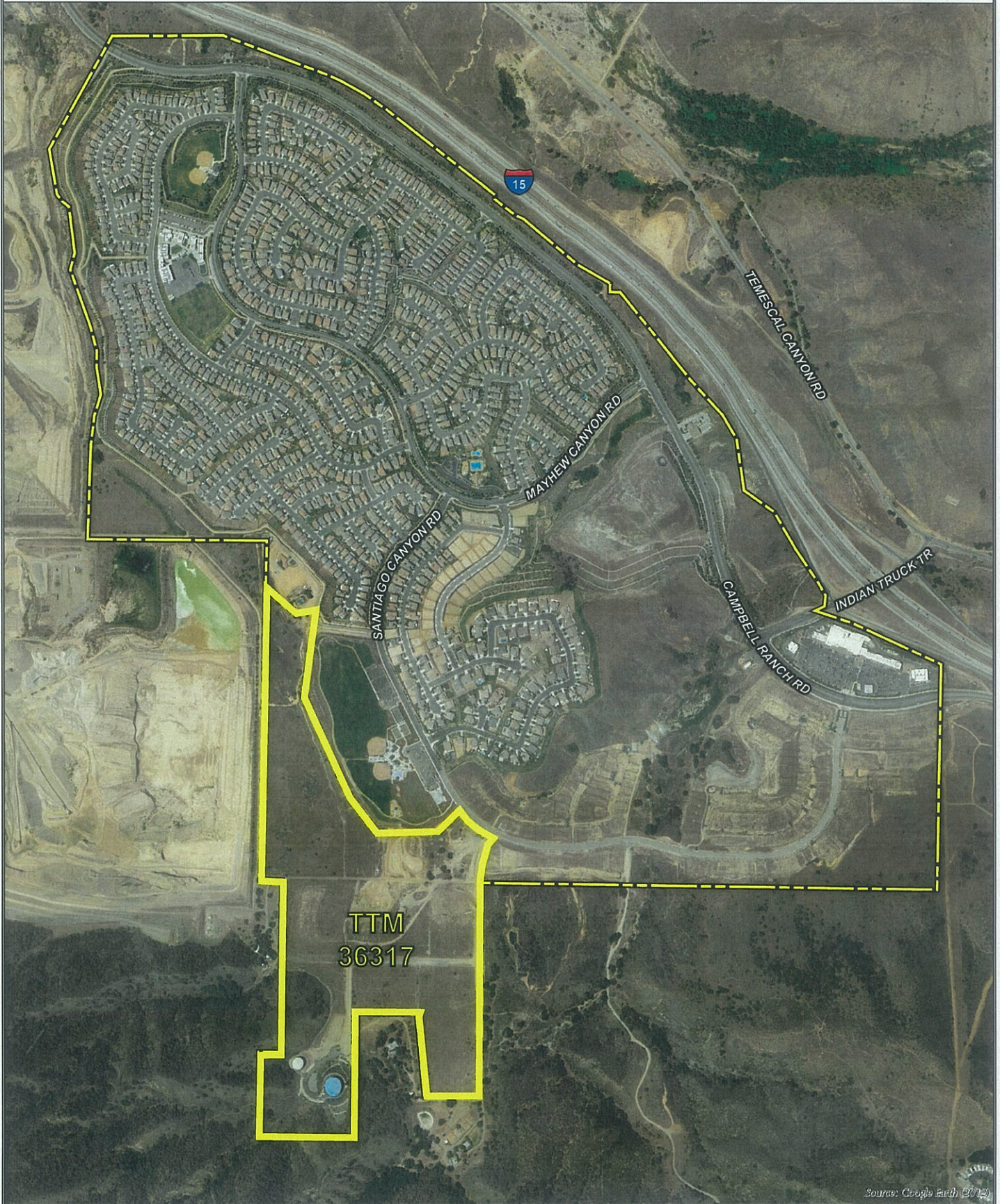


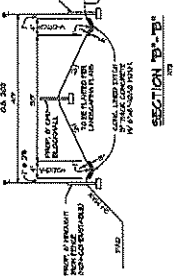
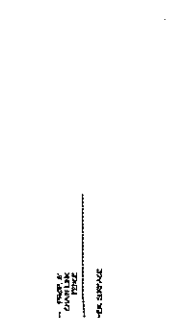
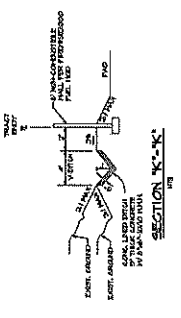
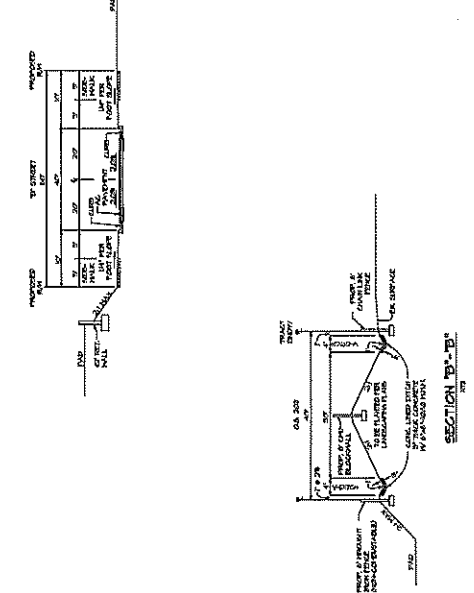
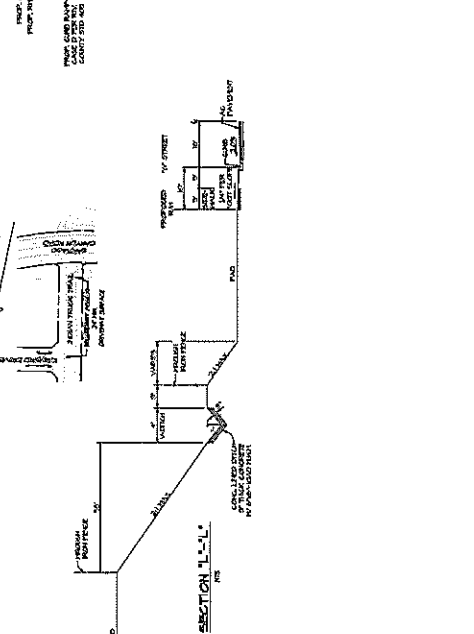
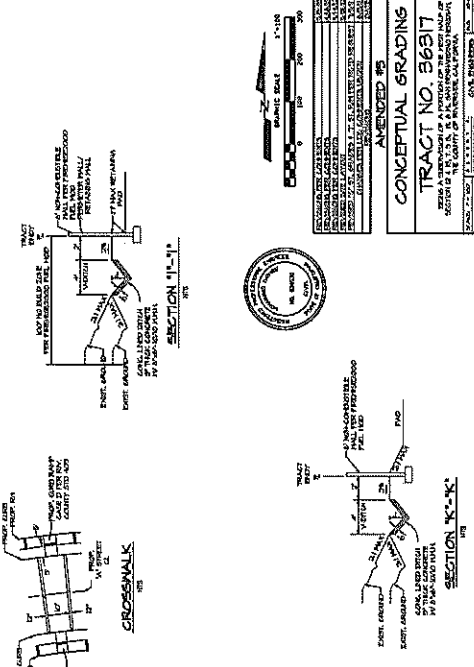
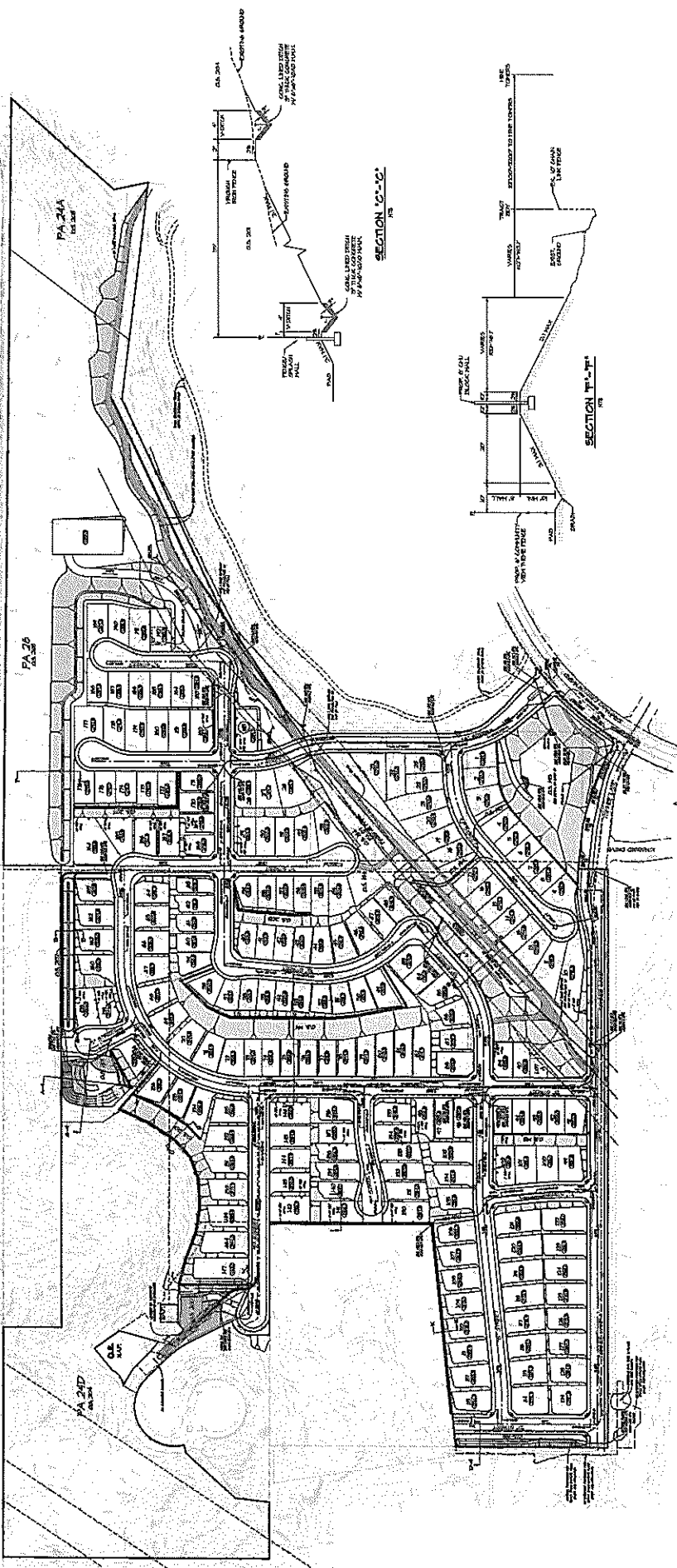
Figure 3

Figure 3

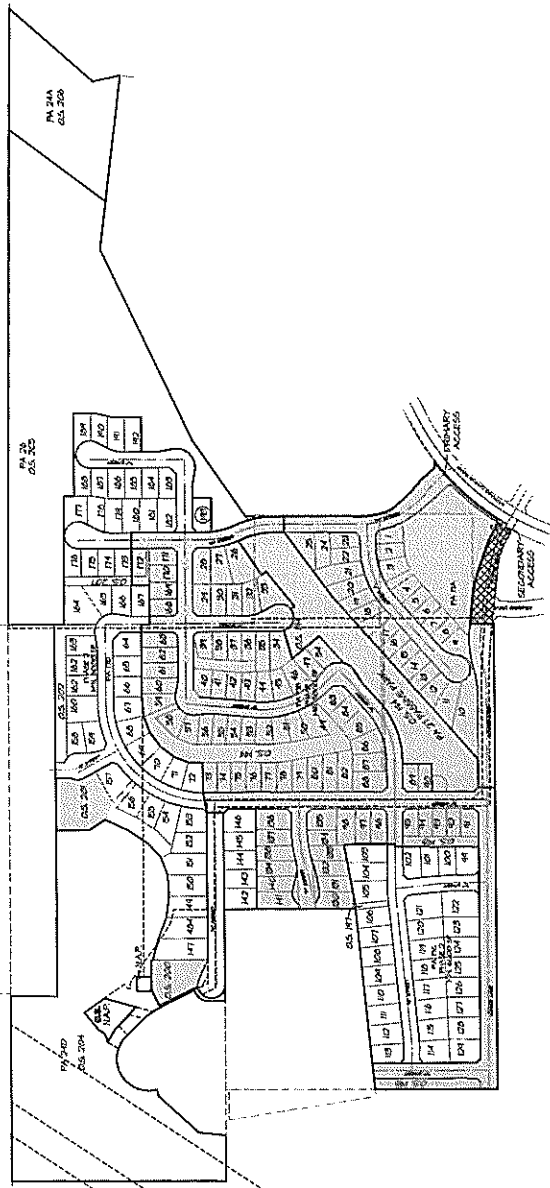
Aerial Photograph



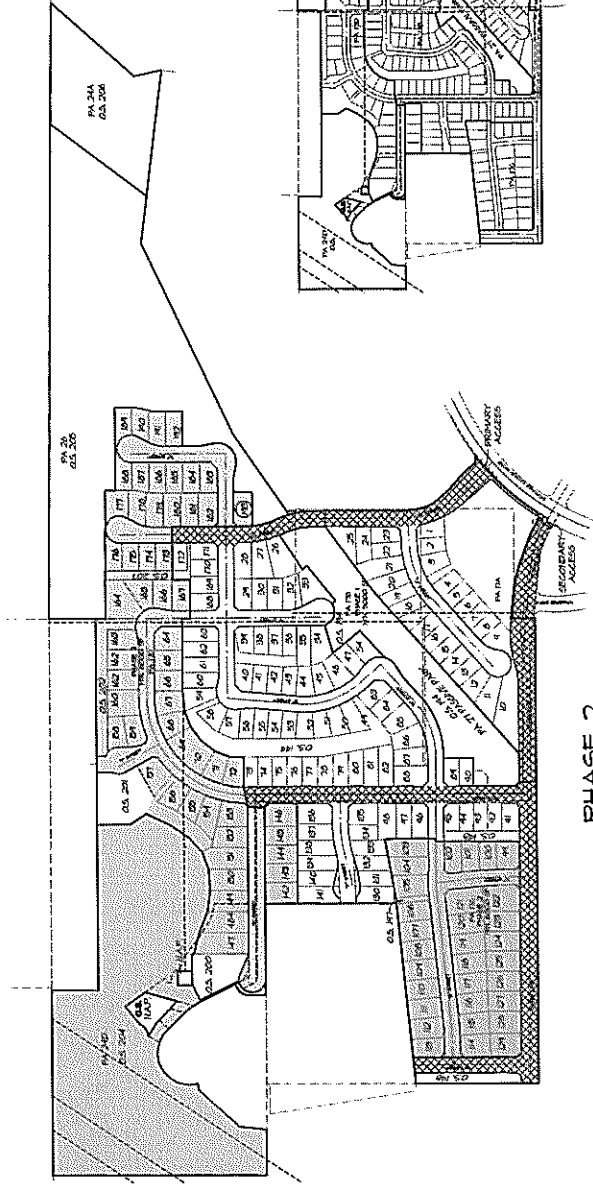
TENTATIVE TRACT MAP NO. 36317 CONCEPTUAL GRADING



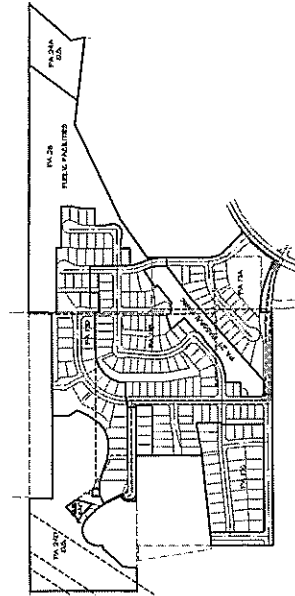
TENTATIVE TRACT MAP NO. 36317 PHASING MAP



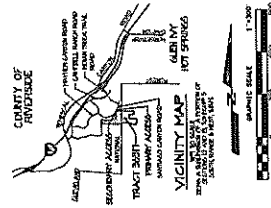
PHASE I



PHASE II



PLANNING AREA MAP

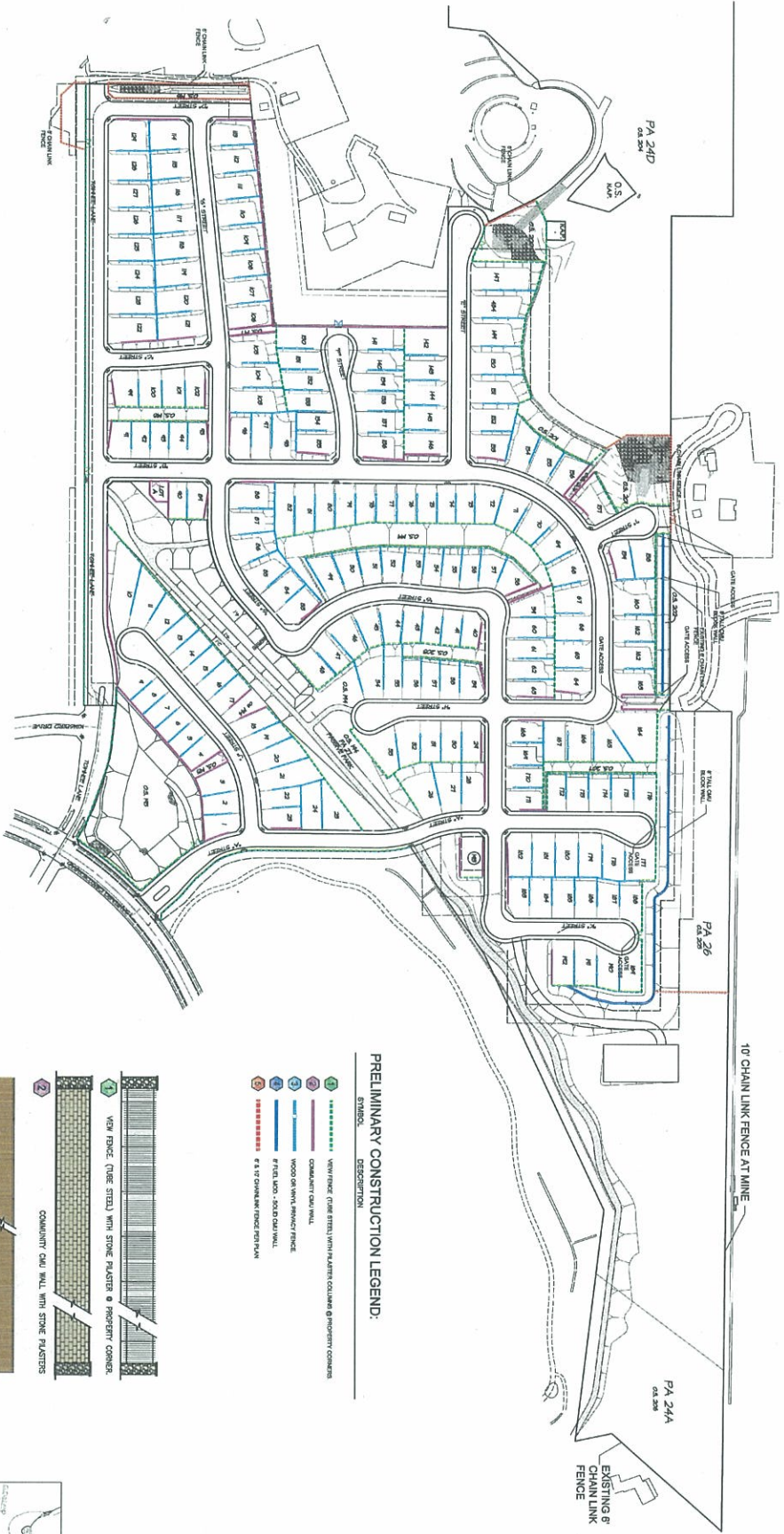


COUNTY OF RIVERSIDE	
DATE OF RECORDING	11/11/2011
RECORDING OFFICE	CLERK OF SUPERIOR COURT
BOOK	111
PAGE	1
APPROVED BY	WEBB
DATE	11/11/2011
BY	WEBB
FOR	WEBB
PROJECT NO.	36317
DATE OF RECORDING	11/11/2011
RECORDING OFFICE	CLERK OF SUPERIOR COURT
BOOK	111
PAGE	1
APPROVED BY	WEBB
DATE	11/11/2011
BY	WEBB
FOR	WEBB
PROJECT NO.	36317



PHASING MAP & DETAILS
TRACT NO. 36317
THIS IS A PRELIMINARY MAP OF A TRACT OF LAND IN THE COUNTY OF RIVERSIDE, CALIFORNIA, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
WEBB
11/11/2011

TENTATIVE TRACT MAP NO. 36317 CONCEPTUAL FENCE AND WALL PLAN



PRELIMINARY CONSTRUCTION LEGEND:

- | SYMBOL | DESCRIPTION |
|--------|--|
| 1 | VIEW FENCE (PIPE STEEL) WITH FLAUTE COLUMN & PROPERTY CORNER |
| 2 | CONCRETE COLD WALL |
| 3 | WOOD OR VINYL FINANCE FENCE |
| 4 | 8' SOLID COLD WALL |
| 5 | 8' TO 10' CHAIN LINK FENCE PER ILM |

- | | |
|---|--|
| 1 | VIEW FENCE (PIPE STEEL) WITH STONE PLASTER & PROPERTY CORNER |
| 2 | CONCRETE COLD WALL WITH STONE PLASTER |
| 3 | WOOD OR VINYL FINANCE FENCE |
| 4 | 8' SOLID COLD WALL |



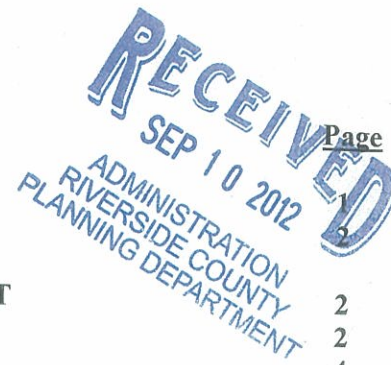
AMENDMENT # 4

CONCEPTUAL FENCE AND WALL PLAN	
TRACT NO. 36317	
PREPARED BY: [Firm Name]	
DATE: [Date]	
SCALE: [Scale]	
SHEET NO. [Number]	
TOTAL SHEETS: [Total]	
PROJECT ADDRESS: [Address]	
VICINITY MAP: [Map Reference]	

Sycamore Creek PA17 Conceptual Fire Protection Plan

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Off-Site Fuel Treatment Agreement	APPENDIX 'F'



SYCAMORE CREEK PA 17, TM 36317
CONCEPTUAL FIRE PROTECTION PLAN
APN # 290-660-002, -003, -005, 012, 290-670-006, -007
Riverside County, California
November 23, 2010
(revised May 12, 2011; May 30, 2012; August 31, 2012)

1.0 GENERAL DESCRIPTION

The Sycamore Creek PA 17 project is located south of Santiago Canyon Road and north of the Cleveland National Forest in Riverside County outside the city of Corona, California. The project is within a declared Very High Fire Hazard Severity Zone and is surrounded by developed and undeveloped land (see Photo No. 1). The Riverside County Fire Department (RCFD) is the fire authority for the project.

The proposed project consists of the development of 193 single family homes on approximately ninety (90) acres of which 50 acres are to be developed. Home locations have not been sited as of the date of this report therefore this is a Conceptual Fire Protection Plan (CFPP) until such time as home locations have been finalized. Please refer to the attached Conceptual Fuel Treatment Map for the illustration of property lines and related fuel treatments.

A Fire Protection Plan (FPP) must be submitted to and approved by the RCFD. The FPP assesses the overall on-site and off-site wildland fire hazards and risks that may threaten life and property associated with the proposed Sycamore Creek development. In addition, the FPP establishes both short-term and long-term fuel treatment actions required to minimize any projected wildland fire hazards, and assigns annual maintenance responsibilities for each of the required fuel treatment actions.



Photo No. 1 – Aerial Photo of Project Showing Nearby Development, Surrounding Land Being Developed, and Adjacent Undeveloped Land

1.1 General Information

Owner: Starfield Sycamore Investors, LLC
2151 Michelson Drive, # 250
Irvine, CA 92612

Approving Departments:

Fire Authority: Riverside County Fire Department
Engineering: Riverside County Building Department
Water: Lee Lake Water District

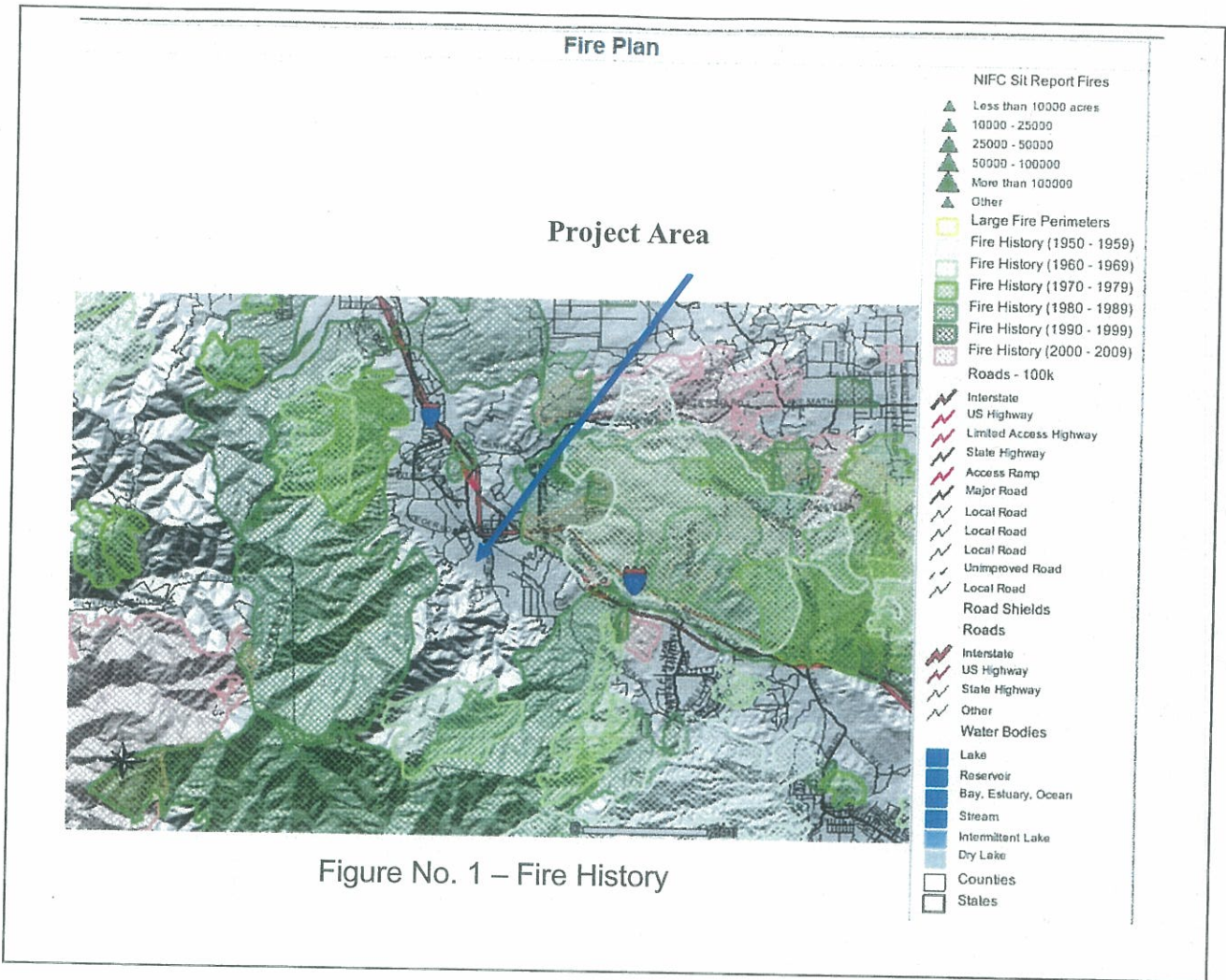
The purpose of this CFPP is to provide hazardous fuel treatment and construction feature direction for developers, architects, builders, the RCFD, Riverside County officials, and the individual lot owners to use in making the structures in the proposed project relatively safe from future wildfires. Appendices attached to this CFPP that provide additional information shall be considered part of this CFPP. This CFPP is based upon requirements listed in the Wildland-Urban Interface (WUI) Development Standard Guidelines; the requirements under the authority of the International Urban-Wildland Interface Code, 2009 edition; California Code of Regulations Title 24, Part 9 and Title 14, Section 1280; 2010 California Fire Code and Local Amendments including Appendices to Chapters 1 & 4 and Appendices B, F & H; the International Fire Code 2009 edition; Chapter 7A-California Building Code; California Government Code, sections 51175 through 51189; California Public Resources Code Sections 4201 through 4204; the National Fire Protection Association (NFPA) Standard 13-D, 2010 Edition; County of Riverside Ordinance No. 787 (as amended through 787.6) and Riverside County Fire Department Standards #06-06 revised 3-31-08 and #06-11 revised 4/16/08

2.0 WILDLAND FIRE HAZARD AND RISK ASSESSMENT

2.1 Fire History

The fire history listed below was obtained from the Fire Planning and Mapping Tools of the California Fire Alliance. The Alliance is composed of federal, state and local government agencies and stakeholders.

As can be seen in Figure 1, the most recent fires have burned much of the surrounding area but not in the immediate project site area surrounding the project site. The areas adjacent to the project not impacted by construction and grading are typical of chaparral plants, with a high percentage of the aging plants containing an abundance of dead material. This is due to the effects of the local Mediterranean climate where warm wet winters promote abundant new growth, and long, hot and very dry summer seasons frequently occur. Occasionally, multi-year droughts cause significant parts of these plants to die back.



Large Fires Near Sycamore Creek PA 17

Fire History (2000 - 2009)

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
2004	CA	CERRITO	CDF	20040503	20040507	16460	16447

This fire is pink cross hatch and located to the east of the project (see Figure No. 1).

Fire History (1990 - 1999)

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
1990	CA	BEDFORD	USF	19900624	19900712	4500	3990.91

This fire is cross hatched dark green and is located to the west of the project. Note: this fire was a controlled burn that escaped (see Figure No. 1).

Fire History (1980 - 1989)

Year	State	Fire Name	Agency	Alarm Date	Contained Date	Reported Acres	GIS Acres
1987	CA	SILVERADO	USF	19870909	19870913	7700	7693

This fire is a lighter shade of green cross hatched and is located to the south and west of the project (see Figure No. 1).

2.2 On and Off-Site Fire Hazard and Risk Assessment

In assessing the wildland fire hazard to the project it is necessary to consider plant succession and the climax plant communities. The vegetation described below are the most likely climax plant communities that will exist without human intervention and the one utilized for planning purposes.

The proposed Sycamore Creek PA 17 development is located in relatively flat terrain. Hilly terrain abuts the development on the east, south and west. The area where development is to occur was once agricultural land and is bisected by a drainage that runs roughly south to north. The vegetation in the area proposed for development has been reclaimed by native and exotic grasses and weeds. This vegetation will be completely removed during construction (see Photo No. 2).



Photo No. 2 – Looking North and West from the Interior of the Project

The eastern boundary of the proposed project is currently undeveloped. A small drainage runs along the boundary and is vegetated with exotic and native grasses and weeds, scattered Coastal Sage Scrub species such as buckwheat, sage, deerweed and some riparian species such as mulefat and live oak (see Photo No. 3). For fire behavior planning purposes this is best described as a combined Fuel Model sh5 (high load dry climate shrub 60%, with 1-hour fuels of 3.6 tons/acre and 10-hour fuels of 2.1 tons/acre) and SCAL 18 (Sage/Buckwheat 40%, with 1 -fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre). These areas are slated to be developed into a Regional Park and an Open Space trail corridor. However, until such time as the proposed facilities are built, the area must be considered as a potential fire threat to the proposed homes.



Photo No. 3 – Looking East Along the Eastern Boundary

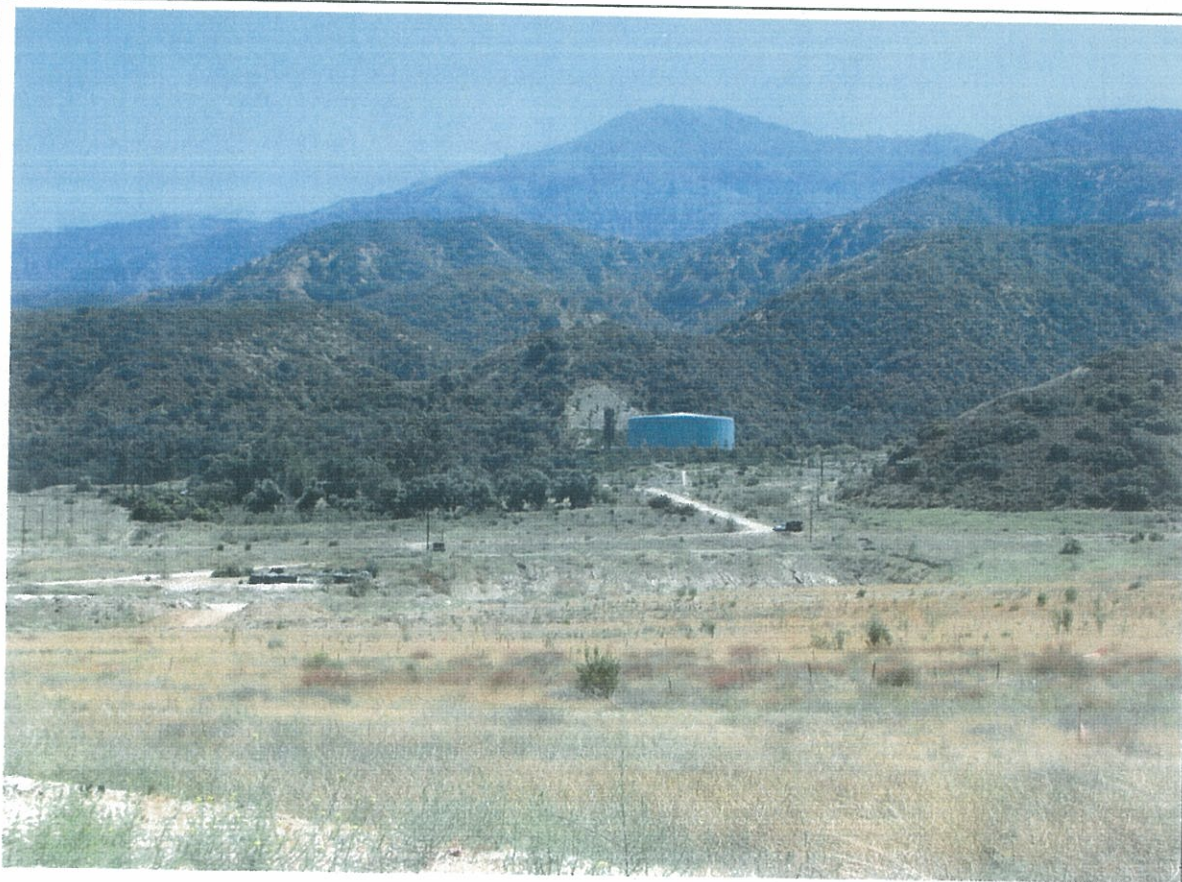


Photo No. 4 – Looking Southeast from the Interior of the Project Area

Vegetation on the southern and western boundaries includes scattered scrub oak, chamise, toyon, cactus, mulefat, mustard, and deerweed (see Photo No. 2). For fire behavior planning purposes this is best described as a combined Fuel Model SCAL 18 (sage/buckwheat 80%, with 1-hour fuels of 5.5 tons/acre and 10-hour fuels of 0.8 tons/acre) and gs2 (moderate load dry climate grass shrub 20%, with 1-hour fuels of 0.5 tons/acre and 10-hour fuels of 0.5 tons/acre).

The greatest wildland fire threat is from the south, southeast and southwest of the project. This threat comes from the adjacent open space and undeveloped land and its associated fuels, occasional severe fire weather conditions, and moderately steep terrain (see Photo No. 4).

There is also a historic pattern of wildland fires burning from the southwest to northeast. Every 5-10 years, a "rare event" hot, dry, southwest to west wind of 30 MPH will occur. This moderately strong, dry wind condition usually occurs in the late afternoon or early evenings on very hot days, especially during the summer (June through September) months.

The most critical weather pattern to the project area is a hot, dry offshore wind, typically called a Santa Ana. Such wind conditions are usually associated with strong (60 MPH), hot, dry winds with very low (<15%) relative humidity. Santa Ana winds originate over the dry desert land and can occur anytime of the year; however, they generally occur in the late fall (September through November). This is also when non-irrigated vegetation is at its lowest moisture content.

The undeveloped and open space areas adjacent to the project can contribute to a damaging wildland fire event. Any wind or topography driven wildfire burning under a northeastern (*Santa Ana*) wind pattern through areas to the north and east create a wildland fire hazard to the structures in the proposed project. Wildland fires starting north of the proposed residences on a typical fire day with a southwest wind will burn away from the proposed structures and will generally not be a significant wildland fire hazard.

All residential structures in the area are threatened through wind-blown embers. The installation of Ignition Resistant Construction will mitigate against the wind blown ember threat (see Section 5.8 for a discussion of these features). The goal of this CFPP is to prevent the loss of lives, buildings and personal property when wildfires occur with the challenge of developing well planned home sites interspersed with fully functioning mixed chaparral habitats. This goal is accomplished by requiring homes to be built with ignition resistant materials and properly designed and maintained fuel treatments that safely mitigate the fire hazard to insignificant levels.

2.3 Predicting Wildland Fire Behavior

The BEHAVE Plus 4.0.0 Fire Behavior Prediction and Fuel Modeling System developed by USDA-Forest Service research scientists Patricia L. Andrews and Collin D. Bevins at the Intermountain Forest Fire Laboratory, Missoula, Montana, is one of the best systematic methods for predicting wildland fire behavior. The BEHAVE Plus fire behavior computer modeling system is utilized by wildland fire experts nationwide.

Wildland fire managers use the BEHAVE Plus modeling system to project the expected fire intensity, rate-of-spread and flame lengths with a reasonable degree of certainty for use in Fire Protection Planning purposes. *FIREWISE 2000, Inc.* used the BEHAVE Plus 4.0.0 Fire Behavior Prediction Model to make the fire behavior assessments for the Sycamore Creek project discussed below.

2.4 Wildland Fire Behavior Calculations for the Off-Site Hazardous Vegetative Fuels

Wildland fire behavior calculations have been projected for the hazardous vegetative fuels on the undeveloped areas in proximity to the proposed structures within the project. These projections are based on scenarios that are “worst case” Riverside County fire weather assumptions in the vicinity of the project area. Weather data was obtained from the RAWS (Remote Automatic Weather Station) network stations closest to the project area.

The scenarios are depicted below in Tables 2.4.1 and 2.4.2. All tables display the expected Rate of Fire Spread (expressed in mi/hr), Flame Length (expressed in feet), and Spotting Distance (expressed in miles) and include the calculation inputs used in the BEHAVE Plus program which were obtained from project site observations and fuel moisture levels typically observed during the local fire season. The tables also show the change in Rate of Fire Spread, Flame Length, and Spotting Distance following the completion of the required fuel treatment work in Zone 2 which is characterized by a Combined Fuel Model - [tl6 - Moderate Load Broadleaf Litter 50% and gr1 – Short Sparse Dry Climate Grass 50%].

Table 2.4.1	
<i>Fire Scenario # 1 - Fire Approaching from the North or East</i>	
<i>(Late Fire Season With 60 MPH North, Northeast and East Wind Conditions)</i>	
Fire Behavior Calculation Input Data	Anticipated Fuel Moistures
<ul style="list-style-type: none"> • 10 percent slope • 60 mph 20-foot wind speed • 0° aspect from north • 45° wind direction from north 	<ul style="list-style-type: none"> * 1-Hour Fine Fuel Moisture of.....2% * 10-Hour Fuel Moisture of.....3% * 100-Hour Fuel Moisture of.....5% * Live Herbaceous Fuel Moisture of.....30% * Live Woody Fuel Moisture of.....50%
Expected Fire Behavior	
Combined Fuel Model [sh5 60 % and SCAL 18 - Sage/Buckwheat 40%]	
Rate of Spread - 10.3 mi/hr	
Spotting Distance - 3.8 miles	
Flame Length - 71.7 feet	
Expected Fire Behavior in Treated Fuels (Zone 2)	
Combined Fuel Model - [tl6 - Moderate Load Broadleaf Litter 50% and gr1 – Short Sparse Dry Climate Grass 50%]	
Rate of Spread - 0.6 mi/hr	
Spotting Distance - 0.9 miles	
Flame Length - 8.5 feet	

Table 2.4.2
Fire Scenario # 2 - Fire Approaching from the South or West
(Late Fire Season With 30 MPH South, Southwest and West Wind Conditions)

<p align="center">Fire Behavior Calculation Input Data</p> <ul style="list-style-type: none"> • 8 percent slope • 30 mph 20-foot wind speed • 240° aspect from north • 225° wind direction from north 	<p align="center">Anticipated Fuel Moistures</p> <ul style="list-style-type: none"> * 1-Hour Fine Fuel Moisture of.....2% * 10-Hour Fuel Moisture of.....3% * 100-Hour Fuel Moisture of.....5% * Live Herbaceous Fuel Moisture of.....30% * Live Woody Fuel Moisture of.....60%
<p>Expected Fire Behavior Combined Fuel Model [SCAL 18 - Sage/Buckwheat 70% and FM 6 – Dormant Brush Hardwood Slash 20%]</p>	
<p>Rate of Spread - 2.1 mi/hr</p>	
<p>Spotting Distance - 1.0 miles</p>	
<p>Flame Length - 23.5 feet</p>	
<p>Expected Fire Behavior in Treated Fuels (Zone 2) Combined Fuel Model - [tl6 - Moderate Load Broadleaf Litter 70% and gr1 – Short Sparse Dy Climate Grass 30%]</p>	
<p>Rate of Spread - 0.4 mi/hr</p>	
<p>Spotting Distance - 0.3 miles</p>	
<p>Flame Length - 5.4 feet</p>	

3.0 ASSESSING STRUCTURE IGNITIONS IN THE WILDLAND/URBAN INTERFACE

Structure ignitions from wildland wildfires basically come from three sources of heat: convective firebrands (flying embers), direct flame impingement, and radiant heat. The Behave Plus Fire Behavior Computer Modeling Program does not address wind blown embers or firebrands from a structure ignition perspective. However, even though ignition resistant exterior building materials will be used in the construction of the Sycamore Creek (see APPENDIX ‘E’ for the description of Ignition Resistant Construction), wind driven embers and radiant heat issues are addressed in this CFPP.

3.1 Firebrands

Firebrands are pieces of burning materials that detach from burning fuels due to the strong convection drafts in the flaming zone. Firebrands may also be referred to as embers. Firebrands can be carried a long distance (one mile or more) by fire drafts and strong winds. Severe wildland/urban interface fires can produce heavy showers of firebrands. The chance of these firebrands igniting a structure will depend on the number and size of the firebrands, how long they burn after contact, and the type of building materials, building design, and construction features of the structure. Firebrands landing on combustible roofing and decks and adjacent flammable vegetation are common sources for structure ignition. They can also enter a structure through unscreened vents, decks and chimneys, unprotected skylights, and overhangs.

Even with non-combustible roofing, firebrands landing on leaves, needles, and other combustibles located on a roof (due to lack of maintenance) or adjacent to a structure can cause structure ignition. Any open windows, doors or other types of unscreened openings are sources for embers to enter a structure during a

wildland fire. If landscape guidelines are followed and the above mentioned maintenance issues are addressed on a regular basis, firebrands should not be a concern for the Sycamore Creek residences, as the buildings will be constructed with ignition resistant building materials.

3.2 Radiant Heat/Direct Flame Impingement

Radiation and convection involve the transfer of heat directly from the flame. Unlike radiation heat transfer, convection requires that the flames or heat column contact the structure. An ignition from radiation (given an exposed flammable surface) heat transfer depends on two aspects of the flame: 1) the radiant heat flux to a combustible surface and, 2) the duration (length of time) of the radiant flux. The radiant heat flux depends on the flame zone size, flame-structure distance, and how much the combustible material of the structure is exposed to the flame. While the flame from a wildfire may approach 1,800 degrees Fahrenheit, it is the duration of heat that is more critical. For an example, a blow torch flame typically approaches 2,100 degrees Fahrenheit yet a person can easily pass their hand through the flame. Heat duration only becomes critical to a home with a wood exterior surface if the heat is allowed to remain for 30-90 seconds.

Research scientist Jack Cohen of the USDA-Forest Service has found that a home's characteristics (its exterior materials and design in relation to the immediate area around a home within 100 feet) principally determine the home's ignition potential. He calls the home and its immediate surroundings the 'home ignition zone'. In a study of ignition of wood wallboard, tests by a USDA-Forest Service research team described in the Proceedings, 1st International Fire and Materials Conference showed that flame impingement for sufficient length of time (approximately 1 min.) ignites a typical hardboard siding material.

Fire agencies consider fuel treatment as a principal approach to wildland fire hazard reduction. Whenever the flame length is equal to or more than the separation of combustible vegetation from a combustible structure for 1-2 minutes in duration or more, there is a high probability of structure ignition. Contact with a fire's convection heat column also may cause ignition but the temperature of the column's gases are generally not hot enough or long enough in duration to sustain the ignition of the structure.

Comparing the expected wildland fire behavior projections in each of the scenarios in Section 2.4 against the required fuel modification zones outlined in Section 5.0, demonstrates substantial reductions in the expected flame length. By requiring the structures exposed to the threat of wildfire to incorporate the following guidelines, those structures will be provided with the most effective treatment for minimizing losses from flame impingement and associated radiant heat intensities.

- Each structure is constructed of ignition resistant building materials.
- The area surrounding each structure contains an Irrigated Zone (defensible space) and a Thinning Zone (low fuel volume buffer strip) between the Irrigated Zone and the untreated fuels.

The eventual homeowners shall be required to maintain their properties to Zone 1 and Zone 2 fuel treatment standards and shall keep the roof and any rain gutters free of leaves, needles and other combustible debris. All firewood and other combustible materials must be properly stored away from the structure so that burning embers falling on or near the structure have no suitable host. The Sycamore Creek lot owners are responsible for maintaining their homes and for keeping all doors and windows tightly closed whenever a wildland fire is reported in the vicinity.

3.3 Fire Resistant Plant Palette

Wildland fire research has shown that some types of plants, including many natives, are more fire resistant than others. These low fuel volume, non-oily, non-resinous plants are commonly referred to as “fire resistant”. This term comes with the proviso that each year these plants are pruned, all dead wood is removed and all grasses or other plant material are removed from beneath the circumference of their canopies. Some native species are not considered “undesirable” from a wildfire risk management perspective provided they are properly maintained year round. Refer to APPENDIX ‘B’ for a list of prohibited plant species.

4.0 FIRE DEPARTMENT RESPONSE TIMES

The Sycamore Creek PA 17 project is within the response area of the Riverside County Fire Department. The closest engine to the proposed development is located at RCFD Fire Station #64 at 25310 Campbell Ranch Road, approximately 1.5 miles from the furthest planned residences. Using NFPA Table C.11 (b), this gives a travel time of approximately 3 minutes to the furthest residence in the development. The second closest engine is located at RCFD Fire Station #15, at 20320 Temescal Canyon Road, approximately 8.5 miles from the furthest planned residences and 21 minutes travel time using NFPA Table C.11 (b). Additional agencies such as the USDA-Forest Service and nearby fire departments would also likely respond equipment under mutual aid agreements but they would likely arrive after RCFD engines were on-scene.

There is no assurance that Engine Company #64 will be in its station when a wildfire threatens the Sycamore Creek development from an ignition in the adjacent wildlands. Engines may respond from other stations located further away or from other incidents. On high/extreme fire danger days there often may be multiple fire starts and engine companies may be already deployed on other incidents. This is why *FIREWISE 2000, Inc.* planned projects use “*defensible space*”, Ignition Resistant building features, and key fuel treatment strategies that enable residents to substantially increase their ability to survive a wildfire on their own and without the loss of their structure. The goal of this CFPP, therefore, is to make the Sycamore Creek development and its occupants as safe as possible and able to survive on their own until such time as firefighting equipment arrives and/or residents can be safely evacuated.

5.0 FUEL TREATMENT ZONE DESCRIPTIONS & REQUIRED TREATMENTS

Below are the required treatments for the Fuel Treatment Zones. All distances in this report are measured horizontally. Zones 1A, 1B and 2 together on exterior lots provide 100 feet of treated area which should mitigate the radiant and convective heat effects of a wildland fire. On Lots 107 – 114, 131, 142, and 143, 100 feet of treated area is not achievable on site. Therefore, an off-site agreement must be obtained with the adjacent property owner to treat 85 feet beyond the property line (see APPENDIX ‘F’ for a copy of this agreement). 100 feet of treated area is not achievable on Lots 158 - 163 due to the inability to obtain an off-site agreement for fuel treatments. Therefore additional measures will be required to mitigate the reduction in fuel treatment for these lots. These measures are outlined in Sections 5.2 and 5.8. Together with the required fuel treatments these measures should mitigate the radiant and convective heat effects of a wildland fire for the projected 23.5 foot flame lengths under a worst case scenario.

The homeowners shall be responsible for maintaining Fuel Treatment Zones within their lots and the HOA is responsible for any maintaining fuel treatments outside the property owners lot boundaries. The Sycamore Creek Community Association through the Architectural Review Committee (ARC) will enforce the requirements in Zone 1A. In the event a lot is repossessed, the unit/agency holding title to the lot will be responsible for the maintenance.

5.1 Fuel Treatment Zone 1A - Lot Owner Maintained (*Shown as No Color on the Conceptual Fuel Treatment Map*)

Defined

Fuel Treatment Zone 1A is an irrigated zone beginning at the edge of each structure and includes the entire lot (front, side and backyard). Commonly called the defensible space zone, it shall be free of all combustible construction and materials. It is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure.

Required Landscaping

- Plants in this zone need to be fire resistant and shall not include any pyrophytes that are high in oils and resins such as pines, eucalyptus, cedar, cypress or juniper species. Thick, succulent or leathery leaf species with high moisture content are the most “fire resistant”. For proper plant selection refer to APPENDIX ‘A’ for a list of acceptable and desirable plants and APPENDIX ‘B’ for the RCFD Prohibited Plant list.
- Zone 1 will be cleared of all fire prone and undesirable plant species (see APPENDIX ‘B’).
- Landscape designs using hardscape features such as driveways, swimming pools, concrete, rock, pavers, and similar non-combustible features to break up fuel continuity within Zone 1 are encouraged.
- Landscaping shall be irrigated and primarily consist of fire-resistant, maintained native or ornamental plantings.
- Plants shall be low-growing and selected from the plant list in APPENDIX ‘A’ or plants approved by the RCFD. Mature height of plants shall not exceed 18 inches.
- Trees shall be single specimens or groupings of not more than three trees selected from the approved plant list. Trees are to be planted such that the mature canopies will be at least 10 feet from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable building.
- Trees must have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.

Required Maintenance

- Lots shall be maintained year round by the individual property owners within their property boundary (lot lines) as required by this CFPP or the RCFD and The Sycamore Creek Community Association through the Architectural Review Committee (ARC) will enforce the requirements in Zone 1A.
- Remove and replace any dead or dying plant material monthly.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to four inches or less in height.

- Trees must be maintained to have a minimum of six feet of vertical separation from low growing, irrigated vegetation beneath the canopy of each tree.
- All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)*] (see www.treecareindustry.org/public/gov_standards_a300.htm).

5.2 Fuel Treatment Zone 1B - HOA Maintained (Shown as **Purple on the Conceptual Fuel Treatment Map)**

Defined

Zone 1B is an irrigated zone that includes manufactured slopes and common areas where the HOA is to maintain the landscaping to Zone 1A criteria.

5.3 No Build Zone - Lot Owner Maintained (Shown as **Green on the Conceptual Fuel Treatment Map)**

Defined

The No Build Zone is part of Zone 1 on Lots 158 - 163, and shall be free of all combustible construction and materials including the house. It is measured from the exterior walls of the structure or from the most distal point of a combustible projection, an attached accessory structure, or an accessory structure within 10 feet of a habitable structure. It provides the best protection against the high radiant heat produced by a wildfire. It also provides a generally open area in which fire suppression forces can operate during wildfire events. This zone includes a level or level-graded area around the structure.

Required Landscaping and Maintenance

This is the same as Fuel Treatment Zone 1 (see Section 5.1 above for description).

5.4 Fuel Treatment Zone 2 - HOA Maintained (Shown as **Yellow on the Conceptual Fuel Treatment Map)**

Defined

Fuel Treatment Zone 2 is a transition area between the strict requirements of irrigated Zone 1 and the undisturbed native vegetation. Zone 2 is a non-irrigated thinning zone 50 feet in width beginning at the outer edge of Zone 1. Thinning zones are utilized to reduce the fuel load of a wildland area adjacent to urban projects thereby reducing the radiant and convective heat of wildland fires. The intent is to achieve and maintain an overall 50 percent reduction of the canopy cover spacing and a 50 percent reduction of the original fuel loading by reducing the fuel in each remaining shrub or tree without substantially decreasing the canopy cover or the removal of tree holding root systems.

Required Landscaping

- Thinning the native vegetation to a point where 50% open space is created.
- Removal of all dead, woody debris, and exotic or native flammable vegetation (see APPENDIX 'B').
- Allowances for the needs of protected species and habitats will be considered in this zone.
- No combustible construction or materials are allowed in Zone 2.

Required Maintenance

- Annually maintain all tree crowns to keep a separation of six feet between the ground fuels (shrubs and ground covers) and the lower limbs. All trees must be maintained to the current ANSI A300 standards [*Tree, Shrub, and Other Woody Plant Maintenance —Standard Practices (Pruning)*] (see www.treecareindustry.org/public/gov_standards_a300.htm).

- Annually prune vegetation (see APPENDIX 'B') to maintain a 50% thinning from the original vegetation cover.
- Native annual and perennial grasses will be allowed to grow and produce seed during the winter and spring. As grasses begin to cure (dry out), they will be cut to 4 inches or less in height.
- Annually remove all dead and dying vegetation and highly flammable exotic species (see APPENDIX 'B').

5.5 Off-Site Fuel Treatment Zone 2 - HOA Maintained (Shown as **Orange on the Conceptual Fuel Treatment Map)**

Defined

Off-Site Fuel Treatment Zone 2 is a non-irrigated thinning zone 100 feet in width beginning at the western property line of Lots 107 – 114 and the southern property line of Lots 131, 142, and 143. An off-site agreement or easement must be obtained from the adjacent property owner to treat this area.

Required Landscaping and Maintenance

This is the same as Fuel Treatment Zone 2; see Section 5.3 above for descriptions. (see APPENDIX 'F' for a copy of the maintenance agreement).

5.6 Adjacent Property Fuel Treatments (Shown as **Red on the Conceptual Fuel Treatment Map) -** Fuel treatment around adjacent properties maintained by adjacent property owners; shown to indicate a non-continuous fuel bed adjacent to the project in these areas.

5.7 Fire Access Roads - HOA Maintained (Shown as **Blue on the Conceptual Fuel Treatment Map)** Combustible vegetation shall be cleared from each side of the Fire Access Roads, or planted and maintained to Zone 1 standards, to a distance of not less than 20 feet from the edge of the Fire Access Roads.

5.8 Zone Markers

All exterior boundaries of Fuel Treatment Zones 1 and 2 shall be permanently marked on the ground for the purpose of guiding annual fuel treatment maintenance and inspection operations. The most reliable markers are steel fence posts with a baked on painted finish. The upper half of the above ground portion of the fence post is then painted a bright "day glow" orange to improve visibility. These Fuel Treatment Zone markers must be spaced so that the markers on each side of an installed marker can be seen from that marker.

5.9 Construction Standards

All structures within the Sycamore Creek project shall meet all wildland/interface standards to the satisfaction of the RCFD and be designed and constructed with ignition resistant construction requirements. All construction and ignition resistant requirements shall meet the 2009 International Wildland-Urban Interface Code (IWUIC), including amendments; related Ordinances; the CA Fire and Building Code, 2009 Edition and Chapter 7A-California Building Code. For a description of the current construction requirements as of the date of this report, see APPENDIX 'E'. The fire protection features described herein shall be maintained to equivalent or greater ignition resistance.

All non-habitable accessory structures such as decks, balconies, patio, covers, gazebos and fences shall be built from non-combustible materials. The owner is not restricted from having concrete/brick patios, walkways or a swimming pool within the Fuel Treatment Zones in compliance with other codes. Refer

to APPENDIX 'D' for photos and descriptions of non-combustible decks, patio covers, and railings for these non-habitable accessory structures.

Construction or building permits shall not be issued until the fire code official inspects and approves required fire apparatus access and water supply for the construction site. Prior to the delivery of combustible building construction materials to the project site the following conditions shall be completed to the satisfaction of the RCFD:

- All utilities shall be installed and approved by the appropriate inspecting department or agency.
- Approved Zone 2 fuel treatments shall be provided prior to combustible material arriving on the site and shall be maintained throughout the duration of construction. Zone 1 shall be cleared of all vegetation prior to construction and subsequently planted to the requirements stated in Section 5.1 after construction is completed.

5.10 Additional Construction Requirements

Additional construction requirements shall be required on Lots 158 - 163 to mitigate the inability to achieve a total of 100 feet of treated vegetation on these lots as follows:

- The houses on these lots shall have automatic door closers on all exterior doors except the vehicle access garage door.
- The house on Lot 158 shall be restricted to one-story.
- A eight (8) foot non-combustible wall shall be constructed along the western property boundary of Lots 158, 160 - 163. The top half of the wall may be a view wall as long as it remains non-combustible.
- Fire sprinklers shall be installed in all attics and garages.

5.11 Recommendations for Inclusion in the CC & R's:

- 1) The HOA will be responsible for all required fuel treatment and fire protection measures in the common areas. Homeowners shall be responsible for all required fuel treatment and fire protection measures on their respective lots.
- 2) The HOA through the Architectural Review Committee (ARC) shall have the authority for enforcing required fuel treatment measures around all structures and restrictions on placing combustible structures within the fuel treatment zones.
- 3) The HOA must have authority for enforcing the ban on **NO TRASH DUMPING OR DISPOSAL OF GREEN WASTE IN THE OPEN SPACE AREAS OR IN THE FUEL TREATMENT ZONES.**
- 4) All landscaping plans, including additional structures, must be approved by the HOA and the Riverside County Fire Department.
- 5) The HOA is responsible to the Riverside County Fire Department for the completion of all required Fuel Modification Treatments in the common areas. Required on-going maintenance

will be accomplished on an as needed basis. Should maintenance not be performed in a manner consistent with this Plan, the Riverside County Fire Department shall have the right to abate any treatment zone they deem a threat to the Sycamore Creek Development or adjoining properties. In doing so, all cost incurred will be billed to the owner(s). At the discretion of the Riverside County Fire Department Fire Marshal, yearly inspection of treatment areas may be required.

6.0 INFRASTRUCTURE

6.1 Water Supply

The Sycamore Creek water supply will be provided by the Lee Lake Water District (LLWD). An approved permanent water supply capable of supplying the required fire flow for fire protection shall be provided by the developer and accepted by LLWD prior to any combustible material placed on the site or the commencement of construction. The water supply system shall be a looped system served from two points.

Water supplies for fire protection and hydrants shall be in accordance with APPENDIX 'B' and APPENDIX 'C' of the California Fire Code, Riverside County Ordinance 787.6 and RCFD Standard #06-06. Based on the total square footage of the largest proposed residence, the minimum fire flow shall be 1500 GPM at 20psi residual pressure for a 2-hour duration, since the buildings will be equipped with an automatic fire sprinkler systems in accordance with NFPA Standard 13D.

Standard Fire Hydrants (6"x4"x2½") shall be required and must be located within 400 or 600 feet of all exterior portions of the structure(s) as measured along vehicular access. Blue markers must be placed on the roadways in accordance with RCFD Standard #06-11. The size of Fire Main pipes shall be a minimum of 6" in diameter. Hydraulic calculations, along with flow test information, shall be provided to determine the actual pipe size required to provide the minimum required fire flow with a maximum velocity not to exceed 20 feet per second.

6.2 Access Roads/Driveways and Gates

Main ingress and egress for the Sycamore Creek will be from Santiago Canyon Road. Driveways and access roads within the development shall be termed "Fire Access Roads" within this document. Fire apparatus access roads shall be identified by curbs painted red on both the top and face along the entire length of the fire apparatus access road. Where no curb exists or a rolled curb is installed, a 6 inch wide red strip or approved posted signs applied the full length of the fire apparatus access road shall be installed. All fire access roads shall meet the requirements of the RCFD, and shall be all weather surface capable of supporting loads of 75,000 lbs gross vehicle weight. Access to all portions of each structure must be within 150 feet of the available fire department access.

Any gates to be installed shall meet RCFD Standards and shall be approved by the RCFD prior to fabrication and installation. A Knox override key switch or similar device must be installed outside the gate in an approved, readily visible, and unobstructed location at or near the gate to provide emergency access. Gates accessing more than four residences or residential lots, or gates accessing hazardous institutional, educational or assembly occupancy group structures, shall also be equipped with approved emergency traffic control-activating strobe light sensor(s), or other devices approved by the Fire Chief, which will activate the gate on the approach of emergency apparatus with a battery back-up or manual mechanical disconnect in case of power failure.

7.0 Homeowner Education

A copy of this report shall be available in the Sycamore Creek Sales Office for review by any potential homebuyer. The HOA or Sales Office shall provide a copy of this Conceptual Fire Protection Plan to each homeowner at the close of escrow. Each homeowner shall be aware of the herein described fire protection measures, the types of non-combustible construction; and the plant materials that are allowed within their lot's boundaries. Of particular importance are APPENDICES 'A', 'B', and 'D' of this plan which provides guidance in the types of plants that are allowed to be established in landscaped areas and appropriate construction within Fuel Treatment Zones. Plant selection is critical as embers often travel over a mile during Santa Ana wind events.

8.0 Conceptual Fuel Treatment Map

Attached is a folder containing the CONCEPTUAL FUEL TREATMENT MAP depicting the location of all proposed Fuel Treatment locations as well as fire access roads, lot lines, and development boundaries.

APPENDIX 'A'

Recommended Plant List

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST

RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
1	W	Abelia x grandiflora	Glossy Abelia	Shrub
2	N	Acacia redolens desert carpet	Desert Carpet	Shrub
3		Acer macrophyllum	Big Leaf Maple	Tree
4	X	Achillea millefolium	Common Yarrow	Low shrub
5	W	Achillea tomentosa	Woolly Yarrow	Low shrub
6	X	Aeonium decorum	Aeonium	Ground cover
7	X	Aeonium simsii	Ncn	Ground cover
8	W	Agaave attenuata	Centruy Plant	Succulent
9	W	Agave shawii	Shaw's Century Plant	Succulent
10	N	Agave victoriae-reginae	Ncn	Ground cover
11	X	Ajuga reptans	Carpet Bugle	Ground cover
12	W	Alnus cordata	Italian Alder	Tree
13		Alnus rhombifolia	White Alder	Tree
14	N	Aloe aborescens	Tree Aloe	Shrub
15	N	Aloe aristata	Ncn	Ground cover
16	N	Aloe brevifolia	Ncn	Ground cover
17	W	Aloe vera	Medicinal Aloe	Succulent
18	W	Alyogyne huegelii	Blue Hibiscus	Shrub
19		Ambrosia chamissonis	Beach Bur-Sage	Perennial
20		Amorpha fruticosa	Western False Indigobush	Shrub
21	W	Anigozanthus flavidus	Kangaroo Paw	Perennial accent
22		Antirrhinum nuttalianum ssp. Nuttatianum	Ncn	Subshrub
23	X	Aptenia cordifolia x 'Red Apple'	Red Apple Aptenia	Ground cover
24	W	Arbutus unedo	Strawberry Tree	Tree
25	W	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Ground cover
26	W	Arctostaphylos edmundsil	Little Sur Manzanita	Ground cover
27		Arctostaphylos glandulosa ssp.glandulosa	Eastwood Manzanita	Shrub
28	W	Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	Low shrub
29	N	Arctostaphylos pungens	Ncn	Shrub
30	N	Arctostaphylos fefugioensis	Refugio Manzanita	Shrub
31	W	Arctostaphylos uva-ursi	Bearberry	Ground cover
32	W	Arctostaphylos x 'Greensphere'	Greensphere Manzanita	Shrub
33	N	Artemisia caucasica	Caucasian Artemisia	Ground cover
34	X	Artemisia pycnocephala	Beach Sagewort	Perennial

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
35	X	Atriplex canescens	Four-Wing Saltbush	Shrub
36	X	Atriplex lentiformis ssp. Breweri	Brewer Saltbush	Shrub
37		Baccharis emoryi	Emory Baccharis	Shrub
38	W	Baccharis pilularis ssp. Consanguinea	Chaparral Bloom	Shrub
39	X	Baccharis pilularis var. pilularis 'Twin Peaks #2'	Twin Peaks	Ground cover
40		Baccharis salicifolia	Mulefat	Shrub
41	N	Baileya multiradiata	Desert Marigold	Ground cover
42	W	Beaucarnea recurvata	Bottle Palm	Shrub/Small tree
43	N	Bougainvillea spectabilis	Bougainvillea	Shrub
44	N	Brahea armata	Mexican Blue Palm, Blue Hesper Palm	Palm
45	N	Brahea brandegeei	San Jose Hesper Palm	Palm
46	N	Brahea edulis	Guadalupe Palm	Palm
47		Brickellia acalifornica		Subshrub
48	W	Bromus carinatus	California Brome	Grass
49		Camissonia cheiranthifolia	Beach Evening Primrose	Perennial subshrub
50	N	Carissa macrocarpa	Green Carpet Natal Plum	Ground cover/Shrub
51	X	Carpobrotus chilensis	Sea Fig Ice Plant	Ground cover
52	W	Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus	Shrub
53	W	Ceanothus griseus 'Louise Edmunds'	Louis Edmunds Ceanothus	Shrub
54	W	Ceanothus griseus horizontalis	Yankee Point	Ground Cover
55	W	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	Shrub
56	W	Ceanothus griseus var. horizontalis 'Yankee Point'	Yankee Point Ceanothus	Shrub
57		Ceanothus megacarpus	Big Pod Ceanothus	Shrub
58	W	Ceanothus prostratus	Squaw carpet ceanothus	Shrub
59		Ceanothus spinosus	Green bark ceanothus	Shrub
60	W	Ceanothus verrucosus	Wart-Stem Ceanothus	Shrub
61	W	Cerastium tomentosum	Snow-in-summer	Ground cover/shrub
62	W	Ceratonia siliqua	Carob	Tree

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
63	W	<i>Cercis occidentalis</i>	Western Redbud	Tree/shrub
64	X	<i>Chrysanthemum leucanthemum</i>	Oxeye Daisy	Groundcover
65	W	<i>Cistus hybridus</i>	White Rockrose	Shrub
66	W	<i>Cistus incanus</i>	Ncn	Shrub
67	W	<i>Cistus incanus</i>	Ncn	Shrub
68	W	<i>Cistus incanus</i> ssp. <i>Corsicus</i>	Ncn	Shrub
69	W	<i>Cistus salviifolius</i>	Sageleaf Rockrose	Shrub
70	W	<i>Cistus x purpureus</i>	Orchid Rockrose	Shrub
71	W	<i>Citrus</i> species	Citrus	Tree
72		<i>Clarkia botatae</i>	Showy Fairwell to Spring	Annual
73		<i>Cneoridium dumosum</i>	Bushrue	Shrub
74		<i>Collinsia heterophylla</i>	Chinese Houses	Annual
75	W	<i>Comarostaphylis diversifolia</i>	Summer Holly	Shrub
76	N	<i>Convolvulus cneorum</i>	Bush Morning Glory	Shrub
77	W	<i>Coprosma kirkii</i>	Creeping Coprosma	Ground cover/Shrub
78	W	<i>Coprosma pumila</i>	Prostrate Coprosma	Low Shrub
79		<i>Coreopsis californica</i>	California Coreopsis	Annual
80	W	<i>Coreopsis lanceolata</i>	Coreopsis	Ground cover
81	N	<i>Correa pulchella</i>	Australian Fuchsia	Ground cover
82	W	<i>Cotoneaster buxifolius</i>	Ncn	Shrub
83	W	<i>Cotoneaster congestus</i> 'Likiang'	Likiang Cotoneaster	Ground cover/Vine
84	W	<i>Cotoneaster parneyi</i>	Ncn	Shrub
85	X	<i>Crassula lactea</i>	Ncn	Ground cover
86	X	<i>Crassula multicava</i>	Ncn	Ground cover
87	X	<i>Crassula ovata</i>	Jade Tree	Shrub
88	X	<i>Crassula tetragona</i>	Ncn	Ground cover
89	W	<i>Croton californicus</i>	California Croton	Ground cover
90	X	<i>Delosperma 'alba'</i>	White Trailing Ice Plant	Ground cover
91		<i>Dendromecon rigida</i>	Bush Poppy	Shrub
92		<i>Dichelostemma capitatum</i>	Blue Dicks	Herb
93	N	<i>Distictis buccinatoria</i>	Blood-Red Trumpet Vine	Vine/Climing vine
94	N	<i>Dodonaea viscosa</i>	Hopseed Bush	Shrub
95	X	<i>Drosanthemum floribundum</i>	Rosea Ice Plant	Ground cover
96	X	<i>Drosanthemum hispidum</i>	Ncn	Ground cover

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
97	X	<i>Drosanthemum speciosum</i>	Dewflower	Ground cover
98		<i>Dudleya lanceolata</i>	Lance-leaved Dudleya	Succulent
99		<i>Dudleya pulverulenta</i>	Chalk Dudleya	Succulent
100	W	<i>Elaeagnus pungens</i>	Silberberry	Shrub
101		<i>Encelia californica</i>	California Encelia	Small shrub
102	•	<i>Epilobium canum</i> [<i>Zauschneria californica</i>]	Hoary California Fuchsia	Shrub
103		<i>Eriastrum sapphirinum</i>	Mojave Wooly Star	Annual
104	N	<i>Eriobotrya japonica</i>	Loquat	Tree
105		<i>Eriodictyon crassifolium</i>	Thick-Leaf Yerba Santa	Shrub
106		<i>Eriodictyon trichocalyx</i>	Yerba Santa	Shrub
107	W	<i>Eriophyllum confertiflorum</i>	Ncn	Shrub
108	W	<i>Erythrina species</i>	Coral Tree	Tree
109	N	<i>Escallonia species</i>	Several varieties	Shrub
110	W	<i>Eschscholzia californica</i>	California Poppy	Flower
111	X	<i>Eschscholzia mexicana</i>	Mexican Poppy	Herb
112	N	<i>Euonymus fortunei</i>	Winter Creeper Euonymus	Ground cover
113	N	<i>Feijoa sellowiana</i>	Pineapple Guava	Shrub/Tree
114	N	<i>Fragaria chiloensis</i>	Wild Strawberry/ Sand Strawberry	Ground cover
115		<i>Frankenia salina</i>	Alkali Heath	Ground cover
116	W	<i>Fremontodendron californicum</i>	California Flannelbush	Shrub
117	X	<i>Gaillardia x grandiflora</i>	Blanketflower	Ground cover
118	W	<i>Galvezia speciosa</i>	Bush Snapdragon	Shrub
119	W	<i>Garrya ellipta</i>	Silktassel	Shrub
120	X	<i>Gazania hybrids</i>	South African Daisy	Ground cover
121	X	<i>Gazania rigens leucolaena</i>	Trailing Gazania	Ground cover
122		<i>Gilia capitata</i>	Globe Gilia	Perennial
123	W	<i>Gilia lephantha</i>	Showy Gilia	Perennial
124	W	<i>Gilia tricolor</i>	Bird's Eyes	Perennial
125	W	<i>Ginkgo biloba</i>	Maidenhair Tree	Tree
126		<i>Gnaphalium californicum</i>	California Everlasting	Annual
127	W	<i>Grewia occidentalis</i>	Starflower	Shrub
128		<i>Grindelia stricta</i>	Gum Plant	Ground cover
129	N	<i>Hakea suaveolens</i>	Sweet Hakea	Shrub
130	W	<i>Hardebergia comptoniana</i>	Lilac Vine	Shrub

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
131	N	<i>Helianthemum mutabile</i>	Sunrose	Ground cover/Shrub
132		<i>Helianthemum scoparium</i>	Rush Rose	Shrub
133		<i>Heliotropium curassavicum</i>	Salt Heliotrope	Ground cover
134	X	<i>Helix canariensis</i>	English Ivy	Ground cover
135	W	<i>Hesperaloe parviflora</i>	Red Yucca	Perennial
136		<i>Heteromeles arbutifolia</i>	Toyon	Shrub
137	X	<i>Hypericum calycinum</i>	Aaron's-Beard	Shrub
138	N	<i>Iberis sempervirens</i>	Edging Candytuft	Ground cover
139	N	<i>Iberis umbellatum</i>	Globe Candytuft	Ground cover
140		<i>Isocoma menziesii</i>	Coastal Goldenbush	Small shrub
141		<i>Isomeris arborea</i>	Bladderpod	Shrub
142	W	<i>Iva hayesiana</i>	Poverty Weed	Ground cover
143	N	<i>Jublans californica</i>	California Black Walnut	Tree
144		<i>Juncus acutus</i>	Spiny Rush	Perennial
145		<i>Keckiella antirrhinoides</i>	Yellow Bush Penstemon	Subshrub
146		<i>Keckiella cordifolia</i>	Heart Leaved Penstemon	Subshrub
147		<i>Keckiella ternata</i>	Blue Stemmed Bush Penstemon	Subshrub
148	W	<i>Kniphofia uvaria</i>	Red Hot Poker	Perennial
149	W	<i>Lagerstroemia indica</i>	Crape Myrtel	Tree
150	W	<i>Lagunaria patersonii</i>	Primrose Tree	Tree
151	X	<i>Lampranthus aurantiacus</i>	Bush Ice Plant	Ground cover
152	X	<i>Lampranthus filicaulis</i>	Redondo Creeper	Ground cover
153	X	<i>Lampranthus spectabilis</i>	Trailing Ice Plant	Ground cover
154	W	<i>Lantana camara cultivars</i>	Yellow Sage	Shrub
155	W	<i>Lantana montevidensis</i>	Trailing Lantana	Shrub
156		<i>Lasthenia californica</i>	Dwarf Goldfields	Annual
157	W	<i>Lavandula dentataq</i>	French Lavendar	Shrub
158	W	<i>Leptospermum laevigatum</i>	Australian Tea Tree	Shrub
159	W	<i>Leucophyllum frutescens</i>	Texas Ranger	Shrub
160		<i>Leymus condensatus</i>	Giant Wild Rye	Large grass
161	N	<i>Ligustrum japonicum</i>	Texas Privet	Shrub
162	X	<i>Limonium pectinatum</i>	Ncn	Ground cover
163	X	<i>Limonium perezii</i>	Sea Lavender	Shrub
164	W	<i>Liquidambar styraciflua</i>	American Sweet Gum	Tree
165	W	<i>Liriodendron tulipifera</i>	Tulip Tree	Tree

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
	Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.			
166	X	Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle	Vining shrub
167		Lonicera subspicata	Wild Honeysuckle	Vining shrub
168	X	Lotus corniculatus	Bird's Foot Trefoil	Ground cover
169		Lotus heermannii	Northern Woolly Lotus	Perennial
170		Lotus scoparius	Deerweed	Shrub
171	W	Lupinus arizonicus	Desert Lupine	Annual
172	W	Lupinus benthamii	Spider Lupine	Annual
173		Lupinus bicolor	Sky Lupine	Flowering annual
174		Lupinus sparsiflorus	Loosely Flowered Annual Lupini/Coulter's Lupine	Annual
175	W	Lyonothamnus floribundus ssp. Asplenifolius	Fernleaf Ironwood	Tree
176	W	Macadamia Integrifolia	Macadamia Nut	Tree
177	W	Mahonia aquifolium 'Golden Abundance'	Golden Abundance Oregon Grape	Shrub
178	W	Mahonia nevinii	Nevin Mahonia	Shrub
179		Malacothamnus fasciculatus	Chaparral Mallow	Shrub
180	X	Malephora luteola	Trailing Ice Plant	Ground cover
181	W	Maytenus boaria	Mayten Tree	Tree
182	W	Melaleuca nesophila	Pink Melaleuca	Shrub
183	N	Metrosideros excelsus	New Zealand Christmas	Tree
184	•	Mimulus species	Monkeyflower	Flower
185		Mirabilis californica	Wishbone Bush	Perennial
186	N	Myoporum debile	Ncn	Shrub
187	N	Myoporum insulare	Boobyalla	Shrub
188	W	Myoporum parvifolium	Ncn	Ground cover
189	W	Myoporum 'Pacificum'	Ncn	Shrub
190		Nassella [stipa] lepida	Foothill needlegrass	Ground cover
191		Nassella [stipa] pulchra	Purple needlegrass	Ground cover
192		Nemophila menziesii	Baby Blue Eyes	Annual
193	X	Nerium oleander	Oleander	Shrub
194		Oenothera hookeri	California Evening Primrose	Flower
195	W	Oenothera speciosa	Showy Evening Primrose	Perennial
196	X	Ophiopogon japonicus	Mondo Grass	Ground cover
197	•	Opuntia littoralis	Prickly Pear	Cactus
198	•	Opuntia oricola	Oracle Cactus	Cactus

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
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199	•	<i>Opuntia prolifera</i>	Coast Cholla	Cactus
200	W	<i>Osmanthus fragrans</i>	Sweet6 Olive	Shrub
201	X	<i>Osteospermum fruticosum</i>	Trailing African Daisy	Ground cover
202	X	<i>Parkinsonia aculeata</i>	Mexican Palo Verde	Tree
203	W	<i>Pelargonium peltatum</i>	Ivy Geranium	Ground cover
204	X	<i>Penstemon species</i>	Beard Tongue	Shrub
205	W	<i>Photinia fraseri</i>	Ncn	Shrub
206	W	<i>Pistacia chinensis</i>	Chinese Pistache	Tree
207	X	<i>Pittosporum undulatum</i>	Victorian Box	Tree
208		<i>Plantago erecta</i>	California Plantain	Annual
209	••	<i>Plantago insularis</i>	Woolly Plantain	Annual
210	X	<i>Plantago sempervirens</i>	Evaergreen Plaintain	Ground cover
211	W	<i>Platanus racemosa</i>	California Sycamore	Tree
212	W	<i>Plumbago auriculata</i>	Plumbago Cape	Shrub
213		<i>Populus fremontii</i>	Western Cottonwood	Tree
214	X	<i>Portulacaria afra</i>	Elephant's Food	Shrub
215		<i>Potentilla glandulosa</i>	Sticky Cinquefoil	Subshrub
216	X	<i>Potentilla tabernaemontanii</i>	Spring Cinquefoil	Ground cover
217	X	<i>Prunus caroliniana</i>	Carolina Cherry Laurel	Shrub/Tree
218		<i>Prusus ilicifolia ssp. Ilicifolia</i>	Holly Leaved Cherry	Shrub
219	X	<i>Prunus lyonii</i>	Catalina Cherry	Shrub/Tree
220	N	<i>Punica granatum</i>	Pomegranate	Shrub/Tree
221	W	<i>Puya species</i>	Puya	Succulent/shrub
222	W	<i>Pyraacantha species</i>	Firethorn	Shrub
223		<i>Quercus agrifolia</i>	Coast Live Oak	Shrub
224	•	<i>Quercus berberdifolia</i>	California Scrub Oak	Shrub
225	•	<i>Quercus dumosa</i>	Coastal Scrub Oak	Shrub
226	X	<i>Quercus engelmannii</i>	Engelmann Oak	Tree
227	X	<i>Quercus suber</i>	Cork Oak	Tree
228	X	<i>Rhamnus alaternus</i>	Italian Buckthorn	Shrub
229		<i>Rhamnus californica</i>	California Coffee Berry	Shrub
230		<i>Rhamnus crocea</i>	Redberry	Shrub
231		<i>Rhamnus crocea ssp. Ilicifolia</i>	Hollyleaf Redberry	Shrub
232	N	<i>Rhaphiolepis species</i>	Indian Hawthorn	Shrub
233		<i>Rhus integrifolia</i>	Lemonade Berry	Shrub
234	N	<i>Rhus lancea</i>	African Sumac	Tree
235		<i>Rhus ovataa</i>	Sugarbush	Shrub

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

	Code	Botanical Name	Common Name	Plant Form
Any plant with the abbreviation Ncn in the Common Name column below means that there is no Common Name. The code is found at the bottom of the last page of this list.				
236		Ribes aureum	Golden Currant	Shrub
237		Ribes indecorum	White Flowering Currant	Shrub
238		Ribes speciosum	Fuchsia Flowering Gooseberry	Shrub
239	W	Ribes viburnifolium	Evergreen Currant	Shrub
240	•	Romneya coulteri	Matilija Poppy	Shrub
241	X	Romneya coulteri 'White Cloud'	White Cloud Matilija Poppy	Shrub
242	W	Rosmarinus officinalis	Rosemary	Shrub
243	W	Salvia greggii	Autumn Sage	Shrub
244	W	Salvia sonomensis	Creeping Sage	Ground cover
245		Sambucus mexicana	Mexican Elderberry	Tree
246	W	Santolina chamaecyparissus	Lavender Cotton	Ground cover
247	W	Santolina virens	Green Lavender Cotton	Shrub
248		Satureja chandleri	San Miguel Savory	Perennial
249		Scirpus acutus	Hard-Stem Bulrush	Perennial
250		Scirpus californicus	California Bulrush	Perennial
251	X	Sedum acre	Goldmoss Sedum	Ground cover
252	X	Sedum album	Green Stonecrop	Ground cover
253	X	Sedum confusum	Ncn	Ground cover
254	X	Sedum lineare	Ncn	Ground cover
255	X	Sedum x rubrotinctum	Pork and Beans	Ground cover
256	X	Senecio serpens	Ncn	Ground cover
257		Sisyrinchium bellum	Blue-Eyed Grass	Ground cover
258		Solanum douglasii	Douglas Nightshade	Shrub
259		Solanum xanthii	Purple Nightshade	Perennial
260	W	Stenocarpus sinuatus	Firewheel Tree	Tree
261	W	Strelitzia nicolai	Giant Bird of Paradise	Perennial
262	W	Strelitzia reginae	Bird of Paradise	Perennial
263		Symphoricarpos mollis	Creeping Snowberry	Shrub
264	W	Tecoma stans [Stenolobium stans]	Yellow Bells	Shrub/Small tree
265	X	Tecomaria capensis	Cape Honeysuckle	Ground cover
266	N	Teucrium chamaedrys	Germander	Ground cover
267	N	Thymus serpyllum	Lemon Thyme	Ground cover
268	N	Trachelospermum jasminoides	Star Jasmine	Shrub
269		Trichostema lanatum	Woolly Blue-Curls	Shrub
270	X	Trifolium hirtum 'Hyron'	Hyron Rose Clover	Ground cover

APPENDIX 'A'

RIVERSIDE COUNTY PLANT LIST RECOMMENDED PLANTS FOR HIGH FIRE HAZARD AREAS

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271	X	Trifolium fragiferum 'O'Connor's'	O'Connor's Legume	Ground cover
272		Umbellularia californica	California Laurel	Tree
273		Verbena lasiostachys	Western Vervain	Perennial
274	N	Verbena peruviana	Ncn	Ground cover
275	X	Verbena species	Verbena	Ground cover
276	X	Vinca minor	Dwarf Periwinkle	Ground cover
277		Vitis girdiana	Desert Wild Grape	Vine
278	X	Vulpia myuros 'Zorro'	Zorro Annual Fescue	Grass
279	W	Westringia fruticosa		Shrub
280	W	Xanthorrhoea species	Grass Tree	Perennial accent/ Shrub
281	W	Xylosma congestum	Shiny Xylosma	Shrub
282	X	Yucca species	Yucca	Shrub
283		Yucca whipplei	Yucca	Shrub

CODE

- X = Plant species prohibited in wet and dry fuel modification zones adjacent to native open space lands. Acceptable on all other fuel modification locations and zones.
- W = Plant species appropriate for use in wet fuel modification zones adjacent to native open space lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification locations and zones.
- = Plant species native to San Diego County. Acceptable in all fuel modification (wet or dry zones) in all locations.
- N = Plant species acceptable on a limited basis (maximum 30% of the area at time of planting) in wet fuel modification zones adjacent to native open space reserve lands. Acceptable in all other fuel modification locations and zones. Refer to qualification requirements starting on page 13.
- If seed collected from local seed source.
- Not native plant species but can be used in all fuel modification zones.

APPENDIX 'B'

Prohibited Plant List

APPENDIX 'B'

Prohibited (& Fire Prone) Plant Species List For Fuel Modification Zones in High & Very High Hazard Areas

	Botanical Name	Common Name	Plant Form
1.	Acacia species	Acacia	Shrub/Tree
2.	Adenostema fasciculatum	Chamise	Shrub
3.	Adenostema sparsifolium	Red Shank	Shrub/Tree
4.	Artemisia californica	California Sagebrush	Shrub
5.	Anthemis cotula	Mayweed	Weed
6.	Arundo donax	Giant reed	Grass/weed
7.	Brassica nigra	Black Mustard	Weed
8.	Brassica ropa	Yellow Mustard	Weed
9.	Cedrus species	Cedar	Tree
10.	Cirsim vugare	Wild Artichoke	Weed
11.	Conyza canadensis	Horseweed	Weed
12.	Cortaderia species	Pampas Grass	Tall Grass
13.	Cupressus species	Cypress	Tree
14.	Cytisus striatus	Broom	Shrub
15.	Cytisus scoparius	Broom	Shrub
16.	Eriogonum fasciculatum	Common Buckwheat	Shrub
17.	Eucalyptus species	Eucalyptus	Shrub/Tree
18.	Heterotheca grandiflora	Telegraph plant	Weed/shrub
19.	Genista monosperma	Broom	Shrub
20.	Juniperus species	Junipers	Succulent
21.	Lactuca serriola	Prickly lettuce	Weed
22.	Nicotiana bigelevel	Indian tobacco	Shrub
23.	Nicotiana glauca	Tree tobacco	Shrub
24.	Pennisetum species	Fountain Grass	Ground cover
25.	Pinus species	Pines	Tree
26.	Phoenix canariensis	Palm	Tree
27.	Rosmarinus species	Rosemary	Shrub
28.	Salvia species • •	Sage	Shrub
29.	Silybum marianum	Milk thistle	Weed
30.	Spartium junceum	Broom	Shrub
31.	Urtica urens	Burning nettle	Weed
32.	Washingtonia species	Palms	Tree

APPENDIX 'C'

Literature References

Literature References

1. *Standard Fire Behavior Fuel Models: A Comprehensive Set for Use with Rothermel's Surface Fire Spread Model*, General Technical Report RMRS-GTR-153. June 2005. Joe H. Scott, Robert E. Burgan, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.
2. *BehavePlus: Fire Modeling System, version 5.0: Variables*. General Technical Report RMRS-GTR-213WWW Revised. September 2009. Patricia L. Andrews, United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.
3. *BEHAVEPlus Fire Modeling System, Version 4.0 User's Guide*, General Technical Report RMRS-GTR-106WWW Revised. July, 2009. Patricia L. Andrews, Collin D. Bevins, Robert C. Seli. United States Department of Agriculture - Forest Service, Rocky Mountain Research Station, Missoula, Montana.
4. California Code of Regulations Title 24 and Title 14, section 1280
5. California Public Resources Code Sections 4201 through 4204
6. California Government Code, sections 51175 through 51189; the 2007 Fire Code portion of the CBSC, including appendices to Chapters 1 & 4 and appendices B, F & H
7. 2009 International Fire Code, published by the International Code Council.
8. National Fire Protection Association - NFPA 13 Standard for the Installation of Sprinkler Systems in One and Two-Family Dwellings and Manufactured Homes, 13-R & 13-D, 2010 Editions.
9. National Fire Protection Association - NFPA 1142 Standard on Water Supplies for Suburban and Rural Fire Fighting, 2007 Edition.
10. National Fire Protection Association - NFPA 1144 *Standard for Reducing Structure Ignition Hazards from Wildfire* (2008 edition).
11. International Urban-Wildland Interface Code, 2009 edition.
12. *The 2010 California Fire Code and Local Amendments*.
13. California Building Code- Chapter 7A- *Materials and Construction Methods for Exterior Fire Exposure*. January 2010.
14. *The California State and Local Responsibility Area Fire Hazard Severity Zone Map – Fire and Resource Assessment Program of CAL FIRE*.
15. County of Riverside Ordinance No. 787 (as amended through Ordinance 787.6) adopting the 2010 California Fire Code. Adopted February 15, 2011.
16. Riverside County Fire Department Standards #06-06 revised 3-31-08 and #06-11 revised 4/16/08.
17. Western Region Climate Center. *Historic Climate Data from Remote Automated Weather Stations*. RAWs USA Climate Archive. Reno, NV. Data for all Remote Automated Weather Stations is available at: <http://www.raws.dri.edu/index.html>.

APPENDIX 'D'

Non-combustible & Ignition Resistant Building Materials

APPENDIX 'D'

Non-Combustible & Ignition Resistant Building Materials For Balconies, Carports, Decks, Patio Covers and Floors

Examples of non-combustible & fire resistant building materials for balconies, carports decks, patio covers and floors are as follow:

I. **NON-COMBUSTIBLE HEAVY GAGE ALUMINUM MATERIALS - Metals** USA Building Products Group - Ultra-Lattice



Ultra-Lattice Stand Alone Patio Cover



Ultra-Lattice Attached Patio Cover



Ultra-Lattice Solid Patio Cover



Ultra-Lattice Vs. Wood

II. FRX Exterior Fire-Retardant Treated Wood

Exterior Fire Retardant Treated (FRT) Wood

FRX® fire retardant treated wood may be used in exterior applications permitted by the codes where: public safety is critical, other materials would transfer heat or allow fires to spread, sprinkler systems cannot easily be installed, corrosive atmospheres necessitate excessive maintenance of other materials, or fire protection is inadequate or not readily available. The International Building, Residential and Urban-Wildland Interface Codes and regulations permit the use of fire retardant treated wood in specific instances. See below for typical exterior uses and typical residential uses.

Typical Exterior Uses

- Balconies
- Decks



Homeowners
and
Residential
Architects:
See this 2-
minute video
and the
diagram
below.



For information on fire retardant treated wood for exterior uses, visit www.frxwood.com.

Decking (SFM Standard 12-7A-4)

III. TREX COMPANY, INC –“Trex Accents®: Fire Defense™” wood and polyethylene composite deck board, nominal 5/4” thick x 5-1/2” width, nominal density of 0.036 lb/in³.

Trex Accents®: Fire Defense™

The perfect blend of beauty and brawn.

Trex's #1 selling platform, Trex Accents®, exceeds the strict fire regulations set by the State of California and San Diego County.



- Offers superior safety performance:
 - Exceeds ASTM E84 Class B Flame Spread.
 - Exceeds 12-7A-4 Part A (underflame) and Part B (Burning Brand).
- Self-extinguishing even under extreme fire exposure.
- Approved for use by the California State Fire Marshal's Office and San Diego County. Read the California Department of Forestry and Fire Protection, Office of the State Fire Marshal [WILDLAND URBAN INTERFACE \(WUI\)PRODUCTS Report. \(PDF\)](#).

IV. SOLID “WOOD” DECKING

◇ Company Name: Various Manufacturers

Product Description: Solid “Wood” decking: “Redwood”, “Western Red Cedar”, “Incense Cedar”, “Port Orford Cedar”, and “Alaska Yellow Cedar”.

Sizes: Minimum nominal 2” thickness (American Softwood Lumber Standard PS 20).

Lumber grades: Construction Common and better grades for Redwood, 3 Common and better grades for Cedars, and commercial decking or better grades for both Redwood and Cedars.

Special instructions: Solid wood decking shall be 3x decking and installed over solid wood joists spacing 24” or less on center with 6x6 columns, 4x10 or 6x8 beams and 4x8 joists.

APPENDIX 'E'

Ignition Resistant Construction

APPENDIX 'E'

As of the date of this CFPP, the following are the requirements for ignition resistant construction including requirements under Chapter 7A of the California Building Code (CBC) . In addition, exterior building construction including roofs, eaves, exterior walls, doors, windows, decks, and other attachments must meet the CBC Chapter 7A ignition resistance requirements at the time of building permit application.

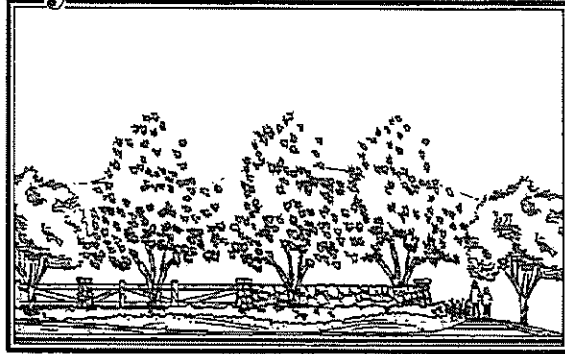
1. All structures will be built with a Class A Roof Assembly, including a Class A roof covering, and attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/8-inch mesh corrosion-resistant metal screening or other approved material that offers equivalent protection. Attic ventilation shall also comply with the requirements of the Uniform Building Code (U.B.C.). Ventilation louvers and openings may be incorporated as part of access assemblies.
2. Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.
3. When provided, exposed valley flashings shall be not less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
4. Paper-faced insulation shall be prohibited in attics or ventilated spaces.
5. All chimney, flue or stovepipe openings will have an approved spark arrester. An approved spark arrester is defined as a device constructed of nonflammable materials, 12 gauge minimum thicknesses or other material found satisfactory by the Fire Protection District, having 1/2-inch perforations for arresting burning carbon or sparks. It shall be installed to be visible for the purposes of inspection and maintenance.
6. All residential structures will have automatic interior fire sprinklers installed according to the National Fire Protection Association (NFPA) 13D 2010 edition - Standard for the Installation of Sprinkler Systems in One and Two-family Homes and Manufactured Homes .
7. All glass or other transparent, translucent or opaque glazing materials including skylights shall be constructed multi-layered glazed panels one layer of which must be tempered glass.

8. The exterior walls' surface materials shall be non-combustible or ignition resistant. In all construction, exterior walls are required to be protected with 2-inch nominal solid blocking between rafters at all roof overhangs.
9. All eaves, fascias and soffits will be enclosed (boxed) with non-combustible materials. This shall apply to the entire perimeter of each structure.
10. All rain gutters, down spouts and gutter hardware shall be constructed from metal or other noncombustible material to prevent wildfire ignition along eave assemblies.
11. Gutters shall be provided with the means to prevent the accumulation of leaf litter and debris that contribute to roof edge ignition.
12. All fences and gate assemblies (fences, gate and gate posts) shall be of non-combustible material.
13. No attic ventilation openings or ventilation louvers shall be permitted in soffits, in eave overhangs, between rafters at eaves, or in other overhanging areas.
14. All projections (exterior balconies, decks, patio covers, unenclosed roofs and floors, and similar architectural appendages and projections) or structures less than five feet from a building shall be of non-combustible material, one-hour fire resistive construction on the underside, heavy timber construction or pressure-treated exterior fire-retardant wood. When such appendages and projections are attached to exterior fire-resistive walls, they shall be constructed to maintain same fire-resistant standards as the exterior walls of the structure.
15. Exterior doors shall be approved non-combustible construction, solid core wood and shall conform to the performance requirements of standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1 $\frac{3}{8}$ inches thick with interior field panel thickness no less than 1 $\frac{1}{4}$ inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E2074.
16. Accessory structures attached to buildings with habitable spaces and projections shall be in accordance with the Building Code. When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas and exterior wall construction in accordance with Chapter 7A of the Building Code.
17. Vinyl window assemblies are deemed acceptable if the windows have the following characteristics:
 - Frame and sash are comprised of vinyl material with welded corners
 - Metal reinforcements in the interlock area
 - Glazed with insulating glass, annealed or tempered (one layer of which must be tempered glass)

- Frame and sash profiles are certified in AAMA Lineal Certification Program
 - Certified and labeled to ANSI/AAMA/NWDA 101/LS2-97 for Structural Requirements
18. All windows shall be provided with 1/8 inch mesh metal or similar non-combustible screens to prevent embers from entering the structure during high wind conditions.
 19. Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/8-inch, noncombustible, corrosion-resistant metal mesh or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.
 20. Combustible eaves, fascias and soffits shall be enclosed. Eaves of heavy timber construction are not required to be enclosed as long as attic venting is not installed in the eaves. For the purposes of this section, heavy timber construction shall consist of a minimum of 4x6 rafter ties and 2x decking.
 21. Attic or foundation ventilation louvers or ventilation openings in vertical walls shall not exceed 144 square inches per opening and shall be covered with 1/8" inch mesh corrosion-resistant metal screen or other approved material that offers equivalent protection.
 22. Detached accessory structures located less than 50 feet from a building containing habitable space shall be constructed in accordance with Chapter 7A of the Building Code.

Exception: Accessory structures less than 120 square feet in floor area located at least 30 feet from a building containing a habitable space.

Sycamore Creek



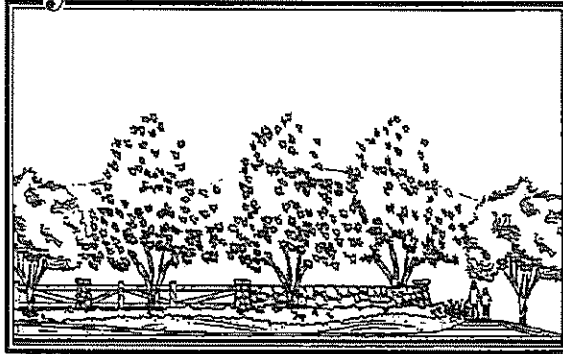
ADDENDUM No. 4 TO
ENVIRONMENTAL IMPACT REPORT (EIR) No. 325
FOR:

TENTATIVE TRACT MAP No. 36317

PREPARED BY:
County of Riverside, CA

September 20, 2013

Sycamore Creek



ADDENDUM NO. 4 TO
ENVIRONMENTAL IMPACT REPORT (EIR) NO. 325
FOR:
TENTATIVE TRACT MAP NO. 36317

APPLICANT:

Starfield Sycamore Investors, LLC
2151 Michelson Drive, Suite 250
Irvine, CA 92612
(949) 748-6714

CEQA CONSULTANT:

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17542 East 17th Street, Suite 100
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714-505-6360

September 20, 2013

I. Addendum Introduction

A. Document Purpose

This introduction is included to provide the reader with general information regarding: 1) the history of Specific Plan No. 256; 2) the purpose of an Addendum to an Environmental Impact Report (Addendum); 3) standards for adequacy under the California Environmental Quality Act (CEQA); 4) a description of the format and content of this Addendum; and 5) the processing requirements for the proposed Project.

1. History of Specific Plan No. 256

The SYCAMORE CREEK Specific Plan No. 256 (SP 256) was approved and Final Environmental Impact Report No. 325 (EIR 325) was certified by the Riverside County Board of Supervisors on November 8, 1994. The land use plan originally adopted for SYCAMORE CREEK, which was designed to be consistent with the Temescal/El Cerrito Community Plan, allowed for 1,764 single-family and multi-family residential dwelling units to be developed on the property along with a 10.4-acre elementary school site, 43.9 acres of parks, 29 acres of commercial uses, and 153.6 acres of greenbelts, riparian, and open space uses.

On July 18, 2000 the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SYCAMORE CREEK Specific Plan concurrent with approval of Tentative Tract Map No. 29320 (TTM 29320). The Substantial Conformance was a response to changing economic market conditions as well as updated infrastructure master plans. The resulting modifications to the Specific Plan included the relocation of planned residential uses and the relocation of the planned school and several parks. In addition, planned roadway alignments were adjusted, both in size and location, to respond to the County's updated master circulation plan. Through these refinements, the total number of dwelling units was reduced from the approved 1,764 to 1,733. The area devoted to commercial uses was reduced from 29.0 acres to 27.9 acres. Parkland within the Specific Plan area was increased from 43.9 acres to 47.5 acres, while open space was reduced by 11.0 acres. A fire station also was added to the community park as part of Substantial Conformance No. 1. TTM 29320 was concurrently approved to implement residential, open space, circulation, and recreational land uses consistent with Substantial Conformance No. 1, including 540 residential dwelling units on 116.8 acres, a 3.1-acre park, 48.4 acres of roadway improvements, and 10.9 acres of open space. The County of Riverside determined that the refinements to the land use plan proposed as part of Substantial Conformance No. 1 and TTM 29320 were in substantial conformance with the adopted SP 256 and certified EIR 325 and concluded that no new environmental mitigations beyond those required in EIR 325 were necessary. It should be noted that as part of approved TTM 29320, the Specific Plan's Planning Area 7 was graded and used as a borrow site to facilitate grading and implementation of the development designated as Phase 1 of SP 256. This grading that occurred in Planning Area 7 as part of TTM 29320 also was determined by the County to be consistent with EIR 325 and required no new environmental mitigations beyond those specified in EIR 325.

On June 10, 2003, the Riverside County Board of Supervisors adopted Amendment No. 1 to the SYCAMORE CREEK Specific Plan (SP256A1) and certified an Addendum to EIR 325 (Addendum No. 1). SP256A1 was required due to a proposal to conserve more than 80 acres of natural open space within the Specific Plan area that contained sensitive wetland habitat and endangered plants in a configuration considerably different than that shown in the approved SYCAMORE CREEK Specific Plan or Substantial Conformance No. 1. As part of the SYCAMORE CREEK Specific Plan Amendment No.

1, planning areas south and west of Mayhew Canyon Road were redesigned and the planned Sycamore Creek Road was eliminated as a backbone circulation facility in order to accommodate the newly proposed open space configuration. In addition, the Specific Plan's land use plan was modified in response to additional geologic testing that pinpointed the precise location of an earthquake fault identified on the property by EIR 325. Detailed geotechnical site evaluations showed the on-site fault was located traversing the site farther to the southwest than originally expected, which allowed more space to provide residential land uses. Approval of Amendment No. 1 increased the total number of residential dwelling units allowed within the SYCAMORE CREEK community from 1,733 homes to 1,765 homes. Amendment No. 1 also reduced the area devoted to commercial land uses from 27.9 acres to 14.6 acres. Park land was reduced from 47.5 acres to 41.7 acres; however, open space areas were increased from 118.5 acres to 154.6 acres. Revisions to the open space configuration, elimination of Sycamore Creek Road, redesign of planning areas, and more precisely identifying the location of the earthquake fault and its buffer zone were the driving forces behind Amendment No. 1 to the SYCAMORE CREEK Specific Plan.

On May 16, 2006, the Riverside County Board of Supervisors approved Tentative Tract Map No. 31908 (TTM 31908) and an Addendum to EIR 325 (Addendum No. 2). TTM 31908 subdivides 81.0 acres into 298 residential lots, 15 open space lots, and a sewer lift station within Planning Areas 14, 15A, 15B, 20B, and 23E of SP256A1 (referred to as Planning Areas 14, 15A, 15B, 20B, 22, and 28 in SP256A2, discussed below).

Amendment No. 2 to the SYCAMORE CREEK Specific Plan (SP256A2) and Addendum No. 3 to EIR 325 were approved by the Riverside County Board of Supervisors on July 2, 2013. SP256A2 reduced the total number of permitted residential dwelling units and modified land uses in response to changes in economic market conditions and to incorporate changes to reflect previously-approved subdivision map approvals (TTM 29320 and 31908 discussed above). SP256A2 also accommodated required open space dedications pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which was not in effect at the time SP 256 was first approved in 1994. As part of SP256A2, the total acreage designated for residential uses was reduced from 440.2 acres to 426.2 acres and the total number of residential dwelling units allowed within the Specific Plan was reduced from 1,765 to 1,737. In addition, SP256A2 altered open space and recreational area designations to create consistency with the County's General Plan designations, resulting in the re-designation of 41.7 acres of "Park," 14.9-acres of "Greenbelt," and 154.6 acres of "Open Space" to a total of 123.1 acres of "Open Space – Recreation," 90.2 acres of "Open Space – Conservation," 9.6 acres of "Open Space – Conservation Habitat," and 12.7 acres of "Public Facility". The acreage for areas designated for commercial retail, schools, and roadways remained unchanged as part of SP256A2, although the designation for commercial uses was changed to "Commercial Retail" and the designation of the school site in Planning Area 9 was changed to "Public Facility."

Tentative Tract Map No. 36317 (TTM 36317), which is the focus of this Addendum No. 4 to EIR 325, is a proposed Schedule "A" subdivision that proposes to implement the land uses allowed pursuant to SP256A2 within Planning areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29, which includes Medium Density Residential, Open Space – Recreation, and Public Facility land uses. TTM 36317 proposes to subdivide the property into 107 residential lots having a minimum lot size of 5,000 square feet (s.f.) and 86 residential lots having a minimum lot size of 6,000 s.f., for a total of 193 residential lots on 32.44 acres. In addition, TTM 36317 proposes to provide a total of 14 open space lots on 40.9 acres for passive park, open space, and water quality/detention basin land uses, with the remaining acreage devoted to internal circulation. As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-

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Amendment No. 2 to the SYCAMORE CREEK Specific Plan (SP256A2) and Addendum No. 3 to EIR 325 were approved by the Riverside County Board of Supervisors on July 2, 2013. SP256A2 reduced the total number of permitted residential dwelling units and modified land uses in response to changes in economic market conditions and to incorporate changes to reflect previously-approved subdivision map approvals (TTM 29320 and 31908 discussed above). SP256A2 also accommodated required open space dedications pursuant to the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which was not in effect at the time SP 256 was first approved in 1994. As part of SP256A2, the total acreage designated for residential uses was reduced from 440.2 acres to 426.2 acres and the total number of residential dwelling units allowed within the Specific Plan was reduced from 1,765 to 1,737. In addition, SP256A2 altered open space and recreational area designations to create consistency with the County's General Plan designations, resulting in the re-designation of 41.7 acres of "Park," 14.9-acres of "Greenbelt," and 154.6 acres of "Open Space" to a total of 123.1 acres of "Open Space – Recreation," 90.2 acres of "Open Space – Conservation," 9.6 acres of "Open Space – Conservation Habitat," and 12.7 acres of "Public Facility". The acreage for areas designated for commercial retail, schools, and roadways remained unchanged as part of SP256A2, although the designation for commercial uses was changed to "Commercial Retail" and the designation of the school site in Planning Area 9 was changed to "Public Facility."

Tentative Tract Map No. 36317 (TTM 36317), which is the focus of this Addendum No. 4 to EIR 325, is a proposed Schedule "A" subdivision that proposes to implement the land uses allowed pursuant to SP256A2 within Planning areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29, which includes Medium Density Residential, Open Space – Recreation, and Public Facility land uses. TTM 36317 proposes to subdivide the property into 107 residential lots having a minimum lot size of 5,000 square feet (s.f.) and 86 residential lots having a minimum lot size of 6,000 s.f., for a total of 193 residential lots on 32.44 acres. In addition, TTM 36317 proposes to provide a total of 14 open space lots on 40.9 acres for passive park, open space, and water quality/detention basin land uses, with the remaining acreage devoted to internal circulation. As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-

site drainage improvements would be required to convey an existing ephemeral stream across the southeastern corner of the TTM 36317 site. The improvements would consist of the addition of rip rap and the construction of two 2-foot diameter culverts. A portion of the improvements would occur immediately off-site to the south and to the east of the TTM 36317 site.

2. California Environmental Quality Act (CEQA) Requirements

The CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be less than what was previously identified. In the latter case, where minor technical project changes occur with no significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

An Addendum to an EIR (Addendum) is an informational document used as part of a comprehensive planning process associated with the proposed TTM 36317. The following describes the requirements of an Addendum, as defined in Section 15164 of the CEQA Guidelines:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- c. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- d. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to Section 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, Section 15164(a) allows for the preparation of an Addendum if none of the conditions described in Section 15162 have occurred. CEQA Guidelines Section 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

- c. 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 shows that the project will have one or more significant effects not discussed in the previous EIR; significant effects previously examined will be substantially more severe than shown in the previous EIR; 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 measure or alternatives; or mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. Regarding the proposed Project, none of the above circumstances are present.

3. Type of EIR and Level of Analysis

This document is an Addendum to the previously certified EIR 325 for the approved SYCAMORE CREEK Specific Plan 256. As such, this Addendum is intended to provide additional information regarding the environmental effects associated with implementation of the Specific Plan. As discussed above, three (3) prior Addenda have been prepared (associated with SPA256A1, TTM 32908, and SPA256A2). As such, this document is Addendum No. 4 to EIR 325. CEQA Guidelines Section 15156 states that an EIR, "should focus primarily on the changes in the environment that would result from the development project." In addition, an EIR must "examine all phases of the project including planning, construction, and operation." This Addendum provides the environmental information necessary for the County of Riverside to make an informed decision on the current requested entitlement of the proposed Project, which consists of a TTM 36317 to implement the land uses within Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29 of SP256A2.

Riverside County determined that an Addendum should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. As proposed, the Project would not involve any land uses which were not included in the analysis contained in EIR 325, and none of the actions proposed by the Project would result in new significant impacts (based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M). Therefore, the Project would not result in any new significant effects that were not previously identified in EIR 325 and prior addenda.
- b. The proposed Project would not require "major revisions" to the previous EIR because the Project will not involve any substantial changes in the Project resulting in substantial increases in the severity of the previously identified significant impacts. As proposed, TTM 36317 would allow for the construction of 193 medium density residential lots and 14 open space lots on approximately 89.1 acres. Residential lots include 107 5,000 s.f. lots and 86 6,000 s.f. lots on approximately 32.44 acres. Proposed open space lots would range in size from 0.06 acre to 13.25 acres in size and would encompass approximately

40.9 acres, allowing for passive park, open space, and water quality/detention basin land uses. TTM 36317 is fully consistent with SP256A2, which was previously evaluated in conjunction with approved Addendum No. 3 to EIR 325. No changes to SP 256 would occur as a result of the proposed Project. Overall, TTM 36317 would result in impacts that are less than or equal to those addressed in EIR 325 and the addenda thereto. The addendum also addresses construction of an off-site flood control channel; however, this improvement is being construction in satisfaction of a prior condition of approval adopted in connection with previously-approved development. As demonstrated in the accompanying Environmental Assessment No. 42390 (EA42390), the proposed Project would not substantially increase the severity of impacts to the environment as compared to impacts that were evaluated and disclosed as part of EIR 325 and addenda thereto.

- c. Subsequent to the certification of EIR 325 and approval of SP256A2, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, no new information of substantial importance regarding new significant impacts has become available which was not known at the time the previous EIR was prepared.
- d. The proposed Project would result in a comparable level of development permitted under the approved SP256A2, and none of the modifications proposed by the Project would result in more severe impacts as compared to what was previously disclosed as part of EIR 325. Therefore, and based on the findings of the Environmental Assessment/Initial Study Checklist contained in Appendix M, the proposed Project would not result in a substantial increase in the severity of previously identified significant effects analyzed in certified EIR 325 and addenda thereto.
- e. Technical reports were prepared for the subject areas of traffic, air quality/greenhouse gas emissions, noise, soils/geotechnical, biology (MSHCP Consistency Analysis and Determination of Biologically Equivalent or Superior Preservation), hydrology/water quality, and cultural resources (copies are contained within the appendix of this document). These technical reports did not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR 325 and prior addenda. Specifically, these technical reports concluded as follows:
 1. The traffic report reaffirmed the findings and mitigation measures established within SP 256 and EIR 325, and found that no new traffic impacts requiring mitigation would occur as a result of TTM 36317;
 2. The air quality/greenhouse gas emissions analysis determined that implementation of the Project would not result in any construction or long-term operational impacts due to Project emissions;
 3. The noise impact analysis and addendum letter thereto fulfills the requirement of EIR 325 Noise Mitigation Measure 2, which required the preparation of site-specific noise impact analyses for implementing tentative tract maps to identify the location and extent of required noise barriers. As concluded in the addendum letter to the noise impact analysis, noise barriers are not required in association with TTM 36317 and no new impacts to noise would occur as a result of the Project;

4. The updated biology reports were prepared to demonstrate Project consistency with applicable MSHCP requirements, and did not identify a substantial increase in the severity of impacts to biological resources beyond those disclosed in EIR 325,;
 5. The hydrology/water quality reports fulfill the mitigation requirements of EIR 325, which requires the preparation of site-specific hydrology studies and water quality management plans for implementing tract map approvals (as required pursuant to Riverside County Flood Control District requirements), and did not identify any new environmental impacts or an increase to the severity of previously disclosed impacts; and
 6. The updated cultural resources investigation did not identify any new impacts to historical, archaeological, or paleontological resources beyond that which was previously identified by EIR 325.
- f. The MSHCP Consistency Analysis determined that TTM 36317 would be fully consistent with the conservation criteria for MSHCP Conservation Cell No. 3545, and that the Project also would be fully consistent with Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2 of the MSHCP; accordingly, no new impact due to a conflict with the MSHCP would occur.
 - g. Mitigation measures identified in EIR 325, other than those that have changed as a result of updated technical studies, new governmental regulations, and/or imposed requirements specified in Project-related permits and authorizations, would still be appropriate and feasible for the proposed Project.

Based on these facts, the Lead Agency (Riverside County) determined that an Addendum to the previously certified EIR 325 would be prepared for the proposed Project. Its focus is to evaluate the proposed Project in relation to the approved Specific Plan and FEIR.

4. Format and Content of this Addendum

The principal objectives of CEQA are to provide information that will: 1) disclose the significant environmental impacts associated with a proposed project; and 2) identify alternatives to minimize those significant impacts.

Appendices A through L contain technical studies requested by the Riverside County Planning Department to reaffirm the findings of the previously certified EIR 325. It should be noted that several of the technical studies were prepared in conjunction with SP256A2 because TTM 36317 originally was being processed concurrent with SP256A2; however, due to issues that were unique to the TTM 36317 project, TTM 36317 was not approved concurrent with SP256A2. Nonetheless, the findings of the reports prepared in conjunction with SP256A2 still are relevant to the proposed Project. Studies prepared in support of the Project include the following:

- a. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Traffic Impact Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- b. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Air Quality Impact Analysis, prepared by Urban Crossroads and dated December 6, 2010;

- c. Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 and 36317) Climate Change Analysis, prepared by Urban Crossroads and dated December 6, 2010;
- d. Sycamore Creek Specific Plan Amendment No. 2 EIR Noise Analysis, prepared by Urban Crossroads and dated December 2, 2010;
- e. Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads and dated February 14, 2011;
- f. Sycamore Creek Specific Plan Land Use Modifications (Addendum to Specific Plan Amendment No. 2 EIR Noise Analysis), prepared by Urban Crossroads and dated June 19, 2012;
- g. Determination of Biologically Equivalent or Superior Preservation for Tract 36317, prepared by Helix Environmental and dated October 6, 2011;
- h. MSHCP Consistency Documentation for Tract 36317, prepared by Helix Environmental and dated October 6, 2011;
- i. Hydrology and Hydraulics Report for Tentative Tract Map 36317, prepared by Albert A. Webb and Associates and dated August 2010;
- j. Project Specific Preliminary Water Quality Management Plan – Tentative Tract Map 36317, prepared by Albert A. Webb and Associates and dated October 5, 2012;
- k. Phase I Cultural Resources Survey of Tentative Tract Map 36317, prepared by Brian F. Smith and Associates and dated June 13, 2011; and
- l. Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 and 24B, Sycamore Creek Development, prepared by Advanced Geotechnical Solutions, Inc., and dated November 17, 2012.

These studies, in conjunction with the Environmental Assessment/Initial Study Checklist contained in Appendix M, describe the findings of EIR 325 as they relate to each environmental topic or issue, predict the potential impacts attributable to the proposed Project, reference the mitigation measures identified in EIR 325 that are intended to minimize or avoid significant impacts, and identify the significant impacts which would occur even after mitigation measures are implemented. As concluded in the Environmental Assessment/Initial Study Checklist, implementation of the proposed Project would not result in new or more severe environmental impacts as compared to what was disclosed as part of EIR 325 or the addenda thereto.

5. Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum, which reflects the sole independent judgment of Riverside County. It will be forwarded, along with EIR 325, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission. During the public hearing(s), the Riverside County Planning Commission will consider the proposed action and the adequacy of this Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action to outright approve, conditionally approval, or deny approval of the proposed Project. If approved, the Planning Commission will also adopt findings relative to the Project's environmental effects following the implementation of mitigation measures.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42390
Project Case Type (s) and Number(s): Tentative Tract Map No. 36317 (TTM 36317)
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: (951) 955-8631
Applicant's Name: Starfield Sycamore Investors, LLC
Applicant's Address: 2151 Michelson Drive, Suite 250, Irvine, CA 92612

I. PROJECT INFORMATION

A. Project Description:

Tentative Tract Map No. 36317 (TTM 36317) proposes to implement the adopted Sycamore Creek Specific Plan No. 256, as approved pursuant to Amendment No. 2 (SP256A2). TTM 36317 proposes to subdivide the Specific Plan's Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29 into 193 development lots for residential use (including 107 lots with a minimum lot size of 5,000 s.f. and 86 lots with a minimum lot size of 6,000 s.f.) and 14 lots for passive park, open space, and water quality/detention basin land uses. Public and private rights-of-way also would be defined as part of TTM 36317. TTM 36317 also identifies the location of necessary infrastructure improvements, such as water, sewer, and storm drain lines. Figure 1, Tentative Tract Map No. 36317, depicts proposed TTM 36317 and the associated drainage improvement.

As a component of TTM 36317 (and as required pursuant to conditions of approval associated with Tentative Tract Map 31908), on- and off-site drainage improvements would be required to convey an existing ephemeral stream across the southeastern corner of the TTM 36317 site. The improvements would consist of the addition of rip rap and the construction of two 2-foot diameter culverts. A portion of the improvements would occur immediately off-site to the south and to the east of the TTM 36317 site. The proposed improvements are depicted on Figure 1 (refer also to Figure 4 under the discussion of biological resources). As required pursuant to Final Environmental Impact Report No. 325 (EIR 325) Wildlife and Vegetation Mitigation Measure No. 3, a Clean Water Act (CWA) Section 401 Water Quality Standards Certification Permit was obtained from the Santa Ana Regional Water Quality Control Board, a CWA Section 404 permit was obtained from the Army Corps of Engineers, and the California Department of Fish and Game was consulted and determined that a Lake or Streambed Alteration Agreement for the planned impacts is not required. Mitigation Measures were incorporated into the Section 401 and 404 permits, requiring compensatory mitigation for impacts to 0.064 acre of alluvial fan sage scrub and 0.015 acre jurisdictional streambed. Accordingly, implementation of the mitigation measures associated with the Section 401 and Section 404 permits are considered part of the Project evaluated herein, and include the acquisition of 0.207 acre of habitat creation credits from the Riverside-Corona Resources Conservation District Riparian Mitigation Program and the employment of water quality-related best management practices (BMPs) during construction activities.

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

C. Total Project Area: Approximately 89.1 gross acres proposed for subdivision by TTM 36317.

Residential Acres: 32.44	Lots: 193	Units: 193	Projected No. of Residents: 581
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 14 Open Space Lots on 40.9 acres.			

D. Assessor's Parcel No(s): 290-660-(002, 003, 005, 012); 290-670-(006, 007).

Figure 1

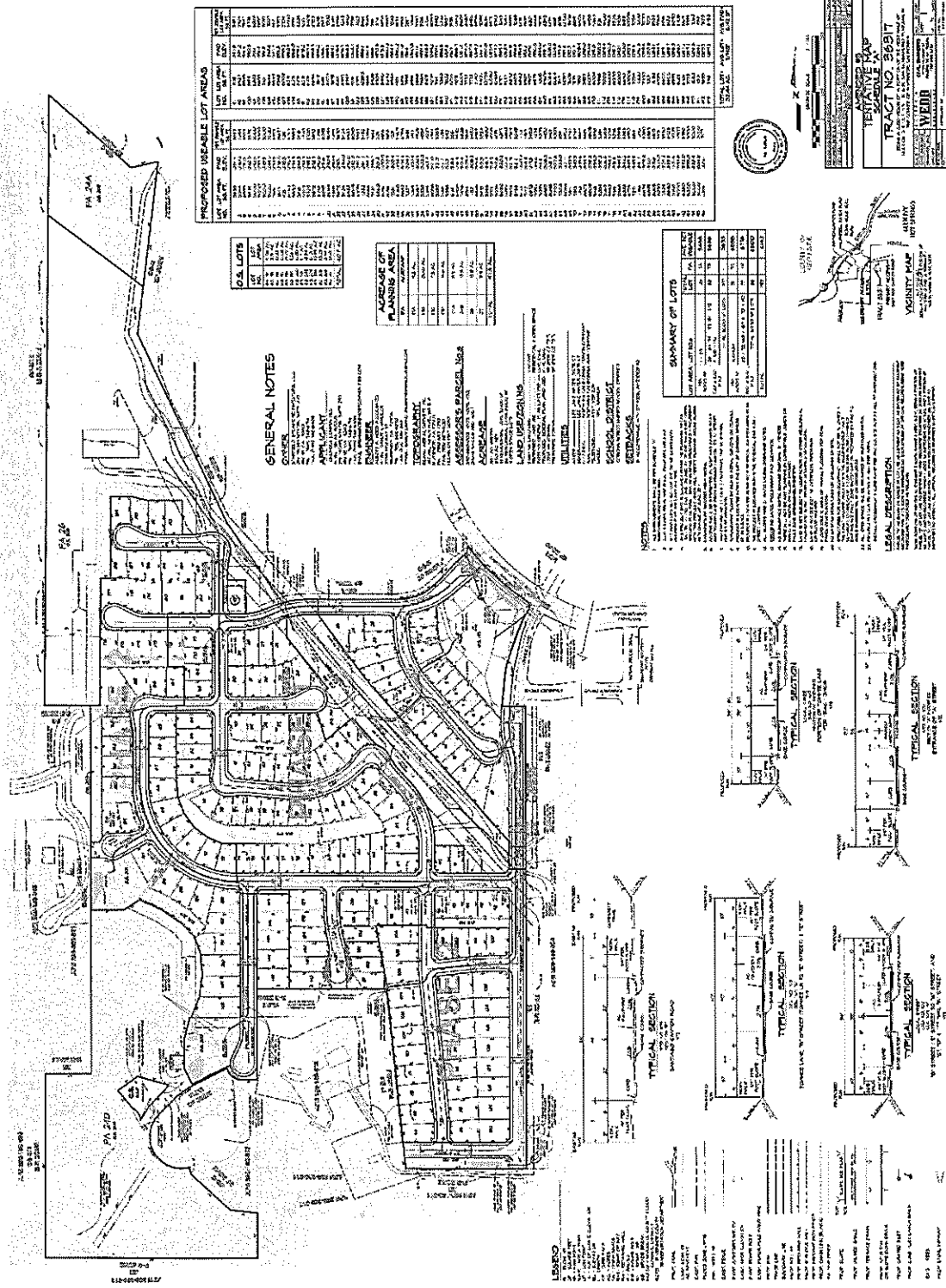
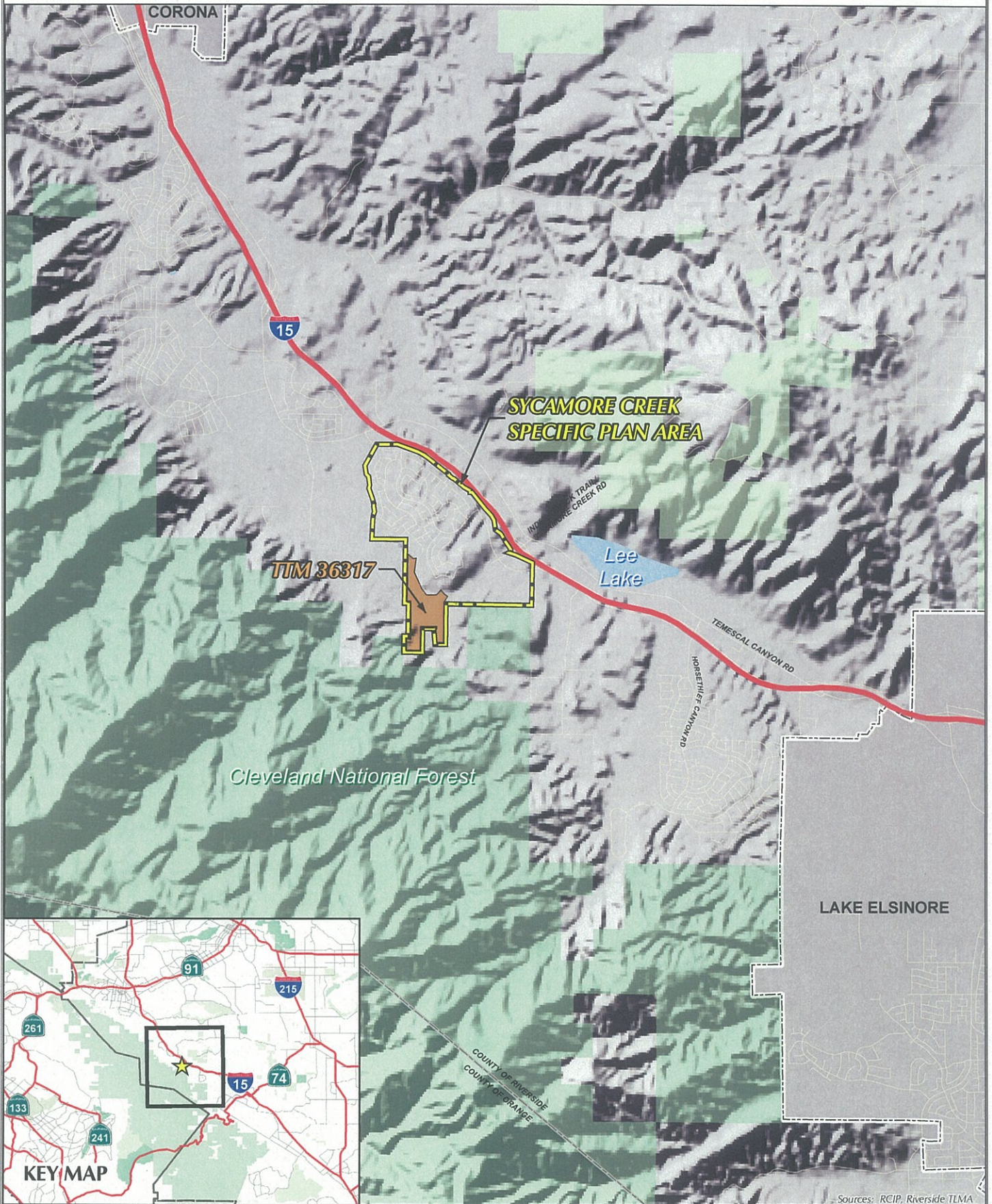


Figure 2

Vicinity Map



- A. **Street References:** Southwesterly of Santiago Canyon Road. Please refer to Figure 2, *Vicinity Map*.
- B. **Section, Township & Range Description or reference/attach a Legal Description:** Sections 12 and 13, Township 5 South, Range 6 West, San Bernardino Baseline and Meridian.
- C. **Brief description of the existing environmental setting of the project site and its surroundings:**

The proposed Project site is located within the approved Sycamore Creek Specific Plan (SP No. 256A2). As shown on Figure 3, *Aerial Photograph*, the proposed Project site is currently undeveloped but has been heavily disturbed by past discing operations, disturbance due to nearby construction activities, and prior mass grading activities. In addition, an existing unpaved roadway traverses the site, providing access to a water tank located immediately south of the TTM 36317 site.

To the southwest, south, and southeast of TTM 36317 are large expanses of open space, along with an existing water tank and several rural residential dwelling units. To the west of the TTM 36317 site is an existing aggregate mining operation (Mayhew Canyon Quarry). To the north of the proposed Project site (and within the Sycamore Creek Specific Plan) is an existing sports park complex, beyond which are several existing and under construction medium density residential neighborhoods.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project is consistent with the land use designations and requirements of Specific Plan No. 256, Amendment No. 2. Pursuant to General Plan Land Use Element Policy LU 1.10, the proposed Project also is consistent with the General Plan Land Use Map. The proposal meets all other applicable land use policies.
2. **Circulation:** The proposed Project has been reviewed for conformance with County Ordinance 460 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project site is not identified for conservation under the MSHCP, although TTM 36317 accommodates approximately 40.9 acres of open space parcels. The proposed Project adheres to all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed Project is within an area that is subject to seismic hazards due to the presence of surface traces of the Glen Ivy North Fault segment of the Elsinore Fault System, which traverses the TTM 36317 site. The proposed Project site is located in a high fire hazard area, but is not located in a flood hazard area or dam inundation area. The proposed Project allows 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 adheres to all other applicable Safety Element policies.
5. **Noise:** The proposed Project adheres to all applicable Noise Element policies.

Figure 3

Aerial Photograph



Source: Google Earth (2012)



6. **Housing:** Implementation of the proposed Project would implement the residential dwelling units as allowed by SP256A2. Accordingly, the proposed Project would be fully consistent with the General Plan Housing Element goals and policies.

7. **Air Quality:** The proposed Project has been conditioned to control fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Temescal Canyon Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Specific Plan No. 256 (MDR, PF, & OS-R)

E. Overlay(s), if any: None

F. Policy Area(s), if any: Specific Plan No. 256.

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

1. **Area Plan(s):** All lands surrounding the proposed Project site are located within the Temescal Canyon Area Plan.

2. **Foundation Component(s):** Open Space (OS) and Rural Community (RC) to the west, south and east; Community Development (CD) to the north.

3. **Land Use Designation(s):** Rural Residential and Open Space - Conservation Habitat to the south and east; Open Space – Mineral Resources and Open Space- Conservation Habitat to the west; Open Space – Recreation and Medium Density Residential to the north.

4. **Overlay(s):** None.

5. **Policy Area(s):** None.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Sycamore Creek Specific Plan No. 256

2. **Specific Plan Planning Area, and Policies, if any:** Planning Areas 17A, 17B, 17C, 17D, 24A, 24D, 26, 27, and 29.

I. Existing Zoning: Specific Plan (SP)

J. Proposed Zoning, if any: Specific Plan (SP)

K. Adjacent and Surrounding Zoning: Specific Plan Zone (SP Zone) to the north; Rural Residential (R-R) and Natural Assets (N-A) to the west, south, and east; Residential Agriculture (R-A-10) to the southeast.

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.

Aesthetics

Agriculture & Forest Resources

Air Quality

Hazards & Hazardous Materials

Hydrology / Water Quality

Land Use / Planning

Recreation

Transportation / Traffic

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

analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Matt Straite

For Carolyn Syms-Luna, Planning 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.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
AESTHETICS Would the project			
1. Scenic Resources			
a) Have a substantial effect upon a scenic highway corridor within which it is located?	No	No	No
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?	No	No	No

Source: General Plan Figure C-7 "Scenic Highways," EIR No. 325

Findings of Fact:

a) According to Figure 9 of the Temescal Canyon Area Plan (TCAP), nearby segments of Interstate I-15 are designated as a State Eligible Scenic Highway. Impacts to this State Eligible facility were evaluated and disclosed in EIR No. 325, which concluded that impacts associated with implementation of the Sycamore Creek Specific Plan would not occur. The proposed Project would not result in any new impacts to this scenic highway facility. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The proposed Project site is located on the lower slopes of the Santa Ana Mountains. No impacts to scenic resources associated with buildout of the Specific Plan area were previously identified as part of EIR No. 325. Areas proposed for development by TTM 36317 are planned for development by the Sycamore Creek Specific Plan and located adjacent to areas that have either already been subject to residential development, or are not open to public views from scenic vistas due to intervening topography and development. In addition, there are no scenic resources present on the proposed Project site, as the majority of the proposed Project site has been subject to past disturbance, including agricultural activities, disturbances associated with construction of adjacent portions of the Specific Plan area, and prior mass grading. The Project would be developed pursuant to the Sycamore Creek Specific Plan Standards and Guidelines and would not create an aesthetically offensive site open public view. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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2. Mt. Palomar Observatory			
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	No	No	No

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

Findings of Fact: The proposed Project is located within the outer edge of Mt. Palomar Observatory Nighttime Lighting Policy Area, as depicted on TCAP Figure 6. No impacts to the Mt. Palomar Observatory were previously identified as part of EIR No. 325. Additionally, development on-site would be regulated by County Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. With mandatory compliance with Ordinance No. 655, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues			
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	No	No	No
b) Expose residential property to unacceptable light levels?	No	No	No

Source: On-site Inspection, Project Application Description, EIR No. 325

Findings of Fact:

a & b) EIR No. 325 did not previously identify any significant impacts associated with other lighting issues. The Sycamore Creek Specific Plan includes standards for outdoor lighting within Section IV.A.3.e, *Outdoor Lighting*. TTM 36317 would be required to comply with these standards, which would ensure that lighting levels are within the parameters evaluated by EIR No. 325 and do not create new sources of substantial light or glare that would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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?	No	No	No
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	No	No	No
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?	No	No	No

Source: General Plan Figure OS-2 "Agricultural Resources," GIS database, EIR No. 325, Ord. No. 625, General Plan EIR, and Project Application Materials.

Findings of Fact:

- a) Impacts to agricultural resources on-site were fully evaluated and disclosed in EIR No. 325 and the addenda thereto, which concluded that such impacts would be less than significant. TTM 36317 merely implements the approved land uses pursuant to SP 256A2; accordingly, impacts to Important Farmland would not be substantially different from what was evaluated in EIR No. 325, and no new impact would occur, nor would the Project increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.
- b) EIR No. 325 did not identify any significant impacts associated with a conflict with agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The proposed Project site is not zoned for agricultural use and is not under active agricultural production. The Project site also is not subject to a Williamson Act contract nor is it located within a Riverside County Agricultural Preserve. An existing agricultural preserve (Glen Ivy 1) occurs off-site, adjacent to the southern boundary of TTM 36317. Based on a review of aerial photography, this agricultural preserve is not under active agricultural production. In addition, the entire area of Glen Ivy 1 Agricultural Preserve is designated by the General Plan for "Very Low Density Residential (VLDR)" and is zoned for "Rural Residential (R-R)" land uses; therefore, this off-site agricultural preserve is planned for long-term conversion to non-agricultural land uses, and such conversion was previously addressed as part of the 2003 General Plan EIR. Impacts to agricultural resources that would result from implementation of the General Plan (including, but not limited to, the conversion of the Glen Ivy 1 Agricultural Preserve to a non-agricultural use) were found to be significant and unavoidable impacts of the 2003 General Plan, for which the County adopted a Statement of Overriding Considerations. Moreover, the proposed Project would be required to comply with Riverside County Ordinance No. 625 ("Right-to-Farm Ordinance"), which requires notification to future on-site homeowners that existing agricultural operations may be occurring in the area, and that such existing operations shall not be deemed a nuisance as a result of residential land uses being located in the area. Mandatory compliance with Ordinance No. 625 would ensure that future development of medium density residential land uses on-site within the planning areas that abut the off-site Glen Ivy 1 Agricultural Preserve (i.e., Planning Areas 17B-D) does not conflict with the existing off-site agricultural preserve. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.
- c) EIR No. 325 did not identify any impacts that could result from development of non-agricultural uses within 300 feet of agriculturally zoned property. There are no properties located within 300 feet of the proposed Project site that are zoned for agricultural use. The nearest property zoned for agricultural use (Residential Agriculture, 10 acre minimum) is located approximately 1,300 feet to the southeast of the southeastern corner of the proposed Project site. As such, and consistent with the findings of EIR No. 325, the proposed Project would not cause development of non-agricultural uses within 300 feet of agriculturally

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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zoned property, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) There are no active agricultural uses within close proximity of the Project site; as such, the proposed Project would not result in indirect changes that could result in the conversion of additional off-site lands to non-agricultural use. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

5. Forest	No	No	No
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))?	No	No	No
b) Result in the loss of forest land or conversion of forest land to non-forest use?	No	No	No
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?	No	No	No

Source: General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) through c): The proposed Project site has been subject to disturbance associated with past agricultural uses on the site and mass grading. The Project site does not contain any forest lands, is not zoned for forest resources, nor is it identified as containing forest resources by the General Plan. Although the specific topic of Forest was not evaluated in EIR 433, the EIR disclosed extensive information about the property's existing conditions and surrounding environment, including vegetation types, to reasonably conclude that the property and immediately surrounding area do not contain forest lands and that development of the Specific Plan would have no adverse effects on forests. There are no components of the proposed Project that could result in significant impacts, either directly or indirectly, to forestland resources. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project	No	No	No
6. Air Quality Impacts			
a) Conflict with or obstruct implementation of the applicable air quality plan?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	No	No	No
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)?	No	No	No
d) Expose sensitive receptors which are located within 1 mile of the project site to substantial point source emissions?	No	No	No
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	No	No	No
f) Create objectionable odors affecting a substantial number of people?	No	No	No

Source: Addendum No. 3, EIR No. 325, SP 256A2 Air Quality Impact Analysis, SCAQMD AQMP, SCAQMD CEQA Air Quality Handbook, General Plan EIR (Section 4.5, *Air Quality*)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. When EIR 325 was certified in 1994, the SCAQMD had not yet adopted any AQMPs for the Project area. Most recently, the SCAQMD Governing Board adopted the Draft Final 2007 AQMP for the SCAB, on June 1, 2007. The SCAQMD is currently working on a 2012 AQMP but it is not yet adopted so the SCAQMD 2007 AQMP remains the applicable air quality for consistency analysis. For purposes of evaluation and to determine whether the proposed Project would result in any new or more severe air quality impacts than disclosed in EIR 325, consistency with the currently applicable 2007 AQMP is discussed below.

The 2007 SCAQMD AQMP was based on the assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the new EMFAC 2007 model for the most recent motor vehicle and demographics information, respectively.

The Project's consistency with the 2007 AQMP is discussed below. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's *CEQA Air Quality Handbook* (1993).

- Consistency Criterion No. 1:** *The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). Impacts to air quality were previously evaluated and disclosed as part of Addendum No. 3 to EIR 325, which found that implementation of SP256A2 would not exceed the short-term construction or long-term operational standards for localized emissions (both CAAQS standards and SCAQMD's regional thresholds). In addition, the analysis of long-term local air quality impacts provided in Addendum No. 3 indicate that future carbon monoxide (CO) concentration levels along roadways and intersections in the Project area would not exceed 1-hour and 8-hour State CO pollutant concentration thresholds.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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The proposed TTM 36317 Project merely implements the approved land uses pursuant to SP 256A2, and would not result in any increases in air quality emissions beyond what was previously evaluated and disclosed as part of Addendum No. 3. On the basis of the preceding discussion, the Project would be consistent with Consistency Criterion No. 1.

- Consistency Criterion No. 2:** *The proposed project will not exceed the assumptions in the AQMP in 2011 or increments based on the years of project build-out phase.*

Assumptions used in the AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. As concluded in Addendum No. 3, SP 256A2 resulted in an overall reduction in dwelling units allowed on-site, indicating that buildout of the Specific Plan would not exceed the assumptions in the AQMP. The Project does not propose any amendments to the site's General Plan or zoning designations, and no changes to the approved Specific Plan would occur as a result of the Project. As such, the Project would not substantially exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

Based on the foregoing analysis, the proposed Project would not conflict with or obstruct implementation of the AQMP. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) & c) Impacts resulting from buildout of the Specific Plan were previously evaluated and disclosed as part of Addendum No. 3, as summarized below.

Construction Emissions

EIR No. 325 identified less than significant impacts due to near-term construction emissions. Construction emissions associated with the proposed Project would be slightly reduced as compared to the emissions disclosed as part of EIR No. 325 since the total number of units allowed within the Specific Plan area was previously reduced from 1,764 dwelling units in the original Specific Plan to 1,737 dwelling units. Additionally, the proposed Project seeks to implement the land use designations of the approved Sycamore Creek Specific Plan Amendment No. 2, which was evaluated as part of Addendum No. 3 to EIR No. 325. Addendum No. 3 found that near-term construction emissions would not exceed the SCAQMD regional thresholds during buildout of the TTM 36317 site (as summarized below in Table 1, *Construction Activities Emissions Summary (Pounds Per Day)*). The data in Table 1 assumes mandatory compliance to applicable standard regulatory requirements, including but not limited to SCAQMD Rule 1113 (Architectural Coatings); SCAQMD Rule 431.2 (Low Sulfur Fuel), SCAQMD Rule 403 (Fugitive Dust), and SCAQMD Rule 1186/1186.1 (Street Sweepers). Therefore, implementation of the proposed Project would not result in any new construction-related air quality impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Table 1 Construction Activities Emissions Summary (Pounds Per Day)

Activity	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	30.11	32.73	72.80	0.09	8.83	3.27
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Operational Emissions

Long-term emissions associated with buildout of the Sycamore Creek Specific Plan were previously evaluated and disclosed as significant and unavoidable as part of EIR No. 325, although mitigation measures were identified to reduce long-term emissions to the greatest feasible extent (refer to EIR 325 Climate and Air Quality Mitigation Measures 3 and 4). Operational emissions resulting from buildout of the TTM 36317 site also were previously evaluated and disclosed as part of Addendum No. 3, which addressed SP 256A2. The proposed Project would be fully consistent with SP 256A2, and would therefore be consistent with the findings of Addendum No. 3, which found that all operational air quality impacts would be less than significant.

Specifically, long-term operation of the Project is expected to result in the emissions of Reactive Organic Gasses (ROG), NO_x, SO_x, PM₁₀, and PM_{2.5}. Operational emissions are expected from the following primary sources: vehicles; combustion emissions associated with natural gas and electricity use; fugitive dust related to vehicle travel; operation of maintenance equipment; emissions from consumer products; and architectural coatings. The Project-related emissions burdens, along with a comparison of SCAQMD significance thresholds, are shown in Table 2, *TTM 36317 (2013) Operational Emissions Summary*. As demonstrated in Table 2, the Project's long-term operational emissions would not exceed the criteria pollutant thresholds established by the SCAQMD, and would not substantially contribute to an existing air quality violation. Moreover, emissions would be slightly reduced as compared to the level of emissions assumed under EIR No. 325 since the Project implements a portion of SP256A2, which includes fewer dwelling units than the original Specific Plan. Therefore, implementation of the proposed Project would not result in any new operational-related air quality impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) EIR No. 325 did not identify any impacts associated with the exposure of sensitive receptors which are located within 1 mile of the project site to substantial point source emissions

Emissions generated during construction and/or long-term operation of the Project have the potential to contribute or cause localized exceedances of federal and/or state ambient air quality standards, which could adversely affect sensitive receptors in the immediate vicinity of the Project site. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Potential sensitive receptors in the Project vicinity include existing residences located in close proximity to the project site. It is anticipated that construction activities would take place no closer than approximately 80 feet (~25 meters) from any existing sensitive receptor.

Potential impacts to nearby sensitive receptors could occur due to a violation of SCAQMD's Localized Significance Thresholds (LSTs) during construction or long-term operation, through the creation of a CO "Hotspot" due to the addition of Project traffic to surrounding roadways, or due to the exposure of nearby sensitive receptors to diesel particulate matter. However, such impacts were previously evaluated and disclosed as part of Addendum No. 3 to EIR No. 325, which found that such impacts would be less than significant. The proposed Project is fully consistent with SP 256A2, which was evaluated as part of Addendum No. 3. The findings from Addendum No. 3 are summarized below.

Table 3, *Localized Significance Summary - Construction*, presents the findings from Addendum No. 3 for localized emissions during construction of TTM 36317. As shown in Table 3, emissions of NO_x, CO, PM₁₀, and PM_{2.5} would not exceed the SCAQMD localized significance thresholds during construction. Table 4, *Localized Significance Summary – TTM 36317 Operations*, presents the findings from Addendum No. 3 for localized emissions during long-term operation of the Project. As shown in Table 4, emissions of NO_x, CO, PM₁₀, and PM_{2.5} would not exceed the SCAQMD localized significance thresholds.

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Table 2 TTM 36317 (2013) Operational Emissions Summary

Summer Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	18.18	4.74	16.04	0	0.05	0.05
Operational Emissions ^b	20.36	30.07	243.76	0.30	47.74	9.52
Maximum Daily Emissions	38.54	34.81	259.80	0.30	47.79	9.57
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Winter Months:

Operational Activities	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	15.93	6.91	2.94	0.01	0.20	0.20
Operational Emissions ^b	21.92	35.73	235.05	0.25	47.74	9.52
Maximum Daily Emissions	37.85	42.64	237.99	0.26	47.94	9.72
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix B for the URBEMIS 2007 output files and additional supporting information for the estimated emissions. All values shown are in pounds per day.

a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 3 Localized Significance Summary – Construction (Pounds Per Day)

Activity	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	32.73	72.80	8.83	3.27
SCAQMD Localized Threshold	270	1,700	12	8
Significant?	NO	NO	NO	NO

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Table 4 Localized Significance Summary – TTM 36317 Operations

Summer Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	4.74	16.04	0.05	0.05
Vehicle Emissions ^b	3.13	38.57	0.61	0.22
Operational Emissions	7.87	54.61	0.66	0.27
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Winter Months:

Operational Activities	NO _x	CO	PM ₁₀	PM _{2.5}
Area Source Emissions ^a	2.14	0.91	0.06	0.06
Vehicle Emissions ^b	1.21	15.09	0.19	0.07
Operational Emissions	3.35	16.00	0.25	0.13
SCAQMD Localized Threshold	197	1,711	4	2
Significant?	NO	NO	NO	NO

Note: Please refer to Air Quality Impact Analysis Appendix A for the URBEMIS 2007 output files and additional supporting information for the estimated emissions. All values shown are in pounds per day.

a Includes emissions of natural gas, landscape maintenance equipment, consumer products, and architectural coatings emissions

b Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

Table 5, TTM 36317 Carbon Monoxide "Hot Spot" Levels, summarize the "worst-case" 1-hour and 8-hour CO concentrations for Project conditions in Year 2013. Based on the impact analysis, none of the locations in the vicinity of the Project are expected to exceed the maximum allowable 1-hour CO concentration of 20.0 parts per million (ppm) or the maximum allowable 8-hour CO concentration of 9.0 ppm. As presented in Table 5, the highest projected 1-hour CO concentration is 7.1 and the highest projected 8-hour CO concentration is 6.3 ppm. Accordingly, the proposed Project would not generate substantial CO emissions, and impacts to sensitive receptors, including sensitive receptors within one mile of the Project site, would be less than significant.

Table 5 TTM 36317 Carbon Monoxide "Hot Spot" Levels (2013)

Intersection	CO Concentration in Parts Per Million											
	At Edge			25 Feet			50 Feet			100 Feet		
	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour	AM Peak	PM Peak	8-Hour
Campbell Ranch Road and Indian Truck Trail	5.7	6.3	5.7	5.4	5.7	5.3	5.4	5.6	5.2	5.3	5.4	5.1
De Palma Road and Santiago Canyon Road	6.5	6.8	6.1	5.9	6.0	5.5	5.7	5.8	5.4	5.5	5.6	5.2
I-15 Southbound Ramps and Indian Truck Trail	6.4	6.5	5.9	5.8	5.9	5.4	5.6	5.7	5.3	5.5	5.5	5.2
I-15 Northbound Ramps and Indian Truck Trail	6.5	7.1	6.3	5.9	6.2	5.7	5.7	6.0	5.5	5.5	5.7	5.3

Source: Sycamore Creek SPA No. 2 Air Quality Impact Analysis

The proposed Project would implement the land uses that were approved pursuant to SP 256A2, and would not increase near- or long-term emissions as compared to what was evaluated as part of Addendum No. 3. Accordingly, and consistent with the findings of Addendum No. 3, the proposed Project would not expose sensitive receptors which are located within 1 mile of the Project site to substantial point source emissions. Therefore, implementation of the proposed Project would not result in any new air quality

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) The proposed Project would involve the construction of residential land uses within one (1) mile of active sand and gravel mining operations. The mining operations have been in place for over 35 years and was fully considered as an existing and ongoing condition as part of EIR No. 325. Mining operations, which are considered a point source emitter, generate fugitive dust during soil and rock uptake activities as well from wind erosion of aggregate storage piles. Therefore, development in the Sycamore Creek Specific Plan, including the portion of the Specific Plan that would be implemented by the proposed Project, would have the potential to expose sensitive receptors to substantial point source emissions.

Point source fugitive dust emissions generated by the adjacent mining operations were previously evaluated in EIR No. 325. As described in EIR No. 325, mining operations would generate substantial fugitive dust emissions and would expose residential land uses in the Sycamore Creek Specific Plan to significant adverse air quality impacts. To mitigate the potential adverse effect, the Sycamore Creek Specific Plan (SP 256) requires that specialized landscape buffers be installed and maintained along the property boundary with adjacent mining operations, which are planned to be accommodated along the western boundary of TTM 36317. The landscape buffers would be comprised of closely planted conifer trees to capture windblown particulate matter. EIR No. 325 concluded that installation of the landscape buffers would reduce fugitive dust emissions from the adjacent mining operations to less than significant levels. Therefore, because the proposed Project is implementing a portion of the previously evaluated Specific Plan and would not locate residential homes any closer to the mining operation than assumed by EIR No. 325, the proposed Project would not result in any new air quality impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) The Project proposes to develop the TTM 36317 site with residential, recreation, and open space land uses, as well as associated infrastructure (roadways, water mains, wastewater mains). These land uses are not typically associated with the generation of objectionable odors. Accordingly, and consistent with the findings of EIR No. 325, long-term operation of the Project would not generate objectionable odors that affect a substantial number of people. Long-term odor impacts would be less than significant and mitigation would not be required.

Construction activities on the Project site may result in objectionable odors from construction equipment exhaust, application of asphalt, and the application of architectural coatings. However, mandatory compliance with applicable regulatory standards, including SCAQMD Rule 1113 (Architectural Coatings), would minimize odor impacts associated with Project construction activities. Furthermore, odors generated during construction would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Although near-term odor impacts were not evaluated or disclosed as part of EIR No. 325, impacts due to short-term odors associated with Project construction would be less than significant. Therefore, implementation of the proposed Project would not result in any new odor impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Climate and Air Quality Mitigation Measure No. 3:

- *The mining operations existing to the west of the site should be monitored by the Riverside County Building and Safety Department to insure compliance with Ordinance 457, AQMD standards, and the conditions of Surface Mining Permits (SMP) 143 and 150.*

EIR 325 Climate and Air Quality Mitigation Measure No. 4:

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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- Pursuant to the May, 1990 Air Quality report prepared by Michael Brandman Associates, a minimum of two staggered rows of closely planted conifers and/ or pines will be planted near the top of the northwest edge of the landscaped berm along the mining operation edge (see Figures 15 and 23 within the Specific Plan). In addition, a third row of closely spaced conifers and/or pines will be planted directly adjacent to the mining operation boundary. This third row of trees will act as a first line of defense against wind blown matter and will further minimize adverse impacts. The County may require the issuance of performance bonds by the developer and future maintenance entity, for a period of time to be determined by the County, for the planting, maintenance and replacement of the conifers and/or pines along this edge.

Monitoring: Monitoring shall be conducted by the Riverside County Building and Safety Department as part of their review of future implementing projects.

BIOLOGICAL RESOURCES Would the project			
7. Wildlife & Vegetation	No	No	No
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	No	No	No
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)?	No	No	No
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?	No	No	No
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?	No	No	No
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?	No	No	No
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?	No	No	No
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No	No	No

Source: GIS database, WRC-MSHCP, On-site Inspection, MSHCP Consistency Analysis; DBESP

Findings of Fact:

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), a regional habitat conservation plan (HCP), applies to all properties in Western Riverside County, including the proposed Project site. The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. When EIR No. 325 was certified in 1994 and when EIR Addendum No. 1 was approved in June 2003, the MSHCP was not yet approved; however, impacts due to a conflict with the MSHCP were evaluated as part of Addendum Nos. 2 and 3, which found that no such impacts would occur.

Proposed TTM 36317 is located within the southwestern corner of MSCHP Cell Number 3545 within the Temescal Canyon Area Plan (TCAP). Conservation criteria for Cell 3545 require the conservation of approximately 5-15% of property within the Cell, focusing on the east-central portion of the Cell. This conservation requirement already has been fulfilled with the conservation of open space in Planning Area 21 of SP 256, and the Conservation Criteria does not affect lands proposed for development as part of TTM 36317.

Although habitat conservation is not required on the Project site by the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." Applicable to TTM 36317 is MSHCP Section 6.1.2, because the Project would result in off-site impacts to approximately 0.079-acre of streambed habitat (a 2-foot wide drainage vegetated with chaparral species) and associated alluvial fan sage scrub habitat, both of which are considered Riparian/Riverine under the MSHCP (refer to Figure 4, *Corps/CDFG Jurisdictional Map*). Impacts to these areas are necessary to construct a proposed drainage outfall associated with adjacent and previously-approved TTM 31908. Although this drainage lacks wetland or riparian habitat and does not support species addressed in Section 6.1.2 of the MSHCP, the County considers unvegetated drainages to be Riverine Resources under Section 6.1.2 of the MSHCP. Mitigation for impacts to 0.079-acre of Riparian/Riverine and alluvial fan sage scrub habitat would occur through mandatory compliance with the MSHCP, which requires mitigation at a 1:1 ratio for streambed (0.015 acre) and 3:1 for alluvial fan scrub impacts (0.064 acre x3 = 0.192 acre) through acquisition of 0.207 acre of creation credits from the Riverside-Corona Resource Conservation District Riparian Mitigation Program. The required mitigation credits would provide preservation within areas already identified for long-term conservation and would benefit species targeted for MSHCP conservation. The required mitigation credits would meet the definition of a Biologically Equivalent Preservation Alternative consistent with MSHCP Section 6.1.2. As such, the proposed Project would be fully consistent with Section 6.1.2 of the MSHCP. In addition, TTM 36317 is required to adhere to other policies of the MSHCP, including requirements for the Wildland/Urban Interface where residential uses would abut open space areas on- and off-site (i.e., within and adjacent to the southwestern portions of TTM 36317).

In conclusion, because the MSHCP does not identify any portion of TTM 36317 for conservation, and because the Project is required by Riverside County to adhere to all applicable MSHCP policies, the proposed Project would not conflict with the MSHCP. No new or more severe biological impacts would occur beyond those disclosed in EIR No. 325, which concluded that impacts would be less than significant with mitigation. Adoption of the MSHCP since certification of EIR No. 325 does not constitute either a substantial change in the circumstances under which the Project is undertaken or new information of substantial importance regarding a new significant impact because the proposed Project is consistent with all applicable MSHCP policies and is required to comply with all applicable MSHCP requirements and by doing so, potential impacts to biological resources covered by the MSHCP are fully addressed. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Figure 4

Corps/CDFG Jurisdictional Map



Source: Helix (02-20-2012)



New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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b & c) EIR No. 325 concluded that buildout of the Specific Plan would result in significant but mitigable impacts to the Stephens' Kangaroo Rat. Since certification of EIR No. 325, the County has adopted a comprehensive mitigation fee program to address impacts to this species (Ordinance No. 663). Mandatory payment of fees pursuant to Ordinance No. 663 would fully mitigate potential impacts to the Stephens' Kangaroo Rat; accordingly Wildlife and Vegetation Mitigation Nos. 4 and 6 from EIR No. 325, which address impacts to the Stephens' Kangaroo Rat, are no longer applicable to the proposed Project.

Based on an assessment of habitat within TTM 36317 conducted by Helix Environmental Planning in August 2010, no sensitive plant or wildlife species would be impacted by the proposed Project. Helix Environmental Planning conducted surveys to locate sensitive plant species identified as having the potential to occur within TTM 36317. As a result of this survey, Helix determined that 24 plant species with the potential to occur within Riparian/Riverine habitat were not identified on-site; nine (9) species associated with alkali soils, grassland, and/or vernal pools with clay soils do not occur on-site; and suitable habitat for other sensitive plant species does not occur, indicating that these species have little or no potential to occur within the Project area. In addition, the survey results indicate that sensitive invertebrates, fish, amphibians, birds, and mammals do not occur on-site.

Based on these findings, and assuming mandatory compliance with Ordinance No. 663, implementation of TTM 36317 would not result in any new significant impacts to sensitive plant or wildlife species. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

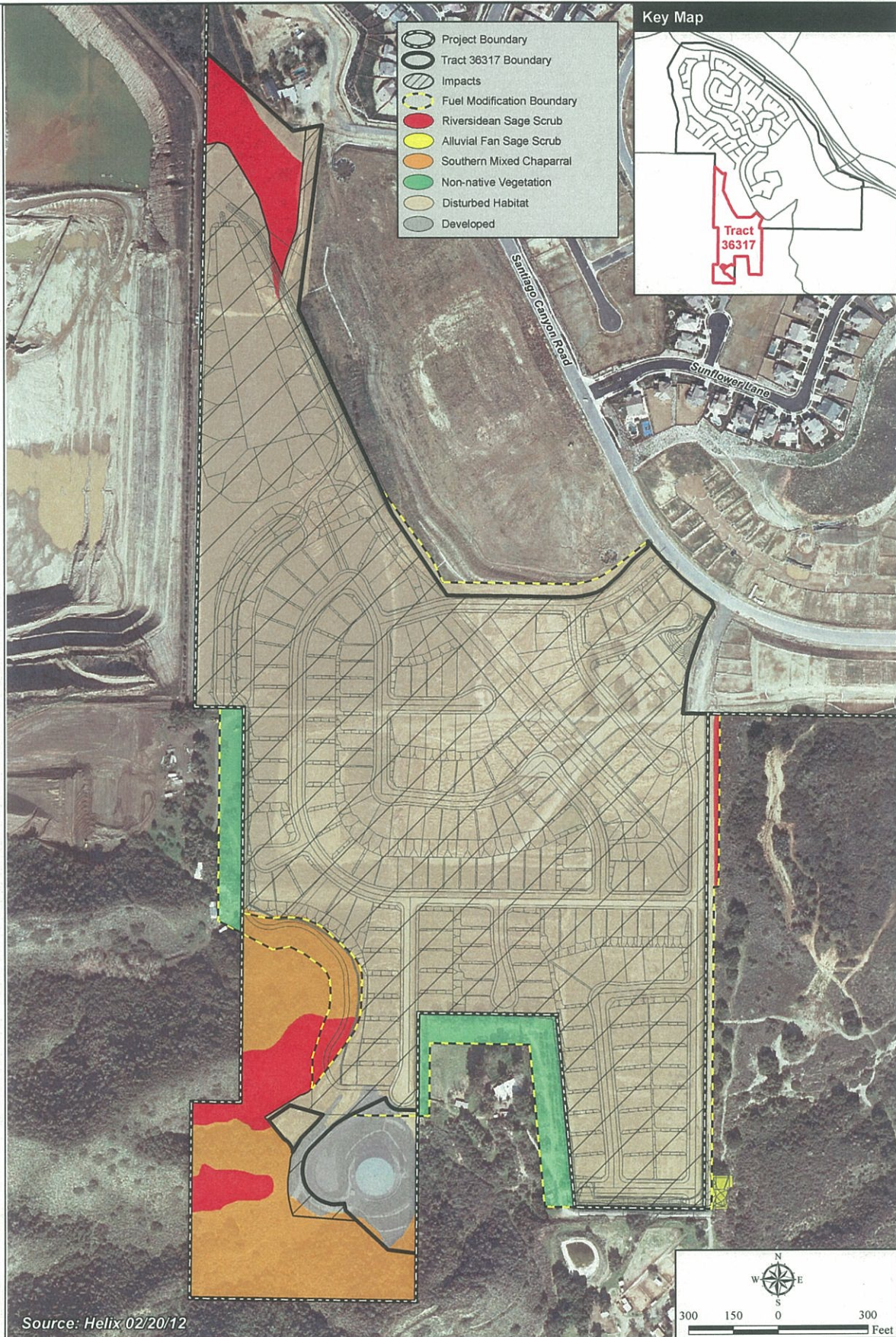
d) The adopted Sycamore Creek Specific Plan is designed to incorporate large areas of open space at the perimeter of the Specific Plan and in the south-central portion within Planning Area 21. SP256A2 also accommodates the conservation of approximately 9.6 acres of habitat near the southeastern boundary of the Specific Plan (Planning Area 22). Conservation of these areas already has occurred or will occur as a condition of approval of previously-approved tract maps, and will ensure that wildlife movement is accommodated through the Specific Plan area. In addition, the proposed Project is fully consistent with the MSHCP, which provides for the conservation of regional and local wildlife corridors, and also is fully consistent with SP 256A2. Accordingly, no impact to wildlife movement corridors would occur with implementation of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) As depicted on Figure 5, *Vegetation Impacts – TTM 36317*, a large majority of the Project site is covered by disturbed habitat. Sensitive habitat, including Riversidean sage scrub and southern mixed chaparral, occurs only within the northern and southern portions of the Project site, and off-site along its eastern boundary. Implementation of TTM 36317 would result in some impacts to Riversidean sage scrub and southern mixed chaparral, the majority of which would result from fuel modification activities in the southwestern portion of the development. Those impacts are the same as disclosed previously by EIR No. 325. Although the implementation of TTM 36317 would impact Riversidean sage scrub and southern mixed chaparral habitats, impacts to these vegetation communities are not significant because they do not contain or serve as habitat for any sensitive plant or animal species on the property (see Issue 7.b) & c)). Additionally, permanent conservation of these vegetation communities is occurring throughout the Western Riverside County MSHCP Criteria Area on a regional basis and the Project site is not targeted for conservation by the MSHCP. As noted above under the discussion of Issue 7.a), the proposed Project is fully consistent with applicable MSHCP requirements.

Just beyond the southeastern corner of the Project site and the Sycamore Creek Specific Plan boundary is an existing drainage course that contains approximately 0.079-acre of streambed habitat (a two-foot wide

Figure 5

Vegetation Impacts - TTM No. 36317



New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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drainage vegetated with chaparral species) and associated alluvial fan sage scrub habitat, both of which are considered Riparian/Riverine under the MSHCP (refer to Figure 4). This off-site drainage would be impacted by the construction of a drainage outfall needed in support of adjacent and previously-approved TTM 31908 (also located within the boundaries of the Sycamore Creek Specific Plan). Construction of the outfall is a required condition of approval previously imposed by the Riverside County Flood Control and Water Conservation Department on adjacent, approved TTM 31908. Because a portion of the outfall structure is designed to occur within the boundaries of TTM 36317 (the Project site under evaluation in this CEQA document), it is considered to be an improvement associated with the implementation of TTM 36317.

Impacts to drainage areas were previously evaluated and determined to be a significant impact as part of EIR 325, which imposed mitigation (Wildlife and Vegetation Mitigation Measure 3) requiring notification of and consultation with the California Department of Fish and Game (CDFG) and the U.S. Army Corps of Engineers (ACOE) and the acquisition of appropriate permits from these agencies. These permits have been issued. On June 15, 2012, the CDFG issued Notification of Lake or Streambed Alteration No. 1600-2011-0275-R6, which authorizes the planned impacts to the ephemeral drainage and associated riparian habitat necessary for construction of the drainage outfall. On October 5, 2012, the Santa Ana Regional Water Quality Control Board (RWQCB) issued a Section 401 Water Quality Standards Certification and on October 24, 2012, the ACOE issued a Nationwide Permit Verification. As part of the permit issuances by the RWQCB and the ACOE, the Project Applicant was required to implement the following mitigation measures:

- Implementation of standard water quality related best management practices (BMP's) during construction activities; and
- Compensatory mitigation for impacts to 0.064-acre of alluvial fan sage scrub at a 3:1 ratio, and compensatory mitigation for impacts to 0.15-acre of jurisdictional streambed at a 1:1 ratio. Mitigation will occur through acquisition of 0.207-acre of creation credits from the Riverside-Corona Resources Conservation District Riparian Mitigation Program.

With these approvals and permits from the CDFG, ACOE, and the RWQCB in place, the proposed Project has fulfilled the mitigation requirements specified by EIR No. 325 for impacts to Riparian/Riverine habitat associated with construction of the drainage outfall. Accordingly, Project impacts to the 0.079-acre of off-site streambed and alluvial fan sage scrub habitat do not represent a new significant impact as compared to what was previously evaluated and disclosed by EIR No. 325; and, the mitigation measures required in association with the CDFG, ACOE, and RWQCB approvals and permits would be enforced by Riverside County as part of the conditions of approval for proposed TTM 36317 and reduce any potential impacts to less than significant.

The functions of the impacted drainage course are primarily water conveyance, sediment transport, and energy dissipation (hydrologic regime and flood attenuation). In addition, the alluvial fan sage scrub in the drainage course can provide habitat for various wildlife species. Water conveyed within the drainage is planned to be collected and detained in detention basins on the TTM 36317 property before being released back into the natural drainage course. Flows leaving the detention basins would consist of cleaned water with flow rates no greater than occurs under the pre-Project condition. As a result, water flows occurring in the drainage further downstream within targeted MSHCP conservation areas would not be adversely impacted by the proposed Project.

The mitigation measures imposed on the Project as part of the RWQCB and ACOE permits are consistent with MSHCP requirements for impacts to Riparian/Riverine habitat. The acquisition of 0.207-acre of creation credits from the Riverside-Corona Resources Conservation District Riparian Mitigation Program would preserve areas targeted for long-term conservation and would benefit plant and wildlife species targeted for conservation by the MSHCP. With implementation of the MSHCP requirements and

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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compliance with the RWQCB and ACOE permits, the Project would have no significant impacts to riparian habitat or other sensitive natural communities, consistent with the conclusion reached in EIR No. 325. As such, Project's off-site impacts to 0.079-acre of Riparian/Riverine habitat do not comprise a new impact that was not previously evaluated as part of EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) Based on the site specific analyses conducted by Helix Environmental Planning, areas proposed for development by TTM 36317 do not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). Accordingly, a no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

g) The proposed Project site does not contain any oak trees or any other tree species regulated by County ordinance or addressed by County policy. There is one large oak tree that occurs in an off-site impact area originally proposed for the Project; however, the Project was subsequently redesigned to fully avoid impacts to this existing oak tree. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Wildlife and Vegetation Mitigation Measure No. 7:

- *A plant palette which uses predominantly native and drought tolerant vegetation shall be used for the open space areas in Planning Areas 24A, 24B, 24C and 24D. This plant palette can be found in Section IV A2, Plant Material Guidelines of the Specific Plan.*

Monitoring: Mitigation Measure 7 from EIR No. 325 shall be enforced by the Building and Safety Department during future review of landscaping plans.

CULTURAL RESOURCES Would the project			
8. Historic Resources			
a. Alter or destroy an historic site?	No	No	No
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	No	No	No

Source: On-site Inspection, Project Application Materials, EIR No. 325, Phase I Cultural Resources Survey

Findings of Fact:

a) & b): Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site does not contain any historical resources as defined in California Code of Regulations, Section 15064.5. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 for a portion of TTM 36317 also determined that no historic resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered historic resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources (refer to EIR No. 325 Cultural and Scientific Resources Mitigation Measure No. 1). This requirement would be incorporated as part of the County's standard conditions of approval for

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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the Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Cultural and Scientific Resources Mitigation Measure No. 1:

- *If any further cultural resources are encountered as a result of grading, a qualified archaeologist shall be consulted.*

Monitoring: Monitoring shall occur as specified in EIR No. 325.

9. Archaeological Resources	No	No	No
a. Alter or destroy an archaeological site.	No	No	No
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	No	No	No
c. Disturb any human remains, including those interred outside of formal cemeteries?	No	No	No
d. Restrict existing religious or sacred uses within the potential impact area?	No	No	No

Source: Project Application Materials, EIR No. 325, Phase I Cultural Resources Survey

Findings of Fact:

a & b) Impacts to historic resources was evaluated as part of EIR No. 325, which determined that the Project site contained only one single, isolated artifactual find, which was previously recorded and fully mitigated to a level below significance. A subsequent site-specific investigation conducted by Brian F. Smith and Associates in September 2010 and April 2011 for the area encompassed by TTM 36317 also determined that no archaeological resources occur on-site. EIR No. 325 identified the potential for uncovering previously undiscovered archaeological resources as a potential impact, and imposed mitigation requiring consultation with a qualified archaeologist in the event of discovery of any new resources (refer to EIR No. 325 Cultural and Scientific Resources Mitigation Measure No. 1). This requirement would be incorporated as part of the County's standard conditions of approval for the Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) No human remains have been identified on-site during past archaeological investigations or during the 2010/2011 site-specific investigation. In addition, disturbance of the Project site associated with past agricultural operations and mass grading already has occurred, indicating that the potential for uncovering human remains is negligible. Nonetheless, in the event that human remains are uncovered, the Project developer would be required to comply with California Public Resources Code Section 5097.98, which requires notification of the County coroner and Native American Heritage Commission and specifies the procedures for disposition of the remains. With mandatory compliance with state law, potential impacts to human remains would be precluded. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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d) The proposed Project site does not contain any existing religious or sacred uses, and already has been disturbed by past grading and agricultural activities. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Cultural and Scientific Resources Mitigation Measure No. 1:

- *If any further cultural resources are encountered as a result of grading, a qualified archaeologist shall be consulted.*

Monitoring: Monitoring shall occur as specified in EIR No. 325.

10. Paleontological Resources	No	No	No
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?			

Source: General Plan Figure OS-8 "Paleontological Sensitivity", EIR No. 325

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR No. 325, which identified significant, but mitigable impacts to paleontological resources due to the presence of geologic soil types identified as having a "high" potential for containing fossils. Mitigation was imposed requiring the monitoring by a qualified paleontological monitor of site grading activities when they occur in certain geologic formations; however, no such geologic formations occur within the TTM 36317 boundaries. Accordingly, TTM 36317 would not result in significant impacts to paleontological resources. Furthermore, since the entire area of SP 256 has been subject to mass grading, there is little to no potential for impacting such resources with implementation of TTM 36317. Accordingly, no new impacts would occur, and additional monitoring by a paleontologist is not required to preclude significant impacts. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	No	No	No
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?	No	No	No

Source: General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Report, EIR No. 325.

Findings of Fact:

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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a) & b) All potential impacts associated with Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones were addressed as part of EIR No. 325, which determined that such impacts would be significant but mitigable to a level below significant (refer to EIR No. 325 Slopes and Erosion Mitigation Measure 1). A site-specific geotechnical report also has been prepared for TTM 36317, which concludes that the proposed Project site is suitable for development as proposed, assuming adherence to the recommendations contained in the site-specific geotechnical reports. As disclosed in EIR No. 325 and the site-specific geotechnical report, the northeaster portion of the TTM 36317 site contains surface traces of the active Glen Ivy North Fault segment of the Elsinore Fault System, which is included in a State of California Alquist-Priolo Special Studies Zone. However, the Project has been designed to accommodate this active fault zone and appropriate fault setbacks by designating the affected portions of the site as part of the Passive Park within Planning Area 27 of SP 256. As concluded in the site-specific geotechnical evaluation, and based on the Project's design, the active faults on-site would not result in substantial safety hazards to proposed residential units on-site. In addition, additional geotechnical reports would be required in conjunction with future grading permits. Therefore, with compliance with the mitigation measures contained in EIR No. 325 and the recommendations of the site-specific geotechnical evaluation, impacts from Alquist-Priolo Earthquake Fault Zones and County Fault Hazard Zones would be less than significant and would be no greater than was previously identified in EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Slopes and Erosion Mitigation Measure No. 1:

- *An additional detailed preliminary geotechnical investigation and fault study shall be performed to further evaluate faults, slope stability, settlement, foundations and soil engineering design considerations. This study shall be prepared and submitted prior to initial grading activities.*

Monitoring: The County Building and Safety Department shall ensure that Slopes and Erosion Mitigation Measure No. 1 is fulfilled prior to issuing any grading permits for TTM 36317.

12. Liquefaction Potential Zone

a. Be subject to seismic-related ground failure, including liquefaction?	No	No	No
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Source: General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Report, EIR No. 325.

Findings of Fact:

a) Liquefaction hazards were evaluated in EIR No. 325, which found that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures requiring site-specific geotechnical reports to be prepared in conjunction with future development (refer to EIR No. 325 Slopes and Erosion Mitigation Measure 1, provided above under the discussion of Issue 11).

A site-specific geotechnical evaluation has been prepared in conjunction with Tentative Tract Map No. 36317. This site-specific geotechnical report indicates that the majority of the site has a moderate risk of liquefaction potential, with portions of the site having a low or very low potential for liquefaction. However, a continuous groundwater surface was not identified during exploratory borings conducted by the Project geologist, and a rise in the groundwater table is not anticipated. Due to the lack of shallow groundwater, the Project geologist concludes that the potential for liquefaction on-site is low. Accordingly, the Project

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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would not be subject to seismic-related ground failure, including liquefaction, and impacts would be less than significant. Potential impacts associated with liquefaction hazards would be further reduced through mandatory compliance with the recommendations contained in the site-specific geotechnical evaluation, which would be assured by Riverside County through the Project's conditions of approval.

Potential effects due to liquefaction hazards were previously evaluated as part of EIR No. 325, and the proposed Project is within the scope of analysis contained within EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: Slopes and Erosion Mitigation Measure No. 1 shall apply (see Issues 11.a) and 11.b), above).

Monitoring: Monitoring shall occur as noted above under issues 11.a) and 11.b).

13. Ground-shaking Zone	No	No	No
a. Be subject to strong seismic ground shaking?	No	No	No

Source: General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Report, EIR No. 325.

Findings of Fact: All potential impacts were addressed in EIR No. 325 for Specific Plan No. 256. A geological investigation was prepared in conjunction with EIR No. 325, and a site-specific geotechnical evaluation has been prepared for TTM 36317. As concluded in EIR No. 325 and the site-specific geotechnical evaluation, with avoidance of the fault zone that is accommodated by TTM 36317 within the passive park in Planning Area 27 of SP 256, seismic-related hazards would not be greater than that which occurs in southern California as a whole. Mandatory compliance with the County's building code would ensure that future structures on-site are not at risk of damage or collapse. As such, impacts due to strong seismic ground shaking are evaluated as a less than significant impact of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

14. Landslide Risk	No	No	No
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?	No	No	No

Source: On-site Inspection, General Plan Figure S-5 "Regions Underlain by Steep Slope," Geotechnical Report, EIR No. 325

Findings of Fact:

a) As concluded in the site-specific geotechnical investigation for Tract Maps 36317 and in EIR No. 325, due to the lack of significant slopes on the Project site, the potential for landslides on-site are considered remote. All slopes on-site would be constructed at a maximum 2:1 gradient, and would not exceed a height of 10 feet, with exception of a berm proposed along a portion of the western limit of the tract that would exceed 10 feet in height. However, the berm was reviewed as part of the site-specific geotechnical evaluation and was determined not to pose any landslide risk. As such, there would be no

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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impacts associated landslide risks within TTM 36317. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

No No No

Source: Geotechnical Report, EIR No. 325.

Findings of Fact:

a) As concluded in the site-specific geotechnical evaluation for Tract 36317, due to the presence of relatively dense fan deposits below the planned removal depths, the potential for subsidence and ground fissuring due to settlement of the underlying earth materials is unlikely. Unstable soils resulting from Project development also would not occur since the proposed Project would be required to adhere to the site-specific recommendations of the geotechnical report. The recommendations in the site-specific geotechnical evaluation would be incorporated into the Project's conditions of approval and/or future site-specific geotechnical evaluations required in support of future grading permits for the site. As such, the proposed Project site 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 ground subsidence. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

No No No

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The proposed Project site is not located in close proximity to any known active volcanoes. Additionally, there are no conditions in the Project vicinity that could subject the site to hazards associated with seiches or mudflows. Accordingly, and consistent with the findings in EIR No. 325, significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
17. Slopes			
a. Change topography or ground surface relief features?	No	No	No
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	No	No	No
c. Result in grading that affects or negates subsurface sewage disposal systems?	No	No	No

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) through c): EIR No. 325 identified significant but mitigable impacts associated with slopes (refer to EIR No. 325 Slopes and Erosion Mitigation Measure 1), but did not identify any impacts associated with subsurface sewage disposal systems. Implementation of EIR No. 325 Slopes and Erosion Mitigation Measure 1 would ensure that slopes proposed as part of TTM 36317 do not result in safety hazards. The proposed Project site has been subject to mass grading activities and was used for agricultural production in the past. As such, the proposed Project would not substantially alter the site's existing topography or ground surface features. All slopes proposed as part of TTM 36317 would be constructed with a maximum slope gradient of 2:1 and at a maximum height of ten feet, with exception of a proposed berm along the western boundary of TTM 36317 that would be greater than ten feet in height. Although this berm would be constructed at a height in excess of 10 feet in height, the berm would be constructed with side slopes at a maximum gradient of 2:1, and would not result in any new impacts to the environment nor would it subject any persons or structures to impacts associated with slope failure. Within the areas proposed for development by TTM 36317, there are no existing subsurface disposal systems. As such, new impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measure from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Slopes and Erosion Mitigation Measure No. 1:

- *An additional detailed preliminary geotechnical investigation and fault study shall be performed to further evaluate faults, slope stability, settlement, foundations and soil engineering design considerations. This study shall be prepared and submitted prior to initial grading activities.*

Monitoring: The County Building and Safety Department shall ensure that Slopes and Erosion Mitigation Measure No. 1 is fulfilled prior to issuing any grading permits for TTM 36317.

18. Soils			
a. Result in substantial soil erosion or the loss of topsoil?	No	No	No
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?	No	No	No
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?	No	No	No

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Report, EIR No. 325.

Findings of Fact:

a) Impacts associated with soil erosion were previously evaluated as part of EIR No. 325. In addition, a site-specific geotechnical evaluation was prepared for Tract Map 36317, as required by EIR No. 325. Furthermore, development of the site would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would further reduce the potential for soil erosion on site. As such, impacts associated with soil erosion and the loss of topsoil are evaluated as less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) Based on a site-specific geotechnical evaluation prepared for TTM 36317, the expansive potential of on-site soils are considered "very low" to "low." As such, development of the site as proposed by TTM 36317 would not result in any substantial risks to life or property associated with expansive soils. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed Project would not involve the construction of septic systems on-site, as the Project would connect to a sanitary sewer system for treatment of Project wastewater. As such, significant impacts associated with septic systems would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

19. Erosion	No	No	No
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?	No	No	No

Source: U.S.D.A. Soil Conservation Service Soil Surveys, EIR No. 325, Hydrology Study for TR 36317, Off-Site Drainage Study

Findings of Fact:

a) & b): All potential impacts were addressed in EIR No. 325, which concluded that erosion-related impacts would be reduced to a level below significance through mandatory adherence to the Grading Plan Development Standards contained in Specific Plan No. 256. Additionally, a hydrology study was prepared in conjunction with TTM 36317 and for the off-site drainage feature required pursuant to Tentative Tract Map 31908. These reports demonstrate that proposed drainage features planned on-site would not result in a substantial increase in the rate or volume of runoff from the site as compared to existing conditions. In addition, a NPDES permit would be required for Project construction activities, which would require that measures be incorporated to reduce the potential for substantial soil erosion from the site. Therefore, with mandatory compliance with the Grading Plan Development Standards contained in Specific Plan No. 256 and mandatory compliance with the NPDES permit, impacts would be reduced to less than significant

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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levels. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325.

20. Wind Erosion and Blowsand from project either on or off site.	No	No	No
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?			

Source: General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484, EIR No. 325.

Findings of Fact:

a) Wind erosion and blowsand impacts were evaluated in EIR No. 325, which concluded that such impacts would not occur because the Project site is not located in a portion of the County subject to strong winds or blowsand-related hazards. The proposed Project is within the scope of analysis provided in EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?	No	No	No
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No	No	No

Source: Project Application Materials, Climate Change Analysis, CARB Scoping Plan, Addendum No. 3

Findings of Fact:

a) & b) Greenhouse gas emissions associated with the development and operation of the proposed Project were previously evaluated as part of Addendum No. 3 to EIR No. 325 (prepared in association with SP 256A2). Since the proposed Project would implement a portion of the land uses allowed by SP 256A2; the analysis contained in Addendum No. 3 is directly relevant to the proposed Project. Addendum No. 3 concluded that mandatory compliance with existing and proposed State measures to reduce GHG emissions would reduce emissions by 24.9 percent, or 1,702.3 metric tons per year of CO₂e, in the Year 2013 and would decrease emissions by 42.2 percent, or 2,885.86 metric tons per year of CO₂e, in the Year 2020. The proposed Project seeks to implement the land uses allowed pursuant to SP 256A2, and the construction and operational characteristics of the proposed Project are within the scope of analysis provided in Addendum No. 3. Accordingly, and consistent with the findings of Addendum No. 3, the

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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proposed Project would not generate GHG emissions that would have a significant impact on the environment, and the proposed Project would be consistent with, or otherwise would not conflict with, applicable plans, policies or regulations adopted for the purpose of reducing the emissions of GHGs. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is necessary.

Monitoring: No monitoring is necessary.

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?	No	No	No
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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?	No	No	No
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c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	No	No	No
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d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No	No	No
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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?	No	No	No
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Source: Project Application Materials, EIR No. 325, Addendum No. 3.

Findings of Fact:

a & b) As concluded in EIR No. 325 and Addendum No. 3, the proposed Project does not propose any future land uses that will permit hazardous materials, and impacts would not occur. The proposed Project is consistent with the land use designations of SP256A2 and would not introduce uses to the site with a potential for transporting, using, or disposing hazardous materials, nor would the proposed Project increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment as compared to what was evaluated and disclosed as part of EIR No. 325 and Addendum No. 2. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed Project site is not identified as an emergency evacuation route in any emergency response plans or emergency evacuation plans. EIR No. 325 and addenda thereto evaluated the potential for conflict with evacuation routes, and found that no such conflict would occur. The proposed Project would result in improved circulation in the area, which would improve the ability of emergency responders to access the site and adjacent properties during emergencies. Impacts would not increase relative to what was identified and disclosed as part of EIR No. 325 or addenda thereto. Therefore, implementation of

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) EIR No. 325 and addenda thereto did not identify any potential impacts associated with hazardous materials affecting school sites. The Todd Elementary School is located approximately 0.35-mile north of the TTM 36317 site. As noted under issues 22 a) and b), the proposed Project would not involve the potential for handling, storing, or transporting hazardous materials or substances. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) The proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports	No	No	No
a. Result in an inconsistency with an Airport Master Plan?	No	No	No
b. Require review by the Airport Land Use Commission?	No	No	No
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?	No	No	No
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?	No	No	No

Source: General Plan Figure S-19 "Airport Locations," GIS database, EIR No. 325

Findings of Fact:

a) through d): Potential impacts to airports were addressed in EIR No. 325, which concludes that such impacts would not occur since the project site is not located within close proximity to any public or private airports. As such, no impacts to airports would occur with implementation of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area	No	No	No
a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	No	No	No

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) According to Temescal Canyon Area Plan (TCAP) Figure 11, the majority of the proposed Project site is identified as having a "Low" susceptibility to wildland fire hazards, although the southernmost portions of the site are identified as having a "High" or "Very High" susceptibility. SP 256 includes Design Guidelines requiring incorporation of fuel modification zones at the interface between urban development and natural open space areas. The proposed Project would be required to incorporate fuel modification zones consistent with the requirements of SP 256. Additionally, EIR No. 325 evaluated the adequacy of fire protection services in the area, and concluded that, with mitigation, potential impacts due to fire safety would be reduced to less than significant levels (refer to EIR No. 325 Fire Services Mitigation Measures 3 through 5). As part of the required mitigation, EIR No. 325 required the construction of a new fire station within the Specific Plan, which has since been constructed and is now fully operational. Accordingly, with mandatory compliance with the Specific Plan Design Guidelines for fuel modification zones and the mitigation measures from EIR No. 325 for Fire Protection Services, impacts associated with hazardous fire conditions would be reduced to less than significant levels. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Fire Services Mitigation Measure No. 3:

- *Additionally, as previously mentioned the project is located within the "Hazardous Fire Area." All buildings shall comply with provisions contained within Riverside County Ordinance No. 546 as well as the following specific plan requirements:*
 - a. *Roof Covering - Roof covering shall be fire retardant roofing as specified in section 3202(e) of the Uniform Building Code, or other fire retardant roofing that has been tested by the Underwriters Laboratory or other recognized testing agency and accepted by the International Conference of Building Officials. Any wood shingles shall be a Class B rating and shall be approved by the Fire Department prior to installation.*
 - b. *Protection of Openings - Opening into attics, floors or other enclosed areas shall be covered with corrosion-resistant wire mesh not greater than 1/4 inch in any dimension unless such openings are equipped with sash or doors.*

EIR 325 Fire Services Mitigation Measure No. 4:

- *All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance. No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department.*

EIR 325 Fire Services Mitigation Measure No. 5:

- *The Homeowner's Association or appropriate community service district shall be responsible for the maintenance of the open space areas. Prior to approval of any development plan for lands adjacent to open space areas, a fire protection/vegetation management plan shall be submitted to the Fire Department for approval.*

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Monitoring: The Riverside County Fire Department shall review improvement plans and building permits for compliance with the mitigation measures from EIR No. 325.

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?	No	No	No
b. Violate any water quality standards or waste discharge requirements?	No	No	No
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)?	No	No	No
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?	No	No	No
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?	No	No	No
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	No	No	No
g. Otherwise substantially degrade water quality?	No	No	No
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)?	No	No	No

Source: Riverside County Flood Control District Flood Hazard Report/Condition, EIR No. 325, WQMP, Hydrology Study for TR 36317, Off-Site Drainage Study, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Map affecting the southwestern portion of SP 256, which is an area that largely has been subject to mass grading activities as part of a prior grading permit. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB).

Site-specific hydrology and water quality studies have been prepared in association with TTM 36317, which incorporate measures that ensure consistency with the RCFCWCD and RWQCB requirements. Since the proposed Project site largely has been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site, and development of the site would not result in substantial erosion or siltation on- or off-site.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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In addition, under existing conditions an existing channel traverses the southeastern corner of the TTM 36317 site. The off-site drainage area comprises 183 acres in size. Improvements proposed as part of TTM 36317 (and as necessary to fulfill conditions of approval for nearby Tract 31908) include the construction of two 2-foot diameter culverts and grouted rip rap areas, which would convey the historic flows across the southeastern corner of the TTM 36317 site and discharge the flows into its historical destination in an existing natural watercourse off-site to the east. A hydraulic analysis conducted by Albert A. Webb Associates (June 2010) determined that discharge rates and velocities associated with this drainage would match existing conditions with construction of the drainage improvements.

Additionally, grading proposed as part of TTM 36317 would involve upstream modifications to the natural drainage patterns, which would add divert runoff from approximately 28.2 acres from heading northerly, and would instead direct these flows to the northeast. The diversion of these flows would increase the size of the existing drainage basin to the northeast by approximately 5.1%. However, with improvements planned as part of TTM 36317, including the construction of detention basins, the flow rates would be reduced by 27.4%, from 789 cubic feet per second (cfs) to 573 cfs under peak (100-year) storm events. Although the diversion of these flows would result in an increase in the maximum volume of flows (by approximately 7.5%), such an increase would not result in an increased potential for erosion or flooding since the peak runoff rate would be reduced as compared to historic conditions.

Accordingly, with compliance with site-specific WQMP and hydrology studies, significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) Pursuant to requirements of the RCFCWCD and RWQCB, and consistent with the requirements of EIR No. 325, a site-specific water quality management plan (WQMP) has been prepared for TTM 36317. The site-specific WQMP identifies measures that will be undertaken to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. Measures required in association with TTM 36317 would minimize urban runoff, minimize impervious footprints, conserve natural areas, minimize directly connected impervious areas, require education for future property owners, restrict activities that would interfere with proper drainage and water quality functions, reduce runoff from irrigation, require weekly street sweeping, provide for routine inspection and maintenance of drainage facilities, include stencils at drain inlets and catch basins to discourage refuse, and incorporate landscaping to minimize the potential for erosion, incorporate sand filter basins and/or detention basins to encourage infiltration. The WQMP has been reviewed and approved by the RCFCWCD. Compliance with the requirements of the site-specific WQMPs would be assured through standard County conditions of approval. Accordingly, a significant impact to water quality standards or waste discharge requirements would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed Project does not include the use of wells on-site, and therefore would have no impact on groundwater levels due to groundwater extraction. Implementation of the proposed drainage system would allow for areas of infiltration of Project runoff. As such, and consistent with the findings of EIR No. 325, a significant impact to groundwater supplies would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) Pursuant to requirements of the RCFCWCD and RWQCB, and consistent with the requirements of EIR No. 325, a site-specific hydrology study and WQMP have been prepared for TTM 36317 to identify measures to reduce Project runoff, to ensure that the volume of runoff does not significantly increase with

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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development of the site, and to identify measures are incorporated to reduce the potential for polluted runoff that could affect water quality. Compliance with the site-specific hydrology study and WQMP would be assured through standard County conditions of approval.

In addition, and as discussed under the analysis of Issue 25.a), above, drainage improvements planned in the southeastern corner of TTM 36317 (and in areas immediately adjacent to the southern and eastern tract boundary) would not result in an increase in the flow rates or velocities of the existing off-site drainage. As such, proposed improvements to convey the off-site drainage across the southeastern corner of TTM 36317 would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems. In addition, the off-site drainage flows originate from undeveloped areas upstream, and would merely be conveyed through the site; as such, this drainage would not contribute any new sources of polluted runoff.

Furthermore, and as also discussed under the analysis of Issue 25.a), above, although the Project would divert flows from approximately 28.2 acres of an existing watershed, improvements planned as part of TTM 36317, including the construction of detention basins, would reduce the flow rates by 27.4%, from 789 cubic feet per second (cfs) to 573 cfs, under peak (100-year) storm events. As such, the diversion of runoff would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

Therefore, with mandatory compliance with the site-specific hydrology studies and WQMP, the proposed Project would not 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. No impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e & f) According to Figure 10 of the TCAP, *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. Accordingly, and consistent with the findings of EIR No. 325, the proposed Project would not place housing or structures within any identified floodplains or flood hazard areas, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

g) Consistent with the findings of EIR No. 325, there are no other conditions associated with the proposed Project that have the potential to adversely impact water quality. Refer also to the response to Issue 25.b). No impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

h) The Project does not propose any 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). All detention and water quality basins proposed as part of the Project have been designed to meet the requirements of the RCFCWCD. As such, and consistent with the findings of EIR No. 325m, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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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?	No	No	No
b. Changes in absorption rates or the rate and amount of surface runoff?	No	No	No
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)?	No	No	No
d. Changes in the amount of surface water in any water body?	No	No	No

Source: General Plan Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, EIR No. 325, WQMP, Hydrology Study for TR 36317, Off-Site Drainage Study,, TCAP Figure 10.

Findings of Fact:

a) The proposed Project consists of a Tentative Tract Map that seeks to implement land uses within the southwestern portions of SP 256. This portion of the Specific Plan area largely has been subject to mass grading activities as part of a prior grading permit. Impacts due to altered drainage patterns on-site were evaluated as part of EIR No. 325, which determined that such impacts would be reduced to below a level of significance through compliance with the requirements of the Riverside County Flood Control and Water Conservation District (RCFCWCD) and the California State Water Quality Control Board, Santa Ana Region (RWQCB). A site-specific hydrology and water quality study has been prepared for TTM 36317, which incorporates measures that ensure consistency with the RCFCWCD and RWQCB requirements. Since the area has largely been subject to mass grading activities, the proposed Project would not result in a substantial change to the existing drainage pattern of the site.

In addition, under existing conditions an existing drainage channel traverses the southeastern corner of the TTM 36317 site. The off-site drainage area comprises 183 acres in size. Improvements proposed as part of TTM 36317 (and as necessary to fulfill conditions of approval for nearby Tract 31908) include the construction of two 2-foot diameter culverts and grouted rip rap areas, which would convey the historic flows across the southeastern corner of the TTM 36317 site and discharge the flows into its historical destination in an existing natural watercourse off-site to the east. A hydraulic analysis conducted by Albert A. Webb Associates (June 2010) determined that discharge rates and velocities associated with this drainage would match existing conditions with construction of the drainage improvements.

Accordingly, development of the site would not increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) According to a site-specific hydrology study prepared for TTM 36317, there would be no substantial increase in the rate or amount of runoff from the site with implementation of the proposed Project. Implementation of the proposed drainage system would provide for areas of infiltration of Project runoff.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Accordingly, and consistent with the findings of EIR No. 325, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) According to Figure 10 of the TCAP, *Flood Hazards*, the proposed Project site is not located within or adjacent to any areas prone to flood hazards. According to General Plan Figure S-10, the proposed Project site is not subject to dam inundation hazards. Accordingly, and consistent with the findings of EIR No. 325, the proposed Project would not 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. Significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) According to a site-specific hydrology study prepared for TTM 36317, there would be no substantial change in the rate or amount of runoff from the site with implementation of the proposed Project. Accordingly, and consistent with the findings of EIR No. 325, the proposed Project would not result in any changes in the amount of surface water in any water body, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?	No	No	No
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	No	No	No

Source: General Plan, GIS database, Project Application Materials, EIR No. 325

Findings of Fact:

a) The proposed Project seeks to implement the allowed land uses pursuant to the approved SP 256A2. Consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would not result in a substantial alteration of the present or planned land use of the area, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The proposed Project site is located within the sphere of influence for the City of Corona. Impacts due to a conflict with the land use designations applied to the site by the City of Corona General Plan were previously evaluated as part of EIR No. 325 and addenda thereto, which did not identify any significant impacts. The proposed Project seeks merely to implement the land use designations assigned to the site by the approved SP 256A2. As such, implementation of the proposed Project would have no adverse effects on the City of Corona's sphere of influence. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Monitoring: No monitoring is required.

28. Planning			
a. Be consistent with the site's existing or proposed zoning?	No	No	No
b. Be compatible with existing surrounding zoning?	No	No	No
c. Be compatible with existing and planned surrounding land uses?	No	No	No
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	No	No	No
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	No	No	No

Source: General Plan Land Use Element, Staff review, GIS database, EIR No. 325, Addendum No. 3.

Findings of Fact:

a, b, and c) The issue of land use compatibility was evaluated as part of EIR No. 325. With exception of potential impacts associated with the site's location adjacent to an existing mining operation, SP 256 was found to be compatible with existing and planned surrounding land uses and zoning. Mitigation measures were incorporated into EIR No. 325 to address impacts associated with the site's proximity to existing mining operations, and these mitigation measures would continue to apply to the proposed Project and have been accommodated within TTM 36317 (refer specifically to EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4, which are provided above under the discussion and analysis of Issue 6). There are no components of the proposed Project that would affect the conclusions of EIR No. 325 with respect to land use compatibility. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) The proposed Project would be fully consistent with SP 256A2, which was previously determined to be consistent with the General Plan as part of Addendum No. 3. TTM 36317 is fully consistent with the land use designations and policies contained within SP 256 and the General Plan; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) Consistent with the finding of EIR No. 325 and addenda thereto, the proposed Project would not result in the physical disruption or division of any established communities. The proposed Project would represent the continuation of an existing development pattern (i.e., residential and recreational land uses) that would contribute to the establishment of a community in the area. No impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4 shall apply (Refer to Issue 6, above).

Monitoring: Refer to the Monitoring section for Issue 6, above.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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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?	No	No	No
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?	No	No	No
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	No	No	No
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	No	No	No

Source: General Plan Figure OS-5 "Mineral Resources Area", EIR No 325, Addendum No. 3

Findings of Fact:

a & b) According to General Plan Figure OS-5, the proposed Project site is not known to contain any known mineral resources, and the Project site is not designated as a locally-important mineral resource recovery site. Project impacts to mineral resources also were evaluated in EIR No. 325, which concluded that such impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b & c) The proposed Project site is located adjacent to an existing mineral resources operation (Mayhew Canyon Quarry). Impacts associated with the Project site's close proximity to this facility were evaluated and disclosed in EIR No. 325 and Addendum No. 3, which found that such impacts could be reduced to less than significant levels with the incorporation of mitigation measures (refer specifically to EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4, which are provided above under the discussion and analysis of Issue 6). Mitigation measures from EIR No. 325 would continue to apply to the proposed Project. There are no components of the proposed Project that would increase any of the impacts previously evaluated, disclosed, and mitigated to a level below significance by EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: EIR Climate and Air Quality Mitigation Measure Nos. 3 and 4 shall apply (Refer to Issue 6, above).

Monitoring: Refer to the Monitoring section for Issue 6, above.

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?	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>			
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?	No	No	No
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>			

Source: General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Google Earth

Findings of Fact:

a) & b) The Project site is not located within an airport influence area or within two miles of a public or private airport or airstrip. As such, and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise	No	No	No
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>			

Source: General Plan Figure C-1 "Circulation Plan", GIS database, Google Earth

Findings of Fact: EIR No. 325 and addenda thereto did not identify any impacts due to railroad noise. The Project site is located within one mile of an abandoned railroad right-of-way. Because rail activity does not occur along this former rail line, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise	No	No	No
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>			

Source: Noise Analysis; Noise Analysis Addendum Letter.

Findings of Fact: As previously discussed in EIR No. 325, residential land uses in the eastern portion of the Sycamore Creek Specific Plan area would be exposed to significant, unmitigated traffic noise levels. To mitigate these significant noise impacts, EIR No. 325 required that future residential development projects perform updated noise impact analyses and implement design considerations to reduce exterior and interior noise levels to acceptable levels (see Noise Mitigation Measure Nos. 2 through 6 from EIR No. 325). Mitigation Measure 2 from EIR 325 required site-specific noise studies associated with implementing tentative tract maps. The Project has prepared a site-specific noise study to evaluate the tentative map in light of exterior noise sources. Noise Mitigation Measure 3 applied only to development along I-15/Campbell Ranch Road, and is not applicable to the proposed Project. Noise Mitigation Measure No 4

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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addressed development along Mayhew Canyon Road, and is therefore not applicable to the proposed Project. Noise Mitigation Measure 5 addressed commercial uses, and is not applicable to the proposed Project. Noise Mitigation Measure 6 addressed noise along Campbell Ranch Road, and is therefore not applicable to the proposed Project. Accordingly, the mitigation measures from EIR 325 addressing highway noise are not applicable to the proposed Project.

Exterior Noise Levels

As required by EIR No. 325 Noise Mitigation Measure 2, a noise impact analysis has been prepared for the Project to determine if proposed residential land uses would be exposed to excessive noise levels from the I-15 Freeway, other nearby roadways, or other exterior noise sources. The analysis initially determined that residential lots abutting Santiago Canyon Road would be exposed to unmitigated noise levels exceeding 65 dBA CNEL. However, since the preparation of the noise analysis, TTM 36317 has been redesigned to provide for a 2.3-acre water quality basin adjacent to Santiago Canyon Road. Residential units are no longer proposed along Santiago Canyon Road. Based on a noise analysis addendum letter prepared by the Project’s noise consultant, it was determined that the remaining residential lots within TTM 36317 would not be exposed to exterior noise levels in excess of 65 dBA CNEL. Accordingly, no exterior noise impact would occur.

Interior Noise Levels

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction provided by the structure. Interior noise levels greater than 45 dBA CNEL would be classified as “excessive.”

As concluded by the noise analysis addendum letter, new construction will generally produce a “windows closed” noise reduction ranging from 20 dBA to 30 dBA. Based on these levels of noise reductions, and based on the conclusion above that exterior noise levels would not exceed 65 dBA CNEL, future homes within TTM 36317 would not be exposed to interior noise levels in excess of 45 dBA CNEL. Accordingly, a less than significant impact would occur.

Conclusion

The Project-specific noise impact analysis determined that noise generated from traffic on surrounding roadways would not expose future on-site residences to exterior or interior noise levels in excess of the County’s standard. Accordingly, a less than significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise					No	No	No		
NA	<input checked="" type="checkbox"/>	A	<input type="checkbox"/>	B	<input type="checkbox"/>	C	<input type="checkbox"/>	D	<input type="checkbox"/>

Source: EIR No. 325, Google Earth, Supplemental Operational Noise Impact Analysis

Findings of Fact: The Project site is adjacent to active sand and gravel mining operations. As previously discussed in EIR No. 325, nearby mining operations would not expose on-site residents to substantial noise levels and impacts were determined to be less than significant. However, in order to ensure that

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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future on-site residents would not be exposed to excessive noise associated with off-site mining operations, a Project-specific analysis was conducted for TTM 36317.

To evaluate the existing noise level environment, four (4) long-term 24-hour measurements were taken at the location of the proposed noise-sensitive single-family homes in located in Tentative Tract Map 36317. The long-term 24-hour noise level measurements were positioned along the western property line of the proposed Tentative Tract Map 36317, as shown in Exhibit 3 of the Supplemental Operational Noise Impact Analysis, to assess the existing ambient hourly noise levels that include the stationary source noise level impacts from the Mayhew Canyon Quarry operations. The noise level measurements were recorded by Urban Crossroads, Inc. on February 1st and 2nd, 2011 and are shown in Table 6, *Long-Term Noise Level Measurements*. The noise level measurements include typical weekday operations associated with the adjacent Mayhew Canyon Quarry.

Table 6 Long-Term Noise Level Measurements

Observer Location ²	Description	Primary Noise Source	Daytime Hourly Noise Levels (Leq dBA) ³	Nighttime Hourly Noise Levels (Leq dBA) ³
L1	Located at the property line of Lot 180, southeast of the mining facility.	Mining Operations and Ambient Noise	43.8 - 51.4	42.0 - 48.4
L2	Located at the property line of Lot 183, east of the mining facility.	Mining Operations and Ambient Noise	45.8 - 51.0	43.4 - 50.0
L3	Located west of the proposed berm-barrier combination at the property line due west of Lot 183.	Mining Operations and Ambient Noise	48.6 - 52.2	43.1 - 50.3
L4	Located west of the proposed berm-barrier combination at the property line due west of Lot 188.	Mining Operations and Ambient Noise	45.4 - 50.5	44.3 - 49.7

- Noise measurements taken by Urban Crossroads, Inc. on February 1-2, 2011.
- See Exhibit 3 of the Supplemental Operational Noise Impact Analysis for location of monitoring sites.

According to Urban Crossroads, the existing noise environment is dominated by traffic-related noise from the I-215 freeway. In addition to highway-related noise, periodic stationary source noise from the adjacent mining operations is audible along the western portion of TTM No. 36317. The Mayhew Canyon Quarry relies on a haul trucks to move material from the pit to the jaw crusher located near the central plant. Due to the jaw crusher being located beneath one of the truck ramps, it is shielded from being a major noise source. Relative to the proposed single-family homes within Tentative Tract Map 36317, all sources such as a redi-mix operation are located northwest of the mining pit and are therefore overshadowed by noise impacts associated with the haul truck activities. Due to the nature of the operations at the mining facility, a worse-case scenario putting all sources and receptors at the same elevation may not take into account the current noise attenuation created by operations occurring at below grade elevations in the mine. For the purpose of analysis, a cluster of four (4) heavy trucks operating simultaneously were placed at the center of the C.L. Pharris Mine.

In order to evaluate the noise impacts associated with the C.L. Pharris mining operations, short-term reference noise level measurement was taken by Urban Crossroads Inc. on November 17, 2010 as shown in Table 7, *Short-Term Reference Noise Level Measurement*. The measurements were taken at the Pacific

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Aggregates Mining Operation in the City of Lake Elsinore. The reference exterior noise level measurement represents the impacts associated with aggregate mining that includes heavy truck hauling activity. The reference noise level measurements indicate a noise level of 78.3 dBA Leq at a distance of 10 feet.

Table 7 Short-Term Reference Noise Level Measurement

Noise Source	Duration (Minutes)	Reference Distance (In Feet)	Reference Noise Level (Leq dBA)
Batch Plant Heavy Truck	5'00"	10	78.3

Based upon the reference noise levels, it is possible to estimate the noise level impacts associated with the existing mining facility at the proposed noise-sensitive single-family homes located in Tentative Tract Map 36317. Using the reference noise level measurements, the calculated mining equipment hourly noise impacts are presented in Table 8, *Mayhew Canyon Quarry Operational Noise Level Impacts*. The analysis shown on Table 8 indicates that the single-source, hourly unmitigated noise level impacts at receptors 1 through 4 will range from 34.8 to 37.5 dBA Leq. The location of the receptors are shown in Figure 6, *Operational Noise Level Impacts*. With the addition of a minimum 8.0-foot high noise barrier, the single-source, mitigated hourly noise level at the receptors range from approximately 30.3 to 35.7 dBA Leq. It should be noted that, as shown on Figure 1, TTM 36317 incorporates a landscaped berm measuring at least ten feet in height along the western edge of TTM 36317, which would be consistent with the barrier required by the Supplemental Operational Noise Impact Analysis. Taking into account the addition of the a minimum ten-foot noise barrier, the attenuated, overall stationary noise level impacts assuming a cluster of four (4) heavy trucks operating simultaneously are expected to range from 36.3 to 41.7 dBA Leq.

To assess the existing noise level contributions, the mine operation noise level impacts were subtracted from the measured overall existing ambient hourly noise levels to determine both the ambient hourly noise level impacts without mining activities as well as the contribution created to the ambient level created by the Mayhew Canyon Quarry. Table 9 through Table 12 show the calculations at all four receptors. These calculations show that existing traffic noise level impacts from the I-215 Freeway dominates the existing ambient noise environment. The noise level impacts associated with the mining facility do not exceed either the daytime or nighttime noise level standards at any receptor. The operational noise contribution column in each table shows that the Mayhew Canyon Quarry provides an ambient noise level increase at all receptors ranging from 0.1 to 6.2 dBA Leq. During the hours of 11 p.m. to 2 a.m. the operational noise impacts at R1 and R2 range from 3.2 to 6.2 dBA Leq; however, the overall noise levels are not expected to exceed the County of Riverside nighttime exterior stationary noise standard of 45 dBA Leq. During all other times at R1 through R4, and assuming a minimum 8.0-foot high noise barrier, operational related noise level impacts will contribute less than 3.0 dBA to existing ambient noise levels at receptors along the western portion of Tentative Tract Map 36317, and therefore do not create a potential significant noise level impact.

There are no other sources of noise in the vicinity of the Project site that could expose proposed on-site residential uses to excessive noise levels. Accordingly, a significant impact to future residential uses on-site would not occur as a result of the existing mining operations or any other existing noise source in the area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Monitoring: No monitoring is required.

Table 8 Mayhew Canyon Quarry Operational Noise Level Impacts

Receptor Location ²	Distance to Receptor (In Feet)	Unmitigated Single-Source Noise Level at Receptor (Leq dBA) ³	Mitigated Single-Source Noise Level at Receptor (Leq dBA) ⁴	Overall Noise Level at Receptor (Leq dBA) ⁵
R1	1,500	34.8	-	40.8
R2	1,350	35.7	-	41.7
R3	1,225	36.5	30.3	36.3
R4	1,100	37.5	31.3	37.3

1. Data based on short-term noise measurements provided in Table 7.
2. Receptor and source locations shown on Figure 6.
3. Single-source noise level at receptor based on data presented in Table 7.
4. Mitigated noise level printouts provided in Appendix 4 to the Supplemental Operational Noise Impact Analysis.
5. Overall noise level calculated assuming typical mining activities with a cluster of 4 trucks in operation.

Figure 6

Operational Noise Level Impacts



LEGEND:

(R1) = RECEPTOR LOCATION

* = APPROXIMATE CENTER OF MINING OPERATION ACTIVITIES

Source: Urban Crossroads (02-15-2011)



New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Table 9 Receptor 1 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N) ⁴
10:00 PM	45.0	44.1	40.8	41.4	2.7	N
11:00 PM		43.0	40.8	39.0	4.0	N
12:00 AM		42.9	40.8	38.7	4.2	N
1:00 AM		42.0	40.8	35.8	6.2	N
2:00 AM		44.5	40.8	42.1	2.4	N
3:00 AM		44.0	40.8	41.2	2.8	N
4:00 AM		44.6	40.8	42.3	2.3	N
5:00 AM		46.0	40.8	44.4	1.6	N
6:00 AM	65.0	48.4	40.8	47.6	0.8	N
7:00 AM		48.8	40.8	48.1	0.7	N
8:00 AM		51.4	40.8	51.0	0.4	N
9:00 AM		49.4	40.8	48.8	0.6	N
10:00 AM		47.5	40.8	46.5	1.0	N
11:00 AM		47.1	40.8	45.9	1.2	N
12:00 PM		43.8	40.8	40.8	3.0	N
1:00 PM		46.8	40.8	45.5	1.3	N
2:00 PM		46.6	40.8	45.3	1.3	N
3:00 PM		45.7	40.8	44.0	1.7	N
4:00 PM		47.6	40.8	46.6	1.0	N
5:00 PM		49.0	40.8	48.3	0.7	N
6:00 PM		49.0	40.8	48.3	0.7	N
7:00 PM		47.1	40.8	45.9	1.2	N
8:00 PM	45.8	40.8	44.1	1.7	N	
9:00 PM	44.7	40.8	42.4	2.3	N	

- 1 Data taken from long-term hourly noise measurement location L1 (Location R1 on Figure 6).
- 2 Data taken from reference noise level results in Table 8.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

New
Significant
Effects?

Substantial
Increase in the
Severity of a
Previously-
Identified Effect?

New
Information
of
Substantial
Importance?

Table 10 Receptor 2 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N) ⁴
10:00 PM	45.0	45.5	41.7	43.2	2.3	N
11:00 PM		44.5	41.7	41.3	3.2	N
12:00 AM		43.9	41.7	39.9	4.0	N
1:00 AM		43.7	41.7	39.4	4.3	N
2:00 AM		43.4	41.7	38.5	4.9	N
3:00 AM		44.8	41.7	41.9	2.9	N
4:00 AM		45.9	41.7	43.8	2.1	N
5:00 AM		47.6	41.7	46.3	1.3	N
6:00 AM		50.0	41.7	49.3	0.7	N
7:00 AM	65.0	50.8	41.7	50.2	0.6	N
8:00 AM		50.6	41.7	50.0	0.6	N
9:00 AM		48.7	41.7	47.7	1.0	N
10:00 AM		47.7	41.7	46.4	1.3	N
11:00 AM		48.1	41.7	47.0	1.1	N
12:00 PM		47.2	41.7	45.8	1.4	N
1:00 PM		49.8	41.7	49.1	0.7	N
2:00 PM		49.8	41.7	49.1	0.7	N
3:00 PM		49.3	41.7	48.5	0.8	N
4:00 PM		50.3	41.7	49.7	0.6	N
5:00 PM		50.9	41.7	50.3	0.6	N
6:00 PM		51.0	41.7	50.5	0.5	N
7:00 PM		49.2	41.7	48.3	0.9	N
8:00 PM		46.5	41.7	44.8	1.7	N
9:00 PM		45.8	41.7	43.7	2.1	N

1 Data taken from long-term hourly noise measurement location L2 (Location R2 on Figure 6).

2 Data taken from reference noise level results in Table 8.

3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.

4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

New Significant Effects? Substantial Increase in the Severity of a Previously-Identified Effect? New Information of Substantial Importance?

Table 11 Receptor 3 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)
10:00 PM	45.0	49.8	36.3	49.6	0.2	N
11:00 PM		47.6	36.3	47.3	0.3	N
12:00 AM		43.1	36.3	42.1	1.0	N
1:00 AM		43.2	36.3	42.2	1.0	N
2:00 AM		43.1	36.3	42.1	1.0	N
3:00 AM		45.5	36.3	44.9	0.6	N
4:00 AM		46.0	36.3	45.5	0.5	N
5:00 AM		48.7	36.3	48.4	0.3	N
6:00 AM		50.3	36.3	50.1	0.2	N
7:00 AM	65.0	51.6	36.3	51.5	0.1	N
8:00 AM		52.2	36.3	52.1	0.1	N
9:00 AM		50.2	36.3	50.0	0.2	N
10:00 AM		49.7	36.3	49.5	0.2	N
11:00 AM		49.8	36.3	49.6	0.2	N
12:00 PM		48.6	36.3	48.3	0.3	N
1:00 PM		51.4	36.3	51.3	0.1	N
2:00 PM		51.4	36.3	51.3	0.1	N
3:00 PM		50.9	36.3	50.7	0.2	N
4:00 PM		50.9	36.3	50.7	0.2	N
5:00 PM		51.4	36.3	51.3	0.1	N
6:00 PM		51.7	36.3	51.6	0.1	N
7:00 PM		50.7	36.3	50.5	0.2	N
8:00 PM		49.9	36.3	49.7	0.2	N
9:00 PM		49.7	36.3	49.5	0.2	N

- 1 Data taken from long-term hourly noise measurement location L3 (Location R3 on Figure 6).
- 2 Data taken from reference noise level results in Table 8.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
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Table 12 Receptor 4 Stationary Noise Source Hourly Noise Contributions

Time of Day	Noise Level Standard (dBA Leq)	Combined Noise Level (dBA Leq) ¹	Operational Noise Level (dBA Leq) ²	Ambient Only Noise Level (dBA Leq) ³	Operational Noise Contribution (Leq dBA)	Significant Impact? (Y/N)
10:00 PM	45.0	46.2	37.3	45.6	0.6	N
11:00 PM		45.5	37.3	44.8	0.7	N
12:00 AM		44.7	37.3	43.8	0.9	N
1:00 AM		44.5	37.3	43.6	0.9	N
2:00 AM		44.4	37.3	43.5	0.9	N
3:00 AM		44.3	37.3	43.3	1.0	N
4:00 AM		45.4	37.3	44.7	0.7	N
5:00 AM		47.4	37.3	47.0	0.4	N
6:00 AM	65.0	49.7	37.3	49.4	0.3	N
7:00 AM		51.4	37.3	51.2	0.2	N
8:00 AM		50.5	37.3	50.3	0.2	N
9:00 AM		48.9	37.3	48.6	0.3	N
10:00 AM		48.9	37.3	48.6	0.3	N
11:00 AM		48.5	37.3	48.2	0.3	N
12:00 PM		45.4	37.3	44.7	0.7	N
1:00 PM		49.6	37.3	49.3	0.3	N
2:00 PM		49.4	37.3	49.1	0.3	N
3:00 PM		49.4	37.3	49.1	0.3	N
4:00 PM		48.2	37.3	47.8	0.4	N
5:00 PM		49.0	37.3	48.7	0.3	N
6:00 PM		49.1	37.3	48.8	0.3	N
7:00 PM		48.6	37.3	48.3	0.3	N
8:00 PM	47.5	37.3	47.1	0.4	N	
9:00 PM	46.5	37.3	45.9	0.6	N	

- 1 Data taken from long-term hourly noise measurement location L4 (Location R4 on Figure 6).
- 2 Data taken from reference noise level results in Table 8.
- 3 Noise level calculated by subtracting operational noise impact level from the measured overall noise level.
- 4 Operational noise level contributions between the hours of 11:00 PM and 2:00 AM are greater than 3 dBA, however, the combined noise level remains below the County of Riverside 45 dBA Leq exterior noise level standard.

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
34. Noise Effects on or by the Project	No	No	No
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	No	No	No
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	No	No	No
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?	No	No	No
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	No	No	No

Source: General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Noise Analysis; Noise Analysis Addendum Letter

Findings of Fact:

a), b) & c) EIR No. 325 evaluated the potential for residential land uses within the Project area to result in, or be affected by, substantial adverse noise effects. As previously discussed in EIR No. 325, residential uses within the Project area have the potential to be exposed to significant, unmitigated noise levels. To ensure that future residential land uses were not exposed to substantial noise levels, EIR No. 325 incorporated Noise Mitigation Measure No. 2 requiring that future implementing tract maps within the Project area prepare a site-specific noise impact analysis to evaluate current site noise conditions and to identify additional, site-specific mitigation measures (e.g., construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels.

In adherence to the mitigation requirements specified in EIR No. 325 (see Noise Mitigation Measure No. 2 from EIR No. 325), a Project-specific noise impact analysis has been prepared to evaluate the Project's potential to generate substantial noise levels or be affected by excessive noise in both near- and long-term conditions. Near- and long-term noise impacts associated with the Project are discussed in further detail on the following pages. Refer also to the discussion of mining-related noise impacts provided above under Issue 33, *Other Noise*.

Near-Term Construction Noise Impacts

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers and portable generators can reach high levels. Grading activities typically represent one of the highest potential sources for noise impacts. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to noise levels in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 68 dBA measured at 50 feet from the noise source to the receptor would be reduced to 62 dBA at 100 feet from the source to the receptor, and would be further reduced by another 6 dBA to 56 dBA at 200 feet from the source to the receptor.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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For the purposes of analysis, an overall grading noise level of 89 dBA at 50 feet was used as the worst-case maximum exterior noise level. Using a drop of rate of 6 dBA per doubling distance, construction noise levels at 100 feet are estimated to be 83 dBA, and at 200 feet noise levels are estimated to be 77 dBA. Noise levels generated during construction activities have the potential to affect existing residents in the vicinity of TTM 36317. Although construction noise would result in a temporary increase over ambient noise levels, construction noise would not present any long-term impacts on the Project site or the surrounding area. Furthermore, construction noise within the County is regulated by Ordinance No. 847, which exempts "private construction projects," provided that:

- 1) Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
- 2) Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Compliance with Ordinance No. 847 would be enforced as part of the conditions of approval imposed on future grading and building permits. Accordingly, EIR No. 325 concluded no impacts due to construction noise would occur.

Long-Term Off-Site Noise Impacts

Long-term off-site noise impacts were previously evaluated as part of Addendum No. 3 in association with SP 256A2. As concluded in that analysis, the overall contribution of noise from SP 256-related traffic to roadways that already exceed 65 dBA CNEL would range between 0.0 and 0.4 dBA CNEL. These level of noise contributions were previously disclosed as less than significant. Since the proposed Project would not increase the amount of traffic produced by the site as compared to what was evaluated and disclosed in Addendum No. 3, the proposed Project would result in less than significant long-term off-site noise impacts.

Long-Term On-Site Noise Impacts

On-Site Exterior Noise Impacts

The primary source of noise impacts on the Project site would be from traffic along adjacent to major roadways, including Campbell Ranch Road, Santiago Canyon Road, and I-15. The Project would also experience some background noise from on-site, internal roads, but due to the low traffic volume and speed along these roadways, traffic noise from on-site, internal roads is not anticipated to make a significant contribution to the local noise environment. Accordingly, residential units in planning areas immediately adjacent to major roadways are the only locations within the Project site that would have the potential to be exposed to substantial noise level of exterior vehicular-related noise. However, and as concluded under the discussion of Item 32, *Highway Noise* (above), residential uses within TTM 36317 would not abut Santiago Canyon Road and would be buffered by the water quality management basin within and its associated community theme wall the northeastern portion of the tract. As a result, and as concluded in the Noise Analysis Addendum Letter, future residential uses within TTM 36317 would not be exposed to exterior noise levels that exceed 65 dBA CNEL, and impacts would be less than significant.

On-Site Interior Noise Impacts

The interior noise level is the difference between the predicted exterior noise level at the building façade and the noise reduction provided by the structure. Interior noise levels greater than 45 dBA CNEL would exceed the County's standard for residential land uses. As previously discussed under Item 32, *Highway Noise* (above), residential units within TTM 36317 would not be exposed to interior noise levels in excess of 45 dBA CNEL. Accordingly, a less than significant impact would occur.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Conclusion

The Project-specific noise impact analysis required by Noise Mitigation Measure 2 from EIR 325 determined that the proposed Project would have the potential to expose sensitive receptors to construction-related noise levels that exceed adopted local standards. Construction-related noise was identified in EIR No. 325 as a short-term impact; however, this short-term impact would be addressed through compliance with County Ordinance No. 847, which established limits on the hours during which construction activity could take place. As noted in the Project-specific noise analysis prepared as required by Noise Mitigation Measure 2 (Urban Crossroads, Sycamore Creek Specific Plan Amendment #2 Noise Analysis, December 2, 2010), the most effective method of controlling construction is limiting the hours of construction to normal weekday working hours – a measure which is already required by compliance with County Ordinance No. 847. Although construction noise impact is neither a new impact, nor has the impact substantially increased in severity as a result of the proposed Project, the Project-specific noise analysis identified additional measures that could be employed to further reduce construction noise in addition to limiting the hours of construction. These measures will be adopted as conditions of approval to the Project as recommended by the Project-specific noise study, and are as follows:

- During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers’ standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels according to the construction hours to be determined by County staff. The construction contractor shall limit all construction-related activities that would result in high noise levels according to the hours described in Section 4 of this report.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment. To the extent feasible, haul routes shall not pass sensitive land uses or residential dwellings.

Although the Project-specific noise impact analysis identified significant near-term noise impacts, these are not determined to be a “new” significant impact of the Project, as EIR No. 325 previously identified that construction and occupation of residential land uses within the Project area had the potential to result in, or be affected by, substantial adverse noise effects. Furthermore, the mitigation proposed by the Project is in adherence with the mitigation requirements previously established in EIR No. 325, which required future implementing projects to evaluate current site noise conditions and identify additional, site-specific mitigation measures (e.g., construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels. As such, the proposed Project would not result in new impacts that were not previously identified in EIR No. 325. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) There are no conditions associated with the proposed Project that would result in the exposure of on- or off-site residents or workers to excessive ground-borne vibration or ground-borne noise levels. During construction of the proposed Project, blasting would not be necessary and the construction equipment likely to be used on-site would not produce significant amounts of ground-borne vibration or ground-borne noise levels. Additionally, with long-term operation of the proposed Project, there are no uses proposed on-site that would result in the generation of excessive ground-borne vibration or ground-borne noise levels. Accordingly, impacts associated with ground-borne vibration or ground-borne noise

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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levels would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project			
35. Housing			
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No	No	No
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	No	No	No
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No	No	No
d. Affect a County Redevelopment Project Area?	No	No	No
e. Cumulatively exceed official regional or local population projections?	No	No	No
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)?	No	No	No

Source: Project Application Materials, GIS database, General Plan Housing Element, EIR No. 325

Findings of Fact:

a & c) The proposed Project seeks to implement the land uses from an existing approved specific plan. Within the areas proposed for subdivision by TTM 36317, there are no existing homes that would be displaced by the proposed development, and the Project would result in the development of 193 residential units on-site. Accordingly, and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would not displace any existing housing, would not result in the need to construct replacement housing elsewhere, and would not displace any people, necessitating the construction of replacement housing elsewhere. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The proposed Project seeks to implement land uses within an existing approved specific plan, and would result in the development of 193 residential units. As such, and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would accommodate a need for additional housing, and would not result in an increase in demand for affordable housing. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

d) EIR No. 325 and addenda thereto did not identify any impacts to redevelopment areas. According to the Riverside County GIS database, the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would have no effect on such areas. Therefore,

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

e) Impacts due to the introduction of residential uses to the site were previously evaluated as part of EIR No. 325 and addenda thereto, which concluded that such impacts would be less than significant. The proposed Project is fully consistent with the land use designations of the approved SP 256; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) Impacts due to growth inducement were previously evaluated as part of EIR No. 325 and addenda thereto, which concluded that such impacts would be less than significant. The proposed Project is fully consistent with the land use designations of the approved SP 256; accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	No	No	No
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Source: General Plan Safety Element, EIR No. 325

Findings of Fact: Impacts associated with fire protection services were evaluated and disclosed in EIR No. 325, which found that such impacts would be reduced to less than significant levels through the incorporation of mitigation measures (refer to EIR 325 Fire Services Mitigation Measures 3 through 5). Fire Services Mitigation Measures 1 and 2 from EIR 325 addressed the need for a new fire station in the Project area; however, since certification of EIR No. 325, a new fire station (Sycamore Creek Fire Station #64) has been developed at 25310 Campbell Ranch Road (i.e., within the boundaries of SP 256). With the development of this facility, all areas of the Specific Plan (including areas proposed for subdivision as part of TTM 36317) are located within the County's required response time, and EIR 325 Fire Services Mitigation Measures 1 and 2 are no longer applicable to the proposed Project. The remaining mitigation measures identified in EIR No. 325 to reduce the potential for fire hazards on-site would continue to apply to the proposed Project. Accordingly, significant impacts associated with fire protection services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: Fire Services Mitigation Measures 3 through 5 from EIR No. 325 shall apply (refer to Issue 24, above).

Monitoring: The Riverside County Fire Department shall review improvement plans and building permits for compliance with the mitigation measures from EIR No. 325.

37. Sheriff Services	No	No	No
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New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Source: General Plan, EIR No. 325

Findings of Fact: Impacts to sheriff protection services were previously evaluated and disclosed as part of EIR No. 325, which found that such impacts would be less than significant. There are no components of the proposed Project that would have the potential to increase impacts to sheriff protection services. Accordingly, there would be no new impacts to sheriff protection services associated with the proposed Project, and such impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools	No	No	No
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Source: GIS database, EIR No. 325.

Findings of Fact: Impacts to school services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (EIR 325 Schools Mitigation Measures 1 and 2). The Corona-Norco Unified School District plans for long-term facilities based on the land uses specified by the General Plan Land Use Plan. The proposed Project is fully consistent with the land uses identified in the approved General Plan and SP 256. As such, impacts to school services would not increase compared to the impacts evaluated and disclosed in EIR No. 325 and addenda thereto, and would not exceed the population projections of the Corona-Norco Unified School District. Payment of state-mandated school impact fees still would be required of the proposed Project; accordingly, a significant impact to school services would not occur with implementation of the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Schools Mitigation Measure No. 1:

- *The project applicant shall be required to work with the affected School District in order to satisfy their concerns and insure that adequate school facilities are available for future project residents.*

EIR 325 Schools Mitigation Measure No. 2:

- *The applicant shall be required to pay school impact mitigation fees. These fees may not exceed the current State-mandated maximum amounts of \$1.58 per square foot of residential space and \$.26 per square foot of commercial space, per State Law AB 2926. The County of Riverside is currently developing a School Mitigation Program. Upon adoption by the Board of Supervisors, the applicant shall be required to adhere to the requirements of this Program.*

Monitoring: As specified in EIR No. 325, the County shall ensure that school fees are paid prior to the issuance of building permits.

39. Libraries	No	No	No
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New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Source: General Plan, EIR No. 325

Findings of Fact: Impacts to library services were evaluated and disclosed as part of EIR No. 325, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (refer to EIR 325 Libraries Mitigation Measure No. 1). The proposed Project also would be required to contribute development impact fees (DIF) pursuant to County ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire necessary library facilities to accommodate growth within the County. In addition, implementation of the proposed Project would not increase the number of units previously approved for the site as part of SP 256A2. Impacts to library services resulting from new residential construction within the specific plan area were previously evaluated in Addendum No. 3, which found such impacts would be less than significant with the payment of DIF fees. Accordingly, with compliance with the mitigation measure from EIR No. 325 and payment of DIF fees, impacts to library services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Libraries Mitigation Measure No. 1:

- *The project applicant will cooperate with the County/City Public Library system and participate in the mitigation fee program to ensure adequate library facilities for future onsite residents.*

Monitoring: The County shall collect fees pursuant to County Ordinance No. 659 prior to the issuance of building permits.

40. Health Services	No	No	No
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Source: General Plan, EIR No. 325

Findings of Fact: Impacts to health services were evaluated and disclosed in EIR No. 325, which concluded that implementation of the proposed Project would result in no adverse effect on health services within the County. The proposed Project would not result in an increase in the number of dwelling units on-site, and thus would not increase the local area's demand for health care services beyond what was previously evaluated and disclosed as part of EIR No. 325. Accordingly, a significant impact to health services would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation	No	No	No
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?			

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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?	No	No	No
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)?	No	No	No

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, CSA No. 134, EIR No. 325, Addendum No. 3

Findings of Fact:

a) Impacts associated with recreational facilities were evaluated and disclosed in EIR No. 325 and Addendum No. 3, which was prepared in association with SP 256A2. As concluded in Addendum No. 3, and consistent with the findings of EIR No. 325, the 37.6 acres of active parkland proposed within SP 256A2 would fully meet the demand for recreation facilities generated by new residential development within the specific plan boundaries. Addendum No. 3 also found that environmental impacts associated with the development of parkland within the specific plan was previously evaluated and disclosed as part of EIR No. 325 and/or Addendum No. 3, and mitigation measures were required where necessary to reduce environmental effects. Applicable mitigation measures are referenced throughout this Initial Study. The proposed Project implements and is fully consistent with the land use designations applied to the site by SP 256A2, and is therefore consistent with the analysis contained within Addendum No. 3. Accordingly, no impact due to the construction of recreational resources would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) As demonstrated above in response to Issue 41.a), and consistent with the findings of EIR No. 325 and addenda thereto, the proposed Project would be adequately served by recreational facilities planned within SP 256. As such, substantial impacts to existing recreational resources within the County would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) The proposed project site is located within the boundaries of County Service Area No. 134 (CSA 134), which was established for the maintenance of street lighting. CSA 134 has not established park fees. Moreover, as discussed under Issue 41.a), the proposed Project would be served by an adequate amount of parkland within the specific plan area. Accordingly, and consistent with the findings of EIR No. 325, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond the EIR 325 mitigation measures identified throughout this Initial Study/Environmental Assessment are required.

Monitoring: Monitoring shall occur as specified throughout Initial Study/Environmental Assessment.

42. Recreational Trails	No	No	No
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8, EIR No. 325, Addendum No. 3

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Findings of Fact: Impacts due to the construction of recreational trails, and impacts due to potential inconsistency between trails planned within SP 256 and the General Plan were previously evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which found that such impacts would be less than significant or would be mitigated to a level below significant through implementation of the mitigation measures specified throughout EIR No. 325 (and referenced under the appropriate subheadings in this Initial Study). The proposed Project is fully consistent with the land use designations applied to the site by SP 256A2, and is therefore consistent with the analysis and conclusions contained within Addendum No. 3. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond the EIR 325 mitigation measures identified throughout this Initial Study/Environmental Assessment are required.

Monitoring: Monitoring shall occur as specified throughout Initial Study/Environmental Assessment.

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?	No	No	No
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?	No	No	No
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?	No	No	No
d) Alter waterborne, rail or air traffic?	No	No	No
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	No	No	No
f) Cause an effect upon, or a need for new or altered maintenance of roads?	No	No	No
g) Cause an effect upon circulation during the project's construction?	No	No	No
h) Result in inadequate emergency access or access to nearby uses?	No	No	No
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?	No	No	No

Source: Traffic Impact Analysis, CMP, RCALUCP, Google Earth

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Findings of Fact:

a) EIR No. 325 identified significant but mitigable impacts to traffic plans, policies, and ordinances. The mitigation specified by EIR No. 325 (i.e., Circulation Mitigation Measures 1 through 4) require the preparation of traffic impact studies with future tentative tract maps, and participation in the County's Development Monitoring Program (which occurs through the County Transportation Department's review of traffic studies for implementing developments). In accordance with the mitigation measures specified in EIR No. 325, a traffic impact analysis was prepared to evaluate impacts associated with implementation of TTM 36317, the results of which were summarized in Addendum No. 3 (which was prepared in association with SP 256A2). The analysis concluded that implementation of the uses proposed by TTM 36317 would not result in any direct or cumulatively significant impacts to traffic due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The proposed Project would be fully consistent with SP 256A2 and within the scope of analysis provided in Addendum No. 3. The traffic study was reviewed and approved by the County Transportation Department as part of the on-going Development Monitoring Program within the Specific Plan. Accordingly, and consistent with the findings of Addendum No. 3, Project-related impacts would be less than significant and would not result in new impacts that were not previously identified in EIR No. 325, and mitigation measures specified in EIR No. 325 have been fulfilled and are no longer applicable to the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

b) The only CMP-designated roadway in the Project vicinity is I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses identified by the County's General Plan land use map. The existing Sycamore Creek Specific Plan is consistent with the County General Plan land use map, and provides for the ultimate build-out of residential, commercial retail, recreational, open space and public facility land uses. The proposed Project seeks to implement land uses pursuant to the approved Specific Plan, and would not increase the maximum development intensity allowed on the site. As such, the proposed Project would be consistent with the County General Plan, and, therefore, would be consistent with the long-term growth projections included in the CMP. As concluded in Addendum No. 3, buildout of SP 256A2 also would contribute relatively few daily and peak hour trips to I-15 and is unlikely to contribute to a direct or cumulative level of service deficiency in the near-term. Accordingly, and consistent with the findings of EIR No. 325 and Addendum No. 3, the Project's near- and long-term impacts related to established levels of service for CMP designated roads or highways would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

c) & d) The proposed Project site is not located within an airport influence area and is not located adjacent to a rail corridor or waterway. Accordingly, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel, and no impact would occur. would contribute relatively few daily and peak hour trips to I-15 and is unlikely to contribute to a direct or cumulative level of service deficiency in the near-term

e) EIR No. 325 did not identify any impacts associated with hazards due to design features or incompatible uses. The proposed Project would introduce residential and recreational land uses within a master-planned community that includes residential, commercial retail, recreational, and open space land uses. Therefore, the proposed Project would be compatible with surrounding land uses, and would not result in increased hazards associated with incompatible uses; no impact would occur.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Proposed circulation improvements are identified on Tentative Tract Map 36317. All circulation improvements have been designed to conform to the provisions of Riverside County Ordinance No. 461, *Road Improvement Standards and Specifications*. The provisions of Ordinance No. 461 identify required improvements as well as design parameters that each circulation improvement must adhere to in order to maximize public safety and minimize congestion that may result from substandard road construction. As a component of applications for the proposed Project, the County Transportation Department has reviewed the proposed circulation improvements identified in Tract Map 36317 in relationship to the approved circulation plan for the Sycamore Creek Specific Plan, and has concluded that all proposed roadway improvements are consistent with the requirements of Ordinance No. 461. Accordingly, because all roadway improvements have been designed to County standards and because no conflict is anticipated between Project-related motor vehicle use and adjacent land uses, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

f) Implementation of the proposed Project would result in the establishment of several new on-site (internal) public roads, which would require maintenance. However, the maintenance of on-site roadways is not anticipated to cause a financial burden for the County that would interfere with the County's ability to maintain other County facilities such that an environmental impact would result. Maintenance of on-site roads would largely be funded through property taxes associated with the development. There is no component of the proposed Project that would require altered maintenance of roadways by the County. Accordingly, and consistent with the findings of EIR No. 325, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. As such, and consistent with the findings of EIR No. 325, it is concluded that implementation of the proposed Project would not cause a substantial adverse effect upon circulation during Project construction, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

h) Project implementation would result in new residential structures and recreational facilities on-site, thereby increasing the need for emergency access to the site. The provision of adequate paved access to the Project area would be required as a condition of Project approval. The Project would be required to comply with Riverside County Ordinance No. 460, which regulates access road provisions. Consistent with the findings of EIR No. 325, with required adherence to County requirements for emergency access, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

i) The proposed Project would accommodate a regional trail (which traverses the site and connects to existing, off-site trails within the Cleveland National Forest), sidewalks, and on-site community trails. The Project site is not currently served by the Regional Transportation Agency (RTA); therefore, the Project is not required to provide transit support facilities. Accordingly, and consistent with the findings of EIR No. 325, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation; as such, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Mitigation: The following mitigation measures from EIR No. 325 have been fulfilled as part of the proposed Project:

EIR 325 Circulation Mitigation Measure No. 1:

- Pursuant to Riverside County Transportation Department guidelines, traffic impact study reports will be required in conjunction with plot plan and tentative tract map submittals. See Section III.2.b, Circulation Plan Development Standards for additional mitigations.

EIR 325 Circulation Mitigation Measure No. 2:

- The proposed project shall conform to the requirements of and shall participate in the Development Monitoring Program.

EIR 325 Circulation Mitigation Measure No. 3:

- Development Monitoring Program will be an on-going informational process. Its purpose is to establish a formal process whereby the Riverside County Transportation Department can collect and assimilate data regarding proposed development within the area covered by Specific Plan No. 256, which was approved by the Board of Supervisors.

EIR 325 Circulation Mitigation Measure No. 4:

- The Development Monitoring Program will accomplish its intended purpose with regard to traffic impacts by requiring that each development proposal within the Specific Plan boundary be accompanied by a traffic impact study. The traffic impact study will provide information regarding the type of development as well as specific data sufficient for the Transportation Department to readily evaluate the cumulative impact of the proposal.

Monitoring: As the required mitigation measures from EIR No. 325 have been fulfilled with the completion of traffic impact analysis for TTM 36317, no further monitoring is required.

44. Bike Trails	No	No	No
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Project application materials, TCAP Figure 8, Project application materials.

Findings of Fact: Impacts due to the construction of recreational trails, and impacts due to potential inconsistency between trails planned within SP 256 and the General Plan were previously evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which found that such impacts would be less than significant or would be mitigated to a level below significant through implementation of the mitigation measures specified throughout EIR No. 325 (and cited throughout this Initial Study under the appropriate issue area, where appropriate). SP 256A2 requires the provision of a "Secondary Trail" within Planning Area 27 between adjacent Planning Area 25 and areas off-site to the east, which is accommodated within Open Space Lot 194 of TTM 36317. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond the EIR 325 mitigation measures identified throughout this Initial Study/Environmental Assessment are required.

Monitoring: Monitoring shall occur as specified throughout Initial Study/Environmental Assessment.

UTILITY AND SERVICE SYSTEMS Would the project			
45. Water	No	No	No

	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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?			
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	No	No	No

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts associated with the Project's demand for water treatment facilities and water supply were evaluated as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation measures (refer to EIR 325 Water and Sewer Mitigation Measure No. 2). It also should be noted that the backbone water lines needed to serve the Project already have been constructed. In addition, a development standard is included in Specific Plan Section III.A.1.b (refer to Standard No. 26), which requires that future development within the Specific Plan "...shall comply with the applicable requirements of the 2010 California Green Building Standards Code (CalGreen, California Code of Regulations, Title 24, Part 11)." Compliance with this development standard would reduce the Project's demand for water. Furthermore, TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Accordingly, with compliance with any applicable mitigation measures specified in EIR No. 325 for water service, significant impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Water and Sewer Mitigation Measure No. 2:

- *Project impacts associated with water demand for landscaping shall be mitigated by the use of properly designed, installed, operated and maintained irrigation systems. Vegetation which uses less water will be encouraged for landscaping purposes. All irrigation systems shall be designed for future use of reclaimed water if and when such water becomes available. Irrigation systems shall be designed for use of both domestic and reclaimed water.*

Monitoring: The Riverside County Building and Safety Department shall ensure compliance with Water and Sewer Mitigation Measure No. 2 during future review of irrigation plans.

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?	No	No	No
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?	No	No	No

Source: Department of Environmental Health Review, EIR No. 325, Project application materials.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Findings of Fact:

a) & b) Impacts associated with the Project's demand for sewer treatment facilities and wastewater treatment capacity were evaluated as part of EIR No. 325 and Addendum No. 3, which concluded that no impacts would occur. In addition, major sewer facilities needed to serve the Specific Plan area already have been constructed. Furthermore, TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Accordingly, no impacts to sewer services would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

47. Solid Waste	No	No	No
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	No	No	No
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)?	No	No	No

Source: General Plan, EIR No. 325, Project application materials.

Findings of Fact:

a) & b) Impacts to solid waste services were evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels through incorporation of mitigation measures (refer to EIR 325 Mitigation Measures 1 and 3). TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Mitigation Measures 1 and 3 from EIR No. 325 would continue to apply to the proposed Project (Mitigation Measure No. 2 for Solid Waste applies only to commercial land uses, and is therefore not applicable to the proposed Project). Accordingly, implementation of the proposed Project would not result in any new impacts to solid waste services. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Solid Waste Mitigation Measure No. 1:

- The proposed refuse hauler to the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.).

EIR 325 Solid Waste Mitigation Measure No. 3:

- The developer shall participate in any established County-wide program to reduce solid waste generation and waste associated with the construction phase of development. The elements of this program may include:

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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- a. *Developing and distributing brochures on residential and commercial recycling, residential and commercial source reduction, waste management issues, the importance of using recycled goods, composting, and litter control.*
- b. *Development of curriculum guides and kits in cooperation with the County and the Corona-Norco School District.*
- c. *Production of video programs which can be shown on local cable television stations the project area.*
- d. *Pursue an environmental labeling program at local grocery stores, liquor stores, etc. which would educate consumers in recycling of packaging and other consumer goods.*
- e. *Pursue a recycled products awareness campaign which would commend businesses which use recycled products. This program could issue stickers to businesses that use recycled products to display in their windows.*
- f. *Develop a library of media production on recycling and source reduction which can be borrowed by various citizen groups, agencies, and schools within the County.*

Monitoring: The County Building and Safety Department and the Riverside County Waste Management Department shall ensure compliance with EIR No. 325 Solid Waste Mitigation Measures 1 and 2 as part of their review of future implementing projects (i.e., building permits, etc.).

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?	No	No	No
b) Natural gas?	No	No	No
c) Communications systems?	No	No	No
d) Storm water drainage?	No	No	No
e) Street lighting?	No	No	No
f) Maintenance of public facilities, including roads?	No	No	No
g) Other governmental services?	No	No	No

Source: General Plan, EIR No. 325, Project application materials.

Findings of Fact:

a) through g) Impacts to utilities were evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation. Additionally, major utilities needed to serve the Specific Plan area already have been constructed. Since major utilities needed to serve the Specific Plan area already have been constructed, the mitigation measures specified by EIR No. 325 (Utilities Mitigation Measures 1 through 3) are not applicable to the proposed Project, if applicable. TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Moreover, the proposed Project would be required to comply with the development standards included in SP 256A2, which requires measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP256A2), thereby resulting in a further reduction in the demand for utilities as compared to what was studied in EIR No. 325. Accordingly, with implantation of the proposed Project, significant impacts to utilities would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

No	No	No
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Source: EIR No. 325, Project application materials.

Findings of Fact:

a) Impacts to energy resources were evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which concluded that such impacts would be reduced to less than significant levels with the incorporation of mitigation (refer to EIR 325 Energy Resources Mitigation Measures 1 and 2). TTM 36317 does not propose to increase the number of dwelling units allowed on-site, and would implement the land use designations applied to the site by SP 256A2. Moreover, SP 256A2 incorporates development standards requiring the implementation of measures to reduce the Project's demand for energy resources (refer to Development Standard No. 26 in Section III.A.1.b of SP 256A2). Accordingly, with incorporation of the mitigation measures specified in EIR No. 325 and mandatory compliance with the Specific Plan's development standards, impacts to energy resources would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: The following mitigation measures from EIR No. 325 shall continue to apply to the proposed Project:

EIR 325 Energy Resources Mitigation Measure No. 1:

- *Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.*

EIR 325 Energy Resources Mitigation Measure No. 2:

- *Building energy conservation will largely be achieved for both residential and commercial units by compliance with Title 20 and 24 of the California Administrative Code. Title 24, California Administrative Code Section 2-5307 (b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. 24, California Administrative Code Sections 2-5452 (i) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment of fixtures. Title 20, California Administrative Code Sections 1604 (f) and 1601 (b) are Appliance Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.*

Monitoring: The Riverside County Building and Safety Department shall review implementing plans for compliance with these measures prior to the issuance of building permits.

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	No	No	No
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	New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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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, EIR No. 325, Addendum No. 3.

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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

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)?	No	No	No
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Source: Staff review, Project Application Materials, EIR No. 325, Addendum No. 3

Findings of Fact: Cumulative impacts were evaluated as part of EIR No. 325, which concluded that such impacts would not occur with implementation of the mitigation measures specified in EIR No. 325. The Project proposes to implement the land uses previously identified for the site as part of SP 256A2, and would not result in any new cumulative impacts beyond what was evaluated and disclosed as part of EIR No. 325 and Addendum No. 3. Accordingly, the proposed Project would not result in new impacts to the environment that are individually limited, but cumulatively considerable. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 325 or addenda thereto.

Mitigation: No new mitigation measures beyond those identified in EIR No. 325 are required.

Monitoring: Monitoring shall occur as specified in EIR No. 325

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	No	No	No
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Source: Staff review, project application, EIR No. 325, Addendum No. 3.

Findings of Fact: The proposed project would not result in any new environmental effects beyond what was evaluated and disclosed as part of EIR No. 325 and Addendum No. 3, which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

New Significant Effects?	Substantial Increase in the Severity of a Previously-Identified Effect?	New Information of Substantial Importance?
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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: Sycamore Creek Specific Plan EIR (EIR No. 325), November 8, 1994
 Addendum No. 1 to EIR No. 325, June 10, 2003
 Addendum No. 2 to EIR No. 325, May 16, 2006
 Addendum No. 3 to EIR No. 325, February 21, 2013

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

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.

VII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

- Addendum No. 3 *Addendum No. 3 to Environmental Impact Report (EIR) No. 325 for Specific Plan 256, Amendment No. 2, Tentative Tract Map No. 36316, and Change of Zone No. 07317.* Riverside County Planning Department, February 21, 2013.
- CARB Scoping Plan *Climate Change Scoping Plan.* California Air Resources Board, December 2008.
- Climate Change Analysis *Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Climate Change Analysis.* Urban Crossroads, Inc., December 6, 2010.
- CMP *2010 Riverside County Congestion Management Program.* Riverside County Transportation Commission. Adopted: March 10, 2010.
- CSA No. 134 County Service Area No. 134.
<http://www.rivcoeda.org/CountyServiceAreasNavOnly/CountyServiceAreas/CSAHome/tabid/1065/Default.aspx>
- DBESP *Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317.* Helix Environmental Planning, February 27, 2012.

		New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
EIR No. 325	<i>Sycamore Creek Specific Plan EIR</i> (EIR No. 325). Certified November 8, 1994.			
General Plan	<i>County of Riverside General Plan</i> . Riverside County Transportation and Land Management Agency, October 2003.			
General Plan EIR	<i>County of Riverside General Plan Final Program Environmental Impact Report</i> , Riverside County Transportation and Land Management Agency, October 2003.			
Geotechnical Report	<i>Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California</i> . Advanced Geotechnical Solutions, Inc., November 17, 2010.			
GIS Database	Riverside County Land Information System (accessed December 6, 2010). http://www3.tlma.co.riverside.ca.us/pa/rcdis/index.html			
Google Earth	Google Earth (ver. 6.1.0.5001)			
Hydrology Study for TR 36317	Hydrology and Hydraulics Report for Foremost Communities, Tentative Tract Map 36317. Albert A. Webb Associates, August, 2010.			
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.			
MSHCP Consistency Analysis	<i>Sycamore Creek Determination of Biologically Equivalent or Superior Preservation for Tract 36317</i> . Helix Environmental Planning, November 2, 2010.			
Noise Analysis	<i>Sycamore Creek Specific Plan Amendment #2 EIR Noise Analysis</i> . Urban Crossroads, Inc., December 2, 2012.			
Noise Analysis Addendum Letter	<i>Sycamore Creek Specific Plan Land Use Modifications (Addendum to Sycamore Creek SPA No. 2 Noise Analysis)</i> . Urban Crossroads, June 19, 2012.			
Off-Site Drainage Study	Hydrology and Hydraulics Report for Sycamore Creek Off-Site Drainage, Tracts 31908 and 31908-1. Albert A. Webb Associates, June 2010.			
Ord. No. 460	Riverside County Ordinance No. 460, Subdivision Regulations. June 3, 2010.			
Ord. No. 484	Riverside County Ordinance No. 484, An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand. March 14, 2000.			
Ord. No. 625	Riverside County Ordinance No. 625, Right-to-Farm Ordinance. March 18, 1986 (Amended November 8, 1994).			
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.			
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program. July 21, 2009.			
Phase I Cultural Resources Survey	Phase I Cultural Resources Survey of PA 26 and PA 17D (Portion), Sycamore Creek Specific Plan. Brian F. Smith and Associates, October 21, 2010.			

		New Significant Effects?	Substantial Increase in the Severity of a Previously- Identified Effect?	New Information of Substantial Importance?
RCALUCP	Riverside County Airport Land Use Compatibility Plan Policy Document, Riverside County Airport Land Use Commission, October 14, 2004. http://www.rcaluc.org/plan_new.asp			
SCAQMD AQMP	<i>Final 2007 Air Quality Management Plan</i> . South Coast Air Quality Management District, June 2007.			
SCAQMD CEQA Air Quality Handbook	<i>CEQA Air Quality Handbook</i> . South Coast Air Quality Management District. April 1993, with November 1993 Update.			
Supplemental Operational Noise Impact Analysis	Sycamore Creek Supplemental Operational Noise Impact Analysis, prepared by Urban Crossroads (dated February 14, 2011).			
SP 256A2 Air Quality Impact Analysis	Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Air Quality Impact Analysis, prepared by Urban Crossroads (dated December 6, 2010).			
TCAP	Temescal Canyon Area Plan. Riverside County Transportation and Land Management Agency, General Plan Volume II, October 2003.			
Traffic Impact Analysis	<i>Sycamore Creek Specific Plan Amendment No. 2 (Tentative Tract Map No. 36316 & 36317) Traffic Impact Analysis</i> . Urban Crossroads, December 2, 2010.			
U.S.D.A. Soil Conservation Service Soil Surveys	Soil Survey, Western Riverside Area California. United States Department of Agriculture, 1971.			
WQMP	<i>Water Quality Management Plan (WQMP) for Tentative Tract 36317</i> . Albert A. Webb Associates, June 2011.			
WRC-MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan. Riverside County Transportation and Land Management Agency, October 2003.			

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TRACT MAP Tract #: TR36317

Parcel: 290-660-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2.

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 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.

TRACT MAP Tract #: TR36317

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10. GENERAL CONDITIONS

10. EVERY. 2 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 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. 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. 36317 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36317, Amended No. 4, dated 6/25/13.

EXHIBIT L = Tentative Tract Map No. 36317 Conceptual Landscape Plans dated 6/25/13.

EXHIBIT W = Tentative Track Map No. 36317 Conceptual Wall and Fence Plan dated 6/25/13.

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

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 256A2 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.

TRACT MAP Tract #: TR36317

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

b. Final Environmental Impact Report No. 325 Document, and all addenda 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. 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 - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 256A2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 256, Amendment No. 2.
Screencheck No. 5.

CHANGE OF ZONE = Change of Zone No. 7786 dated 2/14/13

EIR = Environmental Impact Report No. 325 and Addendum's 1, 2, & 3.

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County

TRACT MAP Tract #: TR36317

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10. GENERAL CONDITIONS

10. EVERY. 5 SP - Ordinance Requirements (cont.) INEFFECT

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 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 o 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.

10. EVERY. 7 SP - HOLD HARMLESS INEFFECT

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 SPECIFIC PLAN; 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 SPECIFIC PLAN, 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

TRACT MAP Tract #: TR36317

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10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) INEFFECT

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.

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.

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.

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Parcel: 290-660-012

10. GENERAL CONDITIONS

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. 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 required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit

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

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. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department 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 Building and Safety Engineer blocks, concentrates or diverts drainage flows.

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. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

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10. GENERAL CONDITIONS

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 LLWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36317 is proposing Lee Lake Water District (LLWD) potable water 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 LLWD as well as all other applicable agencies.

10.E HEALTH. 2 RETENTION BASIN - NO VECTORS RECOMMND

Tract Map#36317 is proposing to construct a retention basin onsite. This retention basin must be maintained to ensure that no vector breeding and no vector nuisances occur.

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 500 feet apart in any direction, with no portion of any lot frontage more than 250 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. 7 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

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10. GENERAL CONDITIONS

10.FIRE. 7 SP-#71-ADVERSE IMPACTS (cont.) INEFFECT

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. 8 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. 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 regional intergrated fire protection response system.

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

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
- 2) 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.

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10. GENERAL CONDITIONS

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

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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Tract Map No. 36317, amendment number 4, proposes to construct a 193 lot subdivision of 54.4 acres for single family residential development within Planning Areas 17a - d, 24f, 24g, 26 and 27 of Specific Plan (SP) 256A2 (97.3 ac). The site is located in the Temescal Canyon area, south of Campbell Ranch Road and west of Interstate Highway 15. An existing mining pit and tract development are located along the northwest and north boundary, respectively.

The site has a tributary drainage area of approximately 300 acres from the hills to the south and west which traverses the project at various locations. In this area, high debris production can be expected causing the buildup of deposits. All off-site drainage areas have debris potential. The natural topography of this area includes offsite flows and 26.5 acres of onsite flows that drain toward the northeast to an existing regional detention basin, Basin 1300, built as a part of Tract 29320, Sycamore Creek. Basin 1300 outlets into a Caltrans culvert which then discharges into a low on a property at the southeast corner of Indian Truck Trail and Route 15, north bound off-ramp. Thereafter, the flows enter a box culvert underneath Temescal Road that outlets into property owned by the Elsinore Valley Municipal Water District and ultimately into Temescal Wash. The remaining 27.9 onsite acres and offsite areas drain northerly toward the mining pit and into Meyhew Canyon Wash, a tributary of Temescal

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Wash. It should be noted that the Sycamore Creek hydrology used for the design of Basin 1300 was based upon an undeveloped condition.

A Preliminary Basin Analysis, dated October 5, 2012, analyzed the diversion of 27.9 onsite acres to the northeast, so that the entire 54.4 onsite acres would drain to Basin 1300. Currently, these 27.9 acres flow toward the mining pit. This diversion is proposed to minimize impacts to the mining pit and would only allow the tributary offsite flows to continue to flow to the mine. It should be noted that all of the onsite and offsite runoff would ultimately flow into Temescal Wash. Thus, runoff from the diverted 27.9 acres would enter into Temescal Wash further upstream of its current confluence point. In an attempt to mitigate the impacts of this proposed diversion, the study evaluates two mitigation basins - an onsite basin and Basin 1300.

Onsite Basin:

The onsite hydrology for the existing condition is broken up into Area B that drains to Basin 1300 and Areas A and C that drain toward the mining pit. As stated above, Basin 1300 was based upon an undeveloped condition. The study, shows Areas A, B, and C being calculated for the developed condition. These developed condition flows are routed through the onsite basin to show that the routed flows are less than the undeveloped condition flows from Area B alone.

Basin 1300:

The Sycamore Creek Hydrology Report, Tract 29320, designed Basin 1300 to mitigate flows to be less than the pre-development condition for the 553 acre watershed. The current study included the developed condition diverted flows from Tract 36317 routed through the onsite basin and combined with the flows from the undeveloped 553 acre watershed. The combined flows are then routed through Basin 1300 and are shown to be less than the current condition basin outlet flows.

The District finds the diversion of the 27.9 acres to be acceptable with the appropriate onsite mitigation, as defined below:

- 1.The flow from the project site (54.4 acres) shall not

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10. GENERAL CONDITIONS

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

exceed the flow leaving the site from the undeveloped 27.6 acres, for the 2, 5, 10 and 100 year frequencies and 1, 3, 6 and 24 hour durations.

2.The District has reviewed "Engineer's Report for County Service Areas (CSA) 134, 152 and 152B, Subzone Tract 31908-1" which appears to provide drainage type maintenance for Basin 1300. Tract 36317 shall enter into this CSA and specify that debris removal type maintenance for Basin 1300 will be required. A letter of intent from Economic Development Agency (EDA), CSA Administration, dated August 16, 2012, states that debris removal will be provided for.

3.A drainage acceptance letter, dated April 4, 2013, from Sycamore Creek Marketplace LLC, has been provided which states that the owner accepts additional volume of flows due to this development.

4.Offsite increased runoff mitigation will not be acceptable

From Open Space Lot 200, offsite flows are collected and flow within a 54 inch RCP (Line 2), northerly along "E" Street and westerly along "B" Street. From Open Space Lot 201, offsite flows are collected within a 48 inch RCP and combined with Line 2 flows within a 66 inch RCP in "B" Street. Line 2 continues to flow easterly along "H" Street and northerly along "G" Street. Line 2 terminates just north of "K" Street within Open Space Lot 205.

Tributary flows from the western hillsides are debris laden and inlets collecting offsite flows shall be sized to accommodate 50% blockage, due to debris. Additionally, Line 2, shall be designed for an appropriate bulking factor. Inlets, located within Open Space Lots 200 and 201, shall be armored to protect from erosion and head-cutting to ensure no impacts to the upstream property owners. Berming along the low side of the inlets shall be required in an effort to protect neighboring lots located at lower elevations. The inlets appear to be designed with gentle slopes to accommodate maintenance access. Equipment parking and turnaround areas are proposed within the street cul de sacs. These inlets are proposed to be maintained by the Flood Control District.

The downstream terminus of Line 2 shall have a stilling

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10. GENERAL CONDITIONS

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

basin, adequate to collect and remove accumulated debris. There appears to be adequate access and turnaround area at the parking area of Open Space Lot 205 for operation and maintenance purposes. Line 2 and the stilling basin are proposed to be maintained by the Flood Control District.

The majority of the western hillside offsite flow will be collected by a concrete lined channel located along the southern tract boundary built as a part of Tract 31908. In the event that this facility is not built, Tract 36317 must build this facility to provide flood protection to its site. This will be a District maintained facility.

Onsite storm drains are proposed to collect and divert all onsite flows to two basins, Basin B Open Spac Lot 194 and Basin C Open Space Lot 195. There appears to be a sump condition at the intersection of "G" Street and "K" Street. The catch basins at this location shall be designed for a redundant inlet system to ensure that flows from "G" Street continue southerly to Basin C. Otherwise, emergency escape flows would travel westerly and possibly overtax the area near the downstream mining pit.

Onsite detention Basin B is proposed for water quality purposes only, while detention basin C is proposed for both increased runoff and water quality mitigation. High flows are designed to pass through Basin B to Basin C. The outlet of Basin C is proposed at an elevation above the Vbmp. Both basins are proposed to be maintained by the Homeowners Association. (HOA).

Many lots are being proposed with cross lot drainage ditches along the back yards. A maximum of 10 cfs will be allowed within these ditches prior to collecting the flow and draining to the street. This will require storm drain easements to be located within the side yard of selected lots. The ditches and storm drains are proposed to be maintained by the HOA. As an alternative, ditches carrying greater than 10 cfs shall be publicly maintained and constructed with a 12 foot access road.

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT

INEFFECT

Specific Plan 00256 (Sycamore Creek Specific Plan), Amendment No. 2, is a proposal to re-designate and reconfigure several Planning Areas. This will result in a

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10. GENERAL CONDITIONS

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

change in the density of these Planning Areas. This project is located in the Glen Ivy area of Temescal Canyon west of Interstate 15 at Indian Truck Trail.

The Master Drainage Plan for Specific Plan 256 A2 now includes the drainage system associated with Tract 36317. The District has reviewed this drainage system associated with Tract 36317 and found the concept acceptable. The existing facilities will be able to function properly. All future developments within the specific plan shall still follow the drainage plan. The resulting increase or decrease in the amount of storm runoff caused by the change in the number of residential units within the proposed planning areas is minor in relation to the specific plan's overall drainage plan. As each individual planning area develops, precise hydrological studies will be required. All new developments will be required to comply with the water quality permits and regulations in effect at the time of the discretionary permit.

The District does not object to the proposed amendment.

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.

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

The 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND
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 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. 12 MAP INCREASED RUNOFF RECOMMND
The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA) RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA) (cont.) RECOMMND

operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

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.RCFlood.org under Programs and Services, Stormwater

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10. GENERAL CONDITIONS

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

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 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 SP - FAULT REPORT GEO01084 INEFFECT

County Geologic Report (GEO) No. 1084 has been prepared for this project by Pacific Soils Engineering, Inc. and is entitled "Planning Area 17 and Environs, Southwest Part of Sycamore Creek Specific Plan, West of Indian Truck Trail Road, Glen Ivy Area, Riverside County, CA", dated June 28, 2002. This report was prepared to provide additional site-specific investigation to verify whether an active fault crosses the project site.

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - FAULT REPORT GEO01084 (cont.) INEFFECT

GEO No. 1084 concluded:

- 1)PA-17 is underlain mainly by Holocene and upper Pliestocene alluvial fan deposits.
- 2)The Glen Ivy North fault crosses the site and is active.
- 3)The fault has a discrete width of about 37-ft in uppermost Pleistocene and Holocene sediments.
- 4)A fifty-foot wide habitable structures setback is imposed on either side of the fault. The location or width of the zone could vary if significant grade changes are undertaken.
- 5)All plans should be reviewed by the Geotechnical consultant so that the proper zone width is incorporated into the project design.
- 6)The fault and setback zones are plotted on a 200-scale map, and thus contain some inherent inaccuracy. When more specific small scale maps/plans are available, the faults and zones should be "CAD" (or equivalent) plotted based on survey data (Table C, herein).
- 7)Utility lines that cross the fault should be either provided with automatic shut off valves or designed to accommodate fault displacements.
- 8)The project geologist should observe and map the Glen Ivy North fault during grading in order to verify the character and location of the fault, and to make additional recommendations as necessary.

10.PLANNING. 3 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. 4 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.

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10. GENERAL CONDITIONS

10.PLANNING. 4 SP - LC LANDSCAPING PLANS INEFFECT

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. 5 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. 6 MAP - TRAIL MAINTENANCE RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 6 SP - NO P.A. DENSITY TRANSPER INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 7 SP - EXISITING PARKS AT AMD#2 INEFFECT

As of early 2013 when the second amendment to the SPECIFIC PLAN was processed, many of the Planning Areas of the SPECIFIC PLAN were already constructed. Conditions of Approval that required the construction of parks were satisfied, and many of the SPECIFIC PLAN parks exist today.

Normally, satisfied Conditions of Approval would be carried over to the amended version of the SPECIFIC PLAN; however, the second amendment changed many of the Planning Area numbers. Thus, carrying over satisfied conditions for completed parks/open space areas would be confusing. This Condition of Approval is intended to help track parks that were once required, but have been constructed. The following is a list of completed parks and or open space areas, listed by the Planning Area numbers found on the Land Use Plan for the second amendment to the SPECIFIC

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - EXISITING PARKS AT AMD#2 (cont.) INEFFECT

PLAN:

- Planning Area 11
- Planning Area 23a, b, c, and d
- Planning Area 20a
- Planning Area 21
- Planning Area 25
- Planning Area's 23a, b, c, and d
- Planning Area's 24b, and c

All remaining parks that have yet to be constructed as of the second amendment will be conditioned separately.

10.PLANNING. 8 SP - INADVERTANT ARCHAEO FIND INEFFECT

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist 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 County Archaeologist, 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 mitigation measures.

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10. GENERAL CONDITIONS

10.PLANNING. 8 SP - INADVERTANT ARCHAEO FIND (cont.) INEFFECT

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 9 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. 9 SP - IF HUMAN REMAINS FOUND INEFFECT

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist 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

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10. GENERAL CONDITIONS

10.PLANNING. 9 SP - IF HUMAN REMAINS FOUND (cont.) INEFFECT

the County Archaeologist, 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 mitigation measures.

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 10 SPA - PROJECT DESCRIPTION INEFFECT

The SPECIFIC PLAN Amendment permits the following modifications:

Adjust planning area boundaries, unit allocations, and development standards as necessary to accommodate proposed revisions to the approved Specific Plan Land Use Plan. More specifically, SP256A2 proposes the following revisions:

- Planning Area 7/9 has been re-labeled as Planning Area 7, and the acreage, number of units and land use designation for this planning area have been modified. The total acreage was reduced from 22.0 acres to 20.6 acres; the number of units has been reduced from 232 to 87; and the land use designation has been changed from High Density Residential to Medium Density Residential.

- Planning Area 11A has been re-labeled as Planning Area 9. In addition, the land use designation for this planning area has been changed from "School" to "Public Facility" in order to be consistent with the land use designations within the Riverside County General Plan.

- Planning Area 11B has been re-labeled as Planning Area 11. In addition, the land use designation for this planning area has been changed from "Park" to "Open Space - Recreation" in order to be consistent with the land use designations within the Riverside County General Plan.

- The acreage of Planning Area 14 has been reduced from 32.0 acres to 22.4 acres, and the total number of dwelling

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10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) INEFFECT

units has been reduced from 96 to 59 to reflect a previously approved subdivision map (TM 31908). The remaining 9.6 acres of this area were used to create Planning Area 22, which is designated as Open Space-Conservation Habitat and will be dedicated to the Western Riverside County Regional Conservation Authority (RCA) to accommodate a wildlife corridor.

- The acreage of Planning Area 15A was increased from 21.7 acres to 23.3 acres to reflect the boundary of a previously approved subdivision map (TM 31908). There was no change to the number of dwelling units allocated to Planning Area 15A. By expanding the boundaries of Planning Area 15A, the residential density within this area was lowered from 5.3 dwelling units per acre (du/ac) to 4.9 du/ac. The land use designation for this planning area was changed from "Medium High Density Residential" to "Medium Density Residential" in order to be consistent with the density allowances within the Riverside County General Plan.

- The boundary of Planning Area 16 has been modified and the acreage increased from 5.0 acres to 6.7 acres to reflect the true size of the recorded lot for this area (with no change to the land use designation or number of allocated dwelling units);

- The acreage, number of units and land use designation for Planning Area 17A have been modified. Additionally, Planning Area 17A has been re-configured into six separate planning areas (17A, 17B, 17C, 17D, 27, and 29). The number of homes in this area has been increased from 37 to 193; and the land use designation has been changed from Low Density Residential to Medium Density Residential (PAs 17A, 17B, 17C, and 17D), Open Space - Recreation (Planning Area 27), and Public Facility (Planning Area 29).

- Planning Area 17A provides for the development of 25 Medium Density Residential dwelling units on 6.9 acres;

- Planning Area 17B provides for the development of 82 Medium Density Residential dwelling units on 22.0 acres;

- Planning Area 17C provides for the development of 31 Medium Density Residential dwelling units on 7.5 acres;

- Planning Area 17D provides for the development of 55 Medium Density Residential dwelling units on 15.1 acres;

- Planning Area 27 accommodates a 4.2-acre passive park, and is intended to provide a pedestrian connection between a Regional Trail provided within the community and a future off-site trail system provided by others; and

- Planning Area 29 accommodates a 2.3-acre water quality management basin to capture, treat, and temporarily detain

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10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) INEFFECT

storm water runoff flows originating from the southwestern portion of the Specific Plan area during peak storm events.

- Planning Area 17B has been re-labeled as Planning Area 24D and the total acreage for this Planning Area has been increased from 15.2 acres to 16.7 acres. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- Planning Area 18A has been re-labeled as Planning Area 18. In addition, the land use designation for this planning area has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan. In addition, the Zoning and Planning Area Development Standards for Planning Area 18 have been revised to include a fire station as a permitted land use in this area. This revision accommodates the existing, 1.2-acre Sycamore Creek Fire Station #64, which has been constructed within a portion of Planning Area 18.

- Planning Area 18B, 21, 22 & 24A has been re-labeled as Planning Area 21. In addition, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Conservation" to be consistent with the land use designations within the Riverside County General Plan. The boundaries of this planning area also have been adjusted to reflect a subdivision map processed concurrently with this Amendment (TM 36316); however, there is no net change in acreage for this planning area.

- The land use designation for Planning Area 19 has been changed from "Commercial" to "Commercial Retail" to be consistent with the land use designations within the Riverside County General Plan.

- The land use designation for Planning Area 20A has been changed from "Swim Park" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- The land use designation for Planning Area 20B has been changed from "Park" to "Open Space - Conservation" to reflect the conservation of natural vegetation. In addition, the acreage of this planning area has been reduced from 5.3 acres to 4.9 acres to reflect a previously approved subdivision map (TM 31908).

- The land use designations for Planning Areas 23A through 23D and Planning Area 25 have been changed from "Greenbelt" to "Open Space - Recreation" in order to be consistent with

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10. GENERAL CONDITIONS

10.PLANNING. 10 SPA - PROJECT DESCRIPTION (cont.) (cont.) (COINEFFECT

the land use designations within the Riverside County General Plan.

- Planning Areas 23E has been re-labeled as Planning Area 28. In addition, the land use designation this planning area has been changed from "Greenbelt" to "Open Space - Recreation" in order to provide a neighborhood-oriented recreation facility. In addition, the acreage of this planning area has been increased from 1.0 acre to 1.2 acres to reflect a previously approved subdivision map (TM 31908).

- Planning Area 24B has been re-labeled as Planning Area 24A, and the total area of this planning area has been reduced from 20.8 acres to 3.5 acres. Additionally, the land use designation for this planning area has been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- Planning Areas 24C and 24D have been re-labeled as Planning Areas 24B and 24C, respectively. In addition, the land use designations for these planning areas have been changed from "Open Space" to "Open Space - Recreation" to be consistent with the land use designations within the Riverside County General Plan.

- A new planning area, Planning Area 26, has been created in the western portion of the Specific Plan area. Planning Area 26 includes an open space area as well as a segment of the community's Secondary Trail system.

- Minor adjustments were made to the boundaries, dwelling unit allocations, and/or permitted uses within Planning Areas 1 and 12 to reflect approved subdivision maps or other actions.

- The dwelling unit allocation for Planning Area 1 has been reduced from 102 dwelling units to 101 dwelling units to reflect a previously approved subdivision map (TM 29335).

- The dwelling unit allocation for Planning Area 12 has been reduced from 153 dwelling units to 152 dwelling units to reflect previously approved subdivision maps (TMs 29335 and 30440).

10.PLANNING. 11 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

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

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.

The fee shall be paid for each residential unit to be constructed within this land division. 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. 12 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 Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 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

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10.PLANNING. 13 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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 (should gates be used).

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. 15 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel. The landowners shall secure all parcels placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 16 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

10.PLANNING. 17

MAP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 18

MAP - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist to discuss the significance of the find.

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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 County Archaeologist, 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 mitigation measures.

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 19 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,

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10.PLANNING. 19 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

10.PLANNING. 20 MAP - GEO02232 RECOMMND

County Geologic Report (GEO) No. 2232 submitted for this project (TR36317) was prepared by Advanced Geotechnical Solutions, Inc. (AGS) and is entitled "Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California", dated November 17, 2010. In addition, the following documents were submitted for this project:

Pacific Soils Engineering, Inc., May 25, 2004, "Supplemental Geotechnical Investigation and Geotechnical Review of Tentative Tract No. 31907, Planning Area 17, Sycamore Creek Project, Glen Ivy Area, Riverside County, California".

AGS, February 3, 2011, "Response to County of Riverside Review Sheet Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

AGS, May 19, 2011, "Revised Response to County of Riverside Review Sheet Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

AGS, September 12, 2011, "Updated Geotechnical Review of

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10.PLANNING. 20 MAP - GEO02232 (cont.)

RECOMMND

Tentative Tract Map 36317 and Response to Outstanding County of Riverside Review Comments Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

AGS, February 26, 2013, "Response to Outstanding County of Riverside Review Comments #3 Addressing Geotechnical Review of Tentative Tract Map 36317, Planning Area 17 (Formerly TTM 31907) and 24B, Sycamore Creek Development, County of Riverside, California".

The documents are herein incorporated as a part of GEO02232.

GEO02232 concluded:

1.The surface trace of the northwest trending, active Glen Ivy North (GIN) segment of the Elsinore Fault System traverses the northeast third of the project.

2.The potential for surface rupture on the GIN exists on site.

3.The active Glen Ivy South (GIS) segment of the Elsinore Fault System has not been mapped within TR36137. The GIS terminates approximately 750 feet to the northwest of the site.

4.The potential for liquefaction is low.

5.The potential for lateral spreading is low.

6.The potential for subsidence and ground fissuring due to settlement of the underlying earth materials is unlikely.

7.Dry sand settlements of less than .5 inch to slightly more than 2.5 inches can be expected at the site based on the recommended remedial grading. Differential settlement of approximately 1.5 inches has been estimated for the site.

8.The consultant recognizes the potential for debris flow at the site.

9.The homeowner would be responsible for repairing slopes

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO02232 (cont.) (cont.)

RECOMMND

and structures located on private lots. Repair of slopes within common areas will be the responsibility of the Homeowners Association. Repair of public utilities (roads, storm drains, will be the responsibility of the municipality who has jurisdiction over the property.

10.A significant +/-200-foot high descending cut slope, at a slope ration of 1:1 with benches every 50 vertical feet, has been excavated during the sand and gravel mine operation to the west. This slope, based on pseudo-static analysis, is subject to seismically induced landsliding. The proposed lots and proposed habitable structures are located outside the previously identified setbacks and have a factor of safety greater than 1.5 for static conditions and 1.1 for seismic conditions.

11.The slope stability factors for the proposed onsite slopes meet or exceed the CBC 2007 minimum. However, there is a potential for raveling and minor amounts of down slope debris.

GEO02232 recommended:

1.The removal of undocumented artificial fill, soil stockpiles, end dumped spoil dirt and large oversized boulders, topsoil, and the upper portions of the fan an older fan deposits is recommended below the proposed structural fills and where exposed in cuts.

2.A fault setback zone has been established for the GIN and the limits of that zone are shown on the Tentative Tract Map.

3.A catchment wall or ditch may be necessary for potential debris flows. The design of which is to be provided by the project Civil Engineer.

4.Remedial grading and design of the structures to withstand the estimated seismically induced settlement.

GEO No. 2232 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2232 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not

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10.PLANNING. 20 MAP - GEO02232 (cont.) (cont.) (cont.) RECOMMND

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.

An environmental constraints sheet (ECS) shall be prepared relative to the fault rupture hazard and the slope stability hazards at this site, as described elsewhere in this conditions set.

10.PLANNING. 21 MAP-INADVERTENT ARCHAEO FINDS RECOMMND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened

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10. GENERAL CONDITIONS

10.PLANNING. 21 MAP-INADVERTENT ARCHAEO FINDS (cont.) RECOMMND

with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* 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.

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

10.PLANNING. 22 MAP-IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:
The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10.PLANNING. 23 MAP-PDA4700R1 ARCHAEO STUDY RECOMMND

County Archaeological Report (PDA) No. 04700R1, submitted for this project (TR36317) adequately covers for the 4th map amendment to this project. This was prepared by Tracy Stropes and Brian Smith of Brian F. Smith and Associates and is entitled: "Phase I Cultural Resources Survey of Tentative Tract Map 36317" dated June 13, 2011. This is a revision of a report dated April, 27, 2011 (PDA04700).

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 24 MAP - FUEL MOD INFO RECOMMND

The developer shall provide information to all future homeowners explaining at a minimum:

- 1)The plantings in the backyards of these units are required to be compliant with any and all fuel modification requirements.
- 2)The future homeowner is responsible for continued maintenance of all plantings.
- 3)Any replacement landscaping shall be compliant with all fuel modification requirements.
- 4)The Home Owners Association and/or County officials may periodically inspect the landscaping to assure compliance.
- 5) No combustible structures, fencing, or play equipment shall be premitted.

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

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10. GENERAL CONDITIONS

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

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. 1 SP - SP256A2/RDS PER GEN PLAN INEFFECT

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

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/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.

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

Santiago Canyon Road (NS) at:
 Driveway 1 (EW) - TR 36317
 Driveway 2 (EW) - TR 36317

Campbell Ranch Road (NS) at:
 Mayhew Canyon Road (EW)
 Indian Truck Trail (EW)

De Palma Road (NS) at:
 Santiago Canyon Road (EW)

I-15 Southbound Ramps (NS) at:
 Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:
 Indian Truck Trail (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.

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

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 2 (cont.) RECOMMND

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 - IMP CREDIT/REIMBURSEMENT 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 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.

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.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' 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. 2 SP - SUBMIT FINAL DOCUMENTS INEFFECT

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 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;

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) INEFFECT

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:

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.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1

SP - LC LNDSCP COMMON AREA MA

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. 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).

e. 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - LC LNDSCP COMMON AREA MA (cont.) MET

requirements of Ordinance No. 859 (as adopted and any amendments thereto)"

30.PLANNING. 6 SP - NON-IMPLEMENTING MAPS 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:

"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. 7 SP - DURATION OF SP VALIDITY 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:

"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 completed by that date, the County may begin revocation hearings. 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - DURATION OF SP VALIDITY (cont.) NOTAPPLY

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. 9 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. 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."

30.PLANNING. 10 SP - ACOUSTICAL 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 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - ADDENDUM EIR

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:

"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. 15 SP - EA REQUIRED

NOTAPPLY

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. 16

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. 17

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. 17 SP - SUBSEQUENT EIR (cont.) NOTAPPLY
not required."

30.PLANNING. 18 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. 19 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. 19 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. 22 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 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 this [these] planning area[s]:

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. 24 SP - CC&R RES PUB COMMON AREA MET

rior 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,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

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

MET

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 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 Exhibit '___' attached hereto. Such acceptance shall be through the president

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

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 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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25

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 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',

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA (cont.) MET

more particularly described on Exhibit '___', 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."

30.PLANNING. 29 SP - F&G CLEARANCE NOTAPPLY

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 construcion 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP - F&G CLEARANCE (cont.) NOTAPPLY

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. 30 SP - ACOE CLEARANCE NOTAPPLY

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 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. 31 SP - SKR FEE CONDITION MET

Prior to the approval of any implementing project 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - SKR FEE CONDITION (cont.) MET

County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 717.1 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. Additionally, if previous payments have been made, those shall be taken into account. 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."

30.PLANNING. 33 SP - POST GRADING REPORT 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 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 - 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 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 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, hydroconsolidation, subsidence, wind and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP - GEOLOGIC STUDY (cont.)

MET

water erosion, debris flows, seiche, 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. 39 SP - ECS FAULTING

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, an Environmental Constraints Sheet (ECS) showing the location of recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the Planning Department engineering geologist. The following environmental constraints information and note shall be placed on the ECS:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - ECS FAULTING (cont.) MET

1.The FAULT HAZARD AREA shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report No. 1084 was prepared for this project. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks established in CGR No. 1084, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

30.PLANNING. 40 SP - VERIFY FAULT SETBACKS 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 engineering geologist and geotechnical engineer shall review all plans to verify that all recommendations of County Geologic Report No. 1084 are incorporated into the project design and grading plans with respect to verification of recommended fault hazard setbacks established therein. A report of this review and any additional recommendations with respect to faulting shall be submitted in writing to the County Geologist for review and approval before this condition can be changed to status of "MET".

30.PLANNING. 41 SP - ECS MINING MET

Prior to the approval of any and each land division within the SPECIFIC PLAN 256A1, a condition of approval shall be applied to the implementing development application requiring the following Environmental Constraints note shall be placed on the ECS:

"All lot numbers shown on this map are located within an area of influence of land zoned for primarily mining and Mineral resources purposes (M-R-A) by the County of Riverside. It is the declared policy of the County of Riverside that no mining or mineral resources activity, operation, or facility, or appurtenance thereof, conducted

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - ECS MINING (cont.) MET

or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar mining and mineral resources operations in the same locality, shall be or become a nuisance, Private or public, due to any changed condition in or about the locality, after the same has been in operation for more than (3) years, if it was not a nuisance at the time it began. The term "mining and mineral resources activity, operation or facility, or appurtenances thereof" includes, but is not limited to, quarrying, excavating, processing, and stockpiling of rock, sand, gravel, decomposed granite, and similar materials."

30.PLANNING. 42 SP - MINING NOTIFICATION MET

Prior to the approval of any land division within SPECIFIC PLAN No. 256, a Condition of Approval shall be applied to the implementing development application requiring that prior to map recordation, the applicant shall implement the requirements of Certified Environmental Impact Report (EIR) No. 325 to provide for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of mining and/or other mineral resources used within the vicinity of the property and potential impacts from those uses. As specified in Certified EIR No. 325, said notification shall include:

(1) Declaration of Covenants, Conditions and Restrictions (CC&Rs), which will be included with the overall Covenants, Conditions and Restrictions for the project. These CC&Rs have already been prepared and have been recorded. They must be provided to each home buyer and must be read and signed by the buyer prior to the close of escrow;

(2) Transfer Statement to be included in Grant Deeds which run with the land and insures that any subsequent home buyer will be notified of the existence of the mines and the Covenants, Conditions and Restrictions with the disclosures as noted above;

(3) Declaration of covenants, Conditions and Restrictions which is a public disclosure which is included within the State of California, Department of Real Estate, Final Subdivision Public ("White") Report. This "White Report" is also read and signed by each home buyer Prior to the close

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 42 SP - MINING NOTIFICATION (cont.) MET

of escrow; and

(4) Statement to be signed by Transferee (Purchaser) which specifically and fully informs the home buyer of the off-site mining operations. At a minimum, this Statement shall clearly indicate that the mining facilities adjacent to Sycamore Creek are in operation 24 hours each day, seven days a week, and these operations generate dust, vibration, noise, large truck traffic and other potential nuisance-related impacts. The "Aerial Photograph of adjacent Mining Facilities" shall be separately signed by the Transferee (Purchaser) and shall be attached to and a part of this Statement.

30.PLANNING. 43 SP - IF HUMAN REMAINS FOUND 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:

"IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - IF HUMAN REMAINS FOUND (cont.) MET

from that group and the County Archaeologist."

30.PLANNING. 44 SP - INADVERTANT ARCHAEO FIND 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 developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist 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 County Archaeologist, 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 mitigation measures.

* 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - INADVERTANT ARCHAEO FIND (cont.) MET

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource."

30.PLANNING. 45 SP - PARK PLANS REQ PA26 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 (as a 100 series counting condition):

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 26 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.PLANNING. 46 SP - PARK CONST REQ PA26 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 (as a 100 series counting condition):

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 26 shall be constructed, planted and operational.

30.PLANNING. 47 SP - PARK PLANS REQ PA24A 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 (as a 100 series counting condition):

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24a park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 48 SP - PARK CONST REQ PA24A 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 (as a 100 series counting condition):

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24a shall be constructed, planted and operational.

30.PLANNING. 49 SP - PARK PLANS PA24D 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 (as a 100 series counting condition):

Prior to the issuance of the 105th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 24d park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.PLANNING. 50 SP - PARK CONST REQ PA24D 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 (as a 100 series counting condition):

Prior to the issuance of the 126th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 24d shall be constructed, planted and operational.

30.PLANNING. 51 SP - PARK PLANS REQ PA27 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 (as a 100 series counting condition):

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 51 SP - PARK PLANS REQ PA27 (cont.) MET

Prior to the issuance of the 21th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 27 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

30.PLANNING. 52 SP - PARK CONST REQ PA27 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 (as a 100 series counting condition):

Prior to the issuance of the 42th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 27 shall be constructed, planted and operational.

30.PLANNING. 55 SP - BASIN REQ PA29 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 (as a 100 series counting condition):

Prior to the issuance of the 15th building permit in Planning Areas 17a, b, c, and/or d, the landscaped basin for Planning Area 29 shall be constructed.

30.PLANNING. 56 SP - OPEN SPACE DED PA20B 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 (as a 100 series counting condition):

Prior to the issuance of the 1,368th building permit within the SPECIFIC PLAN, the open space-conservation area shown on the SPECIFIC PLAN Land Use Plan as Planning Area 20b shall be dedicated to a Master Homeowners Association or similar public/private entity.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57 SP - PARK CONST REQ PA28 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 (as a 100 series counting condition):

Prior to the issuance of the 1,368th building permit within the SPECIFIC PLAN, the park/open-space for Planning Area 28 shall be constructed and operational.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP256A2/TS GEOMETRICS INEFFECT

The project shall be responsible for the following intersection geometric improvements:

- Campbell Ranch Road/Temescal Canyon Road
- NB - one left turn lane, one right turn lane
- SB - N/A
- EB - two through lanes, one right turn lane
- WB - one left turn lane, two through lanes

or as approved by the Transportation Department.

30.TRANS. 4 SP - SP256A2/ON-SITE IMPROVE'T INEFFECT

Existing De Palma Road shall be realigned to intersect with Indian Truck Trail at proposed Campbell Ranch Road within the specific plan boundaries. The realignment may require off-site improvements for connection to existing De Palma Road. Raised medians shall be constructed on Campbell Ranch Road from Mayhew Canyon Road to Indian Truck Trail; on De Palma Road from Indian Truck Trail to the eastern project boundary; and on Indian Truck Trail from De Palma Road to I-15 SB ramps as indicated in Figure 5 of the Specific Plan.

30.TRANS. 5 SP - SP256A2/TRAFFIC STD REQ INEFFECT

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 256 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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP256A2/BIKE TRAILS INEFFECT

All bike trails developed as part of this specific plan should be designated as Class I bikeways generally located within separate right-of-way in accordance with the standards contained within the California Department-Highway Design Manual (latest edition).

30.TRANS. 7 SP - SP256A2/CONDITIONS INEFFECT

Prior to any project approval the development standards of Specific Plan No. 256 shall be reviewed and complied with.

30.TRANS. 8 SP - SP256A2/ROAD IMPROVEMENTS INEFFECT

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and 461, as a requirement of the implementing subdivisions or development proposals for the Specific Plan, subject to approval by the Director of Transportation.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - MASTER CC&R RECOMMND

Condition 12 of the Biological Opinion (BO) issued by USFWS, dated Jan 31, 2001; "Re: Formal Section 7 Consultation on Sycamore Creek Development, Riverside County, California (1-6-01-F-1184.2), requires the payment of maintenance fees by the HOA to the conservation entity responsible for the management of the conservation easement. These payments would be made on an annual basis, and would follow the fee schedule prescribed by condition 12 of the BO. Article 3.13 of the "Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Sycamore Creek A Master Planned Community" shall be amended to include the fee schedule described by condition 12 of the BO. The article shall also be amended to replace "The Environmental Trust" (no longer in existence) with the Riverside Corona Resource Conservation District (RCRCD). The revised article shall be reviewed and approved by Riverside County Planning Department Environmental Programs Division (EPD) prior to amendment.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division 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 land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 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. 4 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. 5 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a

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50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 6 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.

50.FIRE. 7 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, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

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.

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

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50. PRIOR TO MAP RECORDATION

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

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.

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. 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 to the recordation of the map.

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50. PRIOR TO MAP RECORDATION

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. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 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 5000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County General Plan.
- 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.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 9 MAP - OFFER OF TRAILS RECOMMND

An offer of dedication to the County of Riverside for a series of fifteen to twenty foot (15'-20') wide community trails shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a fifteen to twenty foot (15'-20') wide community trail located within lots 192, 193, and 194. 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. 12 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. 19 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.PLANNING. 21 MAP - ECS NOTE SURFACE MINING RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"All Lots as shown on this map are located partly or wholly within 1,600 feet of a surface mining operation permitted pursuant to Ordinance No. 555. The lots may be subject to vibration, noise, fumes, dust, odors and other disturbances from surface mining activities, which include, but are not limited to, blasting, extraction, crushing, processing, grading, stockpiling and storage or transportation of mineral resources."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 1,600 feet of a surface mining operation permitted pursuant to County Ordinance No. 555.

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 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 - CC&R RES CSA COM. AREA RECOMMND

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and 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 land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County

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50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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 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 to the Office of the County Counsel review and approval.

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, 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

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50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

the property owner's 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 Exhibit '___', attached hereto. 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 considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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 the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) RECOMMND

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 owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's 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 Exhibit '____', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department 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 the 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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50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 33 MAP - LC LNDSCP COMMON AREA MA 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, 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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). e. 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)

50.PLANNING. 34 MAP - ECS FAULT HAZARD RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) ("Restricted-Use Zones" per GEO02232) shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 2232 was prepared for this project by Advanced Geotechnical Solutions. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy and structure-supporting fills shall not be allowed in the fault hazard area within the recommended fault setbacks ("Restricted-Use Zones") established in GEO02232, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 35 MAP - ECS SLOPE STABILITY RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability, debris flow, rockfall and landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2232,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - ECS SLOPE STABILITY (cont.) RECOMMND

contain areas of potential slope instability, debris flow, rockfall and/or landslide hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading."

50.PLANNING. 36 MAP - ECS MINING RECOMMND

All lot numbers shown on this map are located within an area of influence of land zoned for primarily mining and Mineral resources purposes (M-R-A) by the County of Riverside. It is the declared policy of the County of Riverside that no mining or mineral resources activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar mining and mineral resources operations in the same locality, shall be or become a nuisance, Private or public, due to any changed condition in or about the locality, after the same has been in operation for more than (3) years, if it was not a nuisance at the time it began. The term "mining and mineral resources activity, operation or facility, or appurtenances thereof" includes, but is not limited to, quarrying, excavating, processing, and stockpiling of rock, sand, gravel, decomposed granite, and similar materials.

50.PLANNING. 37 MAP - MINING NOTIFICATION RECOMMND

Prior to map recordation, the applicant shall implement the requirements of Certified Environmental Impact Report (EIR) No. 325 to provide for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of mining and/or other mineral resources used within the vicinity of the property and potential impacts from those uses. As specified in Certified EIR No. 325, said notification shall include:

(1) Declaration of Covenants, Conditions and Restrictions (CC&Rs), which will be included with the overall Covenants, Conditions and Restrictions for the project. These CC&Rs have already been prepared and have been recorded. They must be provided to each home buyer and must be read and signed by the buyer prior to the close of escrow;

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50.PLANNING. 37 MAP - MINING NOTIFICATION (cont.) RECOMMND

(2) Transfer Statement to be included in Grant Deeds which run with the land and insures that any subsequent home buyer will be notified of the existence of the mines and the Covenants, Conditions and Restrictions with the disclosures as noted above;

(3) Declaration of covenants, Conditions and Restrictions which is a public disclosure which is included within the State of California, Department of Real Estate, Final Subdivision Public ("White") Report. This "White Report" is also read and signed by each home buyer Prior to the close of escrow; and

(4) Statement to be signed by Transferee (Purchaser) which specifically and fully informs the home buyer of the off-site mining operations. At a minimum, this Statement shall clearly indicate that the mining facilities adjacent to Sycamore Creek are in operation 24 hours each day, seven days a week, and these operations generate dust, vibration, noise, large truck traffic and other potential nuisance-related impacts. The "Aerial Photograph of adjacent Mining Facilities" shall be separately signed by the Transferee (Purchaser) and shall be attached to and a part of this Statement.

50.PLANNING. 38 MAP - AMENDED PER CONDITIONS RECOMMND

Residential Lot number 193 as shown on the TENTATIVE MAP shall be removed prior to the recoding of the final map. The final version of the project shall include only 192 residential lots.

50.PLANNING. 39 MAP - FUEL MOD EASEMENT RECOMMND

Prior to recodation of the map, the final map exhibit shall show all required fuel modification areas, including those in the residential backyards of lots 1 through 14, in easments which shall require, at a minuimun, access for Fire inspectors to assure compliance with Fuel Modification requirements.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/INTERCHANGE IMP RECOMMND

A funding mechanism or Project Agreement shall be in place for funding of the improvements to the I-15/Indian Truck Trail interchange prior to the recordation of TR36317.

50.TRANS. 2 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

50.TRANS. 3 MAP - TS/GEOMETRICS RECOMMND

The intersection of Santiago Canyon Road (NS) at "A" Street (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through lane
- Southbound: one through lane
- Eastbound: one shared left-turn/right-turn lane - stop controlled
- Westbound: N/A

The intersection of Santiago Canyon Road (NS) at Towhee Lane (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through lane
- Southbound: one through lane
- Eastbound: one shared left-turn/right-turn lane - stop controlled
- Westbound: N/A

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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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 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. 5 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Santiago Canyon Road and so noted on the final map.

50.TRANS. 6 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. 7 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name signs in accordance with the approved Temescal Valley Design Guideline street name sign.

50.TRANS. 8 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR31908.

50.TRANS. 9 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. 10 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with the approved Temescal Valley Design Guideline street lighting standards.

50.TRANS. 12 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 Santiago Canyon Road and "A" Street (Entry), and Towhee Lane from "B" Street to north project boundary.
- (2) Trails along Santiago Canyon Road.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13

MAP - DEDICATION (cont.)

RECOMMND

"A" Street (Entry) is designated as a Public Entry Street and shall be improved with 58' full-width AC pavement and 6" concrete curb and gutter within the 80 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (58'/80') (Modified for increased improvements from 44' to 58' AC pavement and increased right-of-way from 74' to 80'.)

- NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway as approved by the Director of Transportation.
2. A 14' landscaped entry median shall be constructed at the centerline of the street.
3. The nose of the median shall be 35' radial from the flow line.

Towhee Lane (Entry) is designated as a Public Entry Street and shall be improved with 60' full-width AC pavement and 6" concrete curb and gutter within the 80' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (60'/80') (Modified for increased improvements from 44' to 60' AC pavement and increased right-of-way from 74' to 80'.)

- NOTE: 1. A 6' sidewalk shall be constructed adjacent to the right-of-way within the 10' parkway as approved by the Director of Transportation.
2. A 6' landscaped entry median shall be constructed at the centerline of the street.

50.TRANS. 14

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - UTILITY PLAN (cont.) RECOMMND

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. 15 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping (and/or 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 Santiago Canyon Road, "A" Street (Entry) and Towhee Lane from "B" Street to north project boundary (Kingbird Drive), (and/or trails shall be improved along Santiago Canyon Road).

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 16 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. 17 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 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),

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - IMP PLANS (cont.) RECOMMND

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. 18 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. 19 MAP - OFF-SITE INFO RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 20 MAP - OFF-SITE ACCESS RECOMMND

The landowner/developer shall provide a public 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 Santiago Canyon Road to a paved County maintained De Palma Road.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 5 MAP - SLOPE STABIL'TY ANLY 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).

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 any 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 or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 MAP - CONSTR. NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 13 MAP - FAULT LOCATIONS RECOMMND

Prior to issuance of a grading permit, the "Fault Hazard Zone" and its included setback area shall be clearly delineated on the grading plan.

60.BS GRADE. 14 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - PRE-CONSTRUCTION MTG (cont.) RECOMMND

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 16 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 17 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 18 MAP - EMERGENCY OVERFLOW RECOMMND

In instances where the grading plan indicates a drainage system between or adjacent to residential lots such as indicated on Tentative Tract Map No. 36317 lots 105 and 106. Emergency overflow protection shall be included on the grading plan.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

60.FLOOD RI. 9 MAP BASIN 1300 MAINTENANCE RECOMMND

Tract 36317 shall enter into a CSA or other viable maintenance mechanism, specifically for debris removal-type maintenance for Basin 1300.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLANS RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must submit its trail plans, for the 10' decomposed granite trail along the south side of Santiago Canyon Road adjacent to Open Space Lot 195, and for the 15' decomposed granite trail within Open Space Lots 194, 205 and 206, as part of Phase I development shown on the approved tentative map and consistent with Specific Plan No. 256 Amendment No. 2, to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement makings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

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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 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. 3 MAP - COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - COMMUNITY TRAIL ESMNT (cont.) RECOMMND

a proposed trail easement within lot numbers 192, 193, or 194, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 7 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 17 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 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. 20 MAP - SLOPE STABILTY RPRT RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 22 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.

60.PLANNING. 23 MAP - VERIFY FAULT SETBACKS RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project engineering geologist and geotechnical engineer shall review all plans to verify that all recommendations of County Geologic Report No. 1084 are incorporated into the project design and grading plans with respect to verification of recommended fault hazard setbacks established therein. A report of this review and any additional recommendations with respect to faulting shall be submitted in writing to the County Geologist for review and approval before this condition can be changed to status of "MET".

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70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 USE - TRAIL GRADING INSPECTION RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with the conditions of the Regional Park and Open-Space District's approved trail plans. The Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Department Grading Division, shall inspect the proposed project site in order to ensure that trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 2 MAP - POST GRADING REPORT RECOMMND

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.

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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 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.

80.BS GRADE. 3 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 MAP - FAULT LOCATIONS (cont.)

RECOMMND

portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

The owner/applicant shall obtain Grading Division approval of the staking and shall provide a Certification Letter prepared by the licensed professional, certifying the staking of the "Fault Hazard Zone" and its included setback area. The certification letter shall be submitted to the Building and Safety Department Grading Division for review and approval prior to release for building permit.

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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, 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. 4 MAP SUBMIT FINAL WQMP

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 5 MAP BASIN 1300 MAINTENANCE RECOMMND

Tract 36317 shall enter into a CSA or other viable maintenance mechanism, specifically for debris removal-type maintenance for Basin 1300

PARKS DEPARTMENT

80.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to or in conjunction with the issuance of building permits, the applicant shall begin construction of the 10' decomposed granite trail adjacent to Open Space Lot 195 and the 15' decomposed granite trail within Open Space Lots 194, 205 and 206, as part of Phase I development shown on the approved tentative map and consistent with Specific Plan No. 256 Amendment No. 2, and as shown on the trail plans approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

PLANNING DEPARTMENT

80.PLANNING. 1 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. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 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. 6 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN (cont.) RECOMMND
Plan of Development.

80.PLANNING. 9 MAP - ACOUSTICAL STUDY RECOMMND
The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND
Impacts to the Cornoa Norco School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 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. 14 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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 nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15 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"

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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.

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.

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 17 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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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 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. See SPECIFIC PLAN for more detail.
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. See SPECIFIC PLAN for more detail.
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. See SPECIFIC PLAN for more detail.

NOTE: The requirements of this plot plan may be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) (cont.) RECOMMND

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. 18 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 Section 18.12, EXHIBIT W 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. Assure all walls and fences comply with the SPECIFIC PLAN.

80.PLANNING. 19 MAP - HYDRO SEED MIX REQ RECOMMND

Planning areas 24 and 26 are to be seeded or hydro-seeded with a non-irrigated low growing native wildflower, perennial, and shrub mix. Seeding or hydro-seeding is to be done in the fall, before the winter rains to insure germination of the seeds. The native wildflower mix will enhance the appearance of the open spaces and improve recreational experience of the residents while they are using the trails within these open spaces. This condition is intended to negate the need for irrigation in these Planning Areas.

80.PLANNING. 20 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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. 21 MAP - 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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 MAP- LC LNDSCP COMMON AREA MA

RECOMMND

Prior to building permit issuance, 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.

80.PLANNING. 23 MAP - SKR FEE

RECOMMND

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 717.1 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. Additionally, if previous payments have been made, those shall be taken into account. In the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - SKR FEE (cont.) RECOMMND

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.

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND

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:

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

FIRE DEPARTMENT

90.FIRE. 1 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 D 2010 EDITION. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.Plans must be submitted to the Fire Dept. for review and approval prior to installation.

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.RCFlood.org e-mail: fcnpdes@co.RCFlood.org 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

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 lot exceeding the 80% of the total recorded residential lots within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL FINAL INSPECTION RECOMMND

Prior to or in conjunction with building permit final inspection approvals for Phase I (96th building permit), the applicant shall complete construction of the 10' decomposed granite trail adjacent to Open Space Lot 195, and the 15' decomposed granite trail within Open Space Lots 194, 205 and 206, with all requirements of the trail plans being met and provide written documentation the trail maintenance mechanism is in place. The application shall coordinate a final inspection with the Regional Park and

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90. PRIOR TO BLDG FINAL INSPECTION

90.PARKS. 1 MAP - TRAIL FINAL INSPECTION (cont.) RECOMMND
 Open-Space District.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - NOISE MITIGATION (1) RECOMMND

 Prior to the final building inspection for lots 4 and OS-195 as shown on the tentative map, the project applicant or developer shall construct a 6-foot tall noise barrier located adjacent to Santiago Canyon Road. The noise barrier shall be located between the adjacent roadway and the exterior living areas. Where applicable, the barrier should wrap around the ends of the dwelling units to prevent flanking of noise into the project site. The noise barrier shall consist of material that is at least 3.5 pounds per square foot of face area and shall have no decorative cutouts or other line-of-sight openings between shielded areas and the roadways. The required barrier may be constructed using any of the following materials:
 1) Masonary Block
 2) Earthen Berm
 3) Any other material or combination of materials approved by the Office of Industrial Hygiene and the Director of Planning.

90.PLANNING. 2 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

 All required walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 4 MAP - QUIMBY FEES (2) RECOMMND

 The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. said certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 12 MAP - MITIGATION MONITORING RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of the original EIR No.325 and the first and second Addendum to said EIR.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 13 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14 MAP - LC LNDSCP INSPECT DEPOST 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 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. 15 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,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the 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.

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 2 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. 3 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved Temescal Valley Design Guideline street lighting plan and standards.

90.TRANS. 4 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

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) Landscaping along Santiago Canyon Road and "A" Street (Entry), and Towhee Lane from "B" Street to north project boundary.
- (2) Trails along Santiago Canyon Road.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

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 development has stopped. The developer shall be

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90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

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

PARKS DEPARTMENT

100.PARKS. 1

MAP - TRAIL MAINTENANCE

RECOMMND

Prior to the issuance of the 48th building permit within Phase I, the applicant shall provide written documentation to the Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place for the 10' decomposed granite trail adjacent to Open Space Lot 195, and the 15' decomposed granite trail within Open Space Lots 194, 205 and 206.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - INTERPRETIVE CENTER PA21 INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,237th building permit within the SPECIFIC PLAN, plans for the Interpretive Center in Planning Area 21, including landscaping, facilities, maintenance, and ownership, shall be approved by the County and the Riverside-Corona resource Conservation District.

100.PLANNING. 2 SP - INTERPRETIVE CENTER INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,335th building permit within the SPECIFIC PLAN, the Interpretive Center in Planning Area 21 shall be constructed and operational.

100.PLANNING. 3 SP - TEMESCAL VALLEY MON PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,309th building permit within the SPECIFIC PLAN, plans for the monument sign, as outlined in the Temescal Valley Design Guidelines, shall be approved by the County. The Guidelines call for a Secondary Entry Monument near Indian Truck Trail and Campbell Ranch Road intersection. The monument shall be constructed in accordance with the design standards established in the Temescal Valley Design Guidelines.

100.PLANNING. 4 SP - TEMESCAL VALLEY MON CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 1,455th building permit within the SPECIFIC PLAN, the Secondary Entry Monument sign near the Indian Truck Trail and Campbell Ranch Road intersection, as outlined in the Temescal Valley Design Guidelines, shall be constructed.

100.PLANNING. 5 MAP - PARK PLANS REQ PA26 RECOMMND

Prior to the issuance of the 63th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the plans for the Planning Area 26 park, including landscaping, facilities, maintenance, and ownership, shall be submitted for review.

100.PLANNING. 6 MAP - PARK CONST REQ PA26 RECOMMND

Prior to the issuance of the 150th building permit within Planning Area in Planning Area 17a, b, c, and/or d., the park/open space in Planning Area 26 shall be constructed,

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 6 MAP - PARK CONST REQ PA26 (cont.) RECOMMND
 planted and operational.

100.PLANNING. 7 MAP - PARK PLANS REA PA24A RECOMMND

 Prior to the issuance of the 63th building permit within
 Planning Area in Planning Area 17a, b, c, and/or d., the
 plans for the Planning Area 24a park, including
 landscaping, facilities, maintenance, and ownership, shall
 be submitted for review.

100.PLANNING. 8 MAP - PARK CONST REQ PA24A RECOMMND

 Prior to the issuance of the 150th building permit within
 Planning Area in Planning Area 17a, b, c, and/or d., the
 park/open space in Planning Area 24a shall be constructed,
 planted and operational.

100.PLANNING. 9 MAP - PARK PLANS REQ PA24D RECOMMND

 Prior to the issuance of the 105th building permit within
 Planning Area in Planning Area 17a, b, c, and/or d., the
 plans for the Planning Area 24d park, including
 landscaping, facilities, maintenance, and ownership, shall
 be submitted for review.

100.PLANNING. 10 MAP - PARK CONST REQ PA24D RECOMMND

 Prior to the issuance of the 126th building permit within
 Planning Area in Planning Area 17a, b, c, and/or d., the
 park/open space in Planning Area 24d shall be constructed,
 planted and operational.

100.PLANNING. 11 MAP - PARK PLANS REQ PA27 RECOMMND

 Prior to the issuance of the 21th building permit within
 Planning Area in Planning Area 17a, b, c, and/or d., the
 plans for the Planning Area 27 park, including landscaping,
 facilities, maintenance, and ownership, shall be submitted
 for review.

100.PLANNING. 12 MAP - PARK CONST REQ PA27 RECOMMND

*** No Text Exists For This Condition ***

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 13 MAP - BASIN REQ PA29

RECOMMND

Prior to the issuance of the 15th building permit in
Planning Areas 17a, b, c, and/or d, the landscaped basin
for Planning Area 29 shall be constructed.

LAND DEVELOPMENT COMMITTEE
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 20, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health-Industrial Hygiene
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-R Dyo
P.D. Archaeologist-L. Mouriquand

SPECIFIC PLAN NO 256A2 SCREENCHECK NO 4, TENTATIVE TRACT MAP NO. 36317 AMENDED NO.1– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres. Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2** proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map No. 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

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 **July 21, 2011 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 **Matt Straite, Project Planner**, at (951) 955-8631, or e-mail at **MSTRAITE@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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
4TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 12, 2012

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health- Ind. Hygiene
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36317 AMENDED NO.3– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.); Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR); Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST:** The project proposes a subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

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 **LDC Comment Agenda January 3, 2012** 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 **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at **mstraite@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.

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 10, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
Riv. Co. Fire Dept.-Strategic Planning

Riv. Co. Dept. of Building & Safety-Grading
Riv. Co. Dept. of Building & Safety-Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo
P.D. Archaeologist-L. Mouriquand
Riv. Co. Surveyor-Bob Robinson

SPECIFIC PLAN NO 256A2 SCREENCHECK NO 5, TENTATIVE TRACT MAP NO. 36317 AMENDED NO.2- EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: T & B Planning Consultants – First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 FAR), Estate Density Residential (CD:EDR) (2 AC Min.), High Density Residential (CD:HDR) (8-14 DU/AC), Medium Density Residential (CD:MDR) (2-5 DU/AC), Medium High Density Residential (CD:MHDR) (5-8 DU/AC), and Very Low Density Residential (CD:VLDR) (1 AC Min.): Open Space: Conservation (OS:C), Recreation (OS:R), and Mineral Resources (OS:MIN/MR): Rural: Rural Residential (R:RR) – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan No. 00256. – **REQUEST: Specific Plan No. 00256, Amendment No. 2** proposes to re-designate and reconfigure the Planning Areas to reduce the overall number of dwelling units throughout the Specific Plan from 1,765 du to 1,758 du. Planning Area 1 will reduce by one (1) dwelling unit, Planning areas 7 and 9 will reduce by 59 dwelling units, Planning Area 12 will reduce by one (1) dwelling unit, Planning Area 14 will reconfigure to create Planning Areas 14 and 24E. Planning Area 24E will re-designate as open space, Planning Area 14 will provide 59 dwelling units, Planning Area 17A will reconfigure into Planning Areas 17A and 17C with an increase of dwelling units. Planning Area 17C will re-designate as Medium Density Residential to provide 23 dwelling units. Planning Area 17A will re-designate from Low Density Residential to Medium Density Residential providing 105 dwelling units. Planning Area 17B will increase in size by 1.5 acres providing a total of 16.7 acres of open space. **Tentative Tract Map No. 36317** proposes a 194 lot subdivision of 36.6 gross acres with an average lot size of 8,510 square feet within Planning Areas 17a, 17b, 17c, 17d, 24f, 24g, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al – Concurrent Cases: SP00256A2, TR36317, TR36316

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 **8/2/12 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 **Matt Straite, Project Planner**, at (951) 955-8631, or e-mail at **MSTRAITE@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

C

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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
5TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 15, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co Public Health- Ind. Hyg.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36317 AMENDED NO.4– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: Albert A Webb Associates – First/First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Medium Density Residential (CD:MDR) (2-5 DU/AC), Open Space: Recreation (OS:R), and Public Facilities (PF) as reflected on the Land Use Plan for SP256A2 – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan – **REQUEST:** The project proposes a Schedule A subdivision of 97.3 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al

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 **LDC Comment Agenda June 6, 2012** 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 **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at **mstraite@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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
REVISED 5TH CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 26, 2013

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health- Ind. Hyg.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE TRACT MAP NO. 36317 AMENDED NO.4– EA40780 – Applicant: Sycamore Creek Holdings, LLC – Engineer/Representative: Albert A Webb Associates – First/First Supervisorial District – Alberhill Zoning Area, Glen Ivy Zoning Area, and Temescal Zoning Area – Temescal Canyon Area Plan: Medium Density Residential (CD:MDR) (2-5 DU/AC), Open Space: Recreation (OS:R), and Public Facilities (PF) as reflected on the Land Use Plan for SP256A2 – Location: Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15 – 717.1 Gross Acres – Zoning: Specific Plan – REQUEST: The project proposes a Schedule A subdivision of 97.3 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of proposed Specific Plan 256A2. – APN: 290-160-003, 005, 006, 016, 017, et al

The attached map has been slightly modified to reflect changes to 2 basins, in lots 201 and 200. The lot sizes or dimensions have not changed, only the infrastructure internal to the basin has changed. The Amended number on the exhibit has not been changed, but the date has. Please revise your files and conditions accordingly.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite, (951) 955-8631**, Project Planner, or e-mail at mstraite@rctlma.org / MAILSTOP #: 1070

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Set ID# CC0060070

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36317 DATE SUBMITTED: 10-18-10

APPLICATION INFORMATION

Applicant's Name: STARFIELD SYCAMORE INVESTORS LLC E-Mail: Brian@foremostcommunities.com

Mailing Address: 2151 Michelson Drive #250
Irvine, CA 92612
City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

Engineer/Representative's Name: Albert A. Webb Associates / Sandy Chandler E-Mail: sandy.chandler@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Starfield Sycamore Investors, LLC E-Mail: Brian@foremostcommunities.com

Mailing Address: 2151 Michelson Drive #250
Irvine, CA 92612
City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

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.

EA 42390 / CFG 05754

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

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.

Dan Schwaegler Dan Schwaegler
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.

Dan Schwaegler Dan Schwaegler
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): 290-660-002, -003, #005, -012, 290-670-006 and -007

Section: 12 Township: 5S Range: 6W

Approximate Gross Acreage: 89.10 acres

General location (cross streets, etc.): North of Cleveland National Forest, South of Santiago Canyon Road, East of Maitri Rd, West of I-15 Fwy.

Thomas Brothers map, edition year, page number, and coordinates: PG 834 Grid F2

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 89.10 Acres into 194 residential lots (6,013 SF minimum) with water quality basins and passive park open space amenities

Related cases filed in conjunction with this request:

Sycamore Creek Specific Plan #256 Amendment #2

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). SP 256 Amendment #1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 38554 E.I.R. No. (if applicable): 325

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: On file with County - Traffic, Geotechnical, Fault, Air, Noise, Drainage, Cultural, Biological, etc. New reports are in progress and will be submitted at a later date.

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: 420,000

Estimated amount of fill = cubic yards 336,000

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

PROPERTY OWNERS CERTIFICATION FORM

I, Stella Spadafora certify that on September 17, 2013,

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

For APN (s) or case numbers TR36317

Company or Individual's Name RCIT - GIS,

Distance buffered 600 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.

TITLE GIS Analyst Signature: *Stella Spadafora*

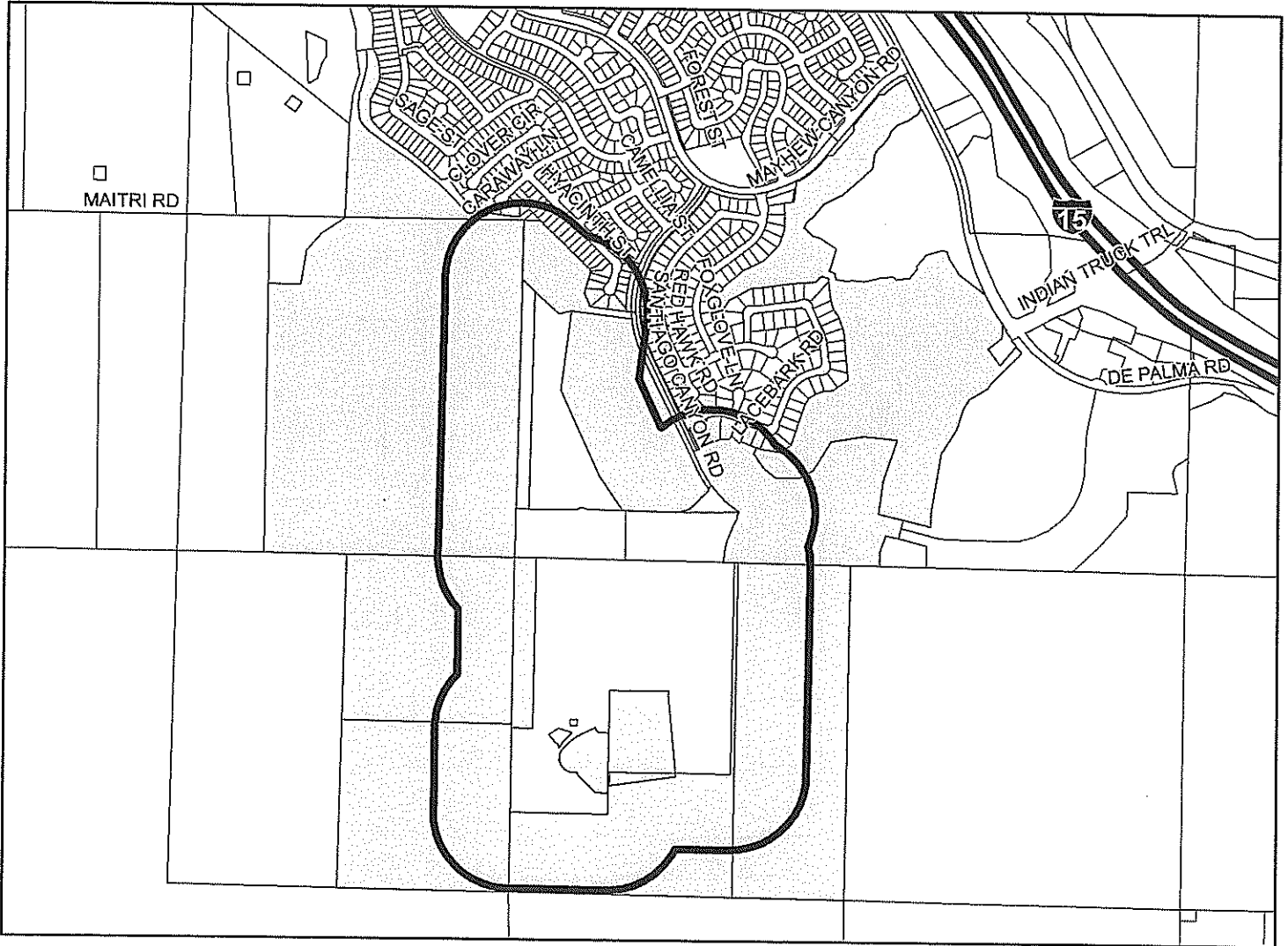
ADDRESS: 4080 Lemon Street, 10th Floor

Riverside, CA 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-3288

*checked by
MST
expired
Feb 17, 2013*

TR36317
(600 Feet Radius)



Selected Parcels

290-660-011	290-591-041	290-640-050	290-591-050	290-602-014	290-591-040	290-602-018	290-602-026	290-602-002	290-602-010
290-591-042	290-591-053	290-640-002	290-670-005	290-602-024	290-602-007	290-602-005	290-640-016	290-602-019	290-591-039
290-602-023	290-640-048	290-640-004	290-640-001	290-591-052	290-602-012	290-640-003	290-602-009	290-670-033	290-640-017
290-591-054	290-670-004	290-650-027	290-650-026	290-160-013	290-660-010	290-640-051	290-602-016	290-602-015	290-602-001
290-640-005	290-602-022	290-602-006	290-150-004	290-160-011	290-160-014	290-640-007	290-640-018	290-160-017	290-660-013
290-602-008	290-640-049	290-602-025	290-602-027	290-602-017	290-602-011	290-602-003	290-650-025	290-602-004	290-602-013
290-640-006	290-602-021	290-110-055	290-602-020	290-660-002	290-660-003	290-660-005	290-660-006	290-660-012	290-670-006
290-670-007	290-110-056	290-640-041	290-640-065	290-670-034	290-640-067	290-650-050	290-650-028	290-150-009	290-591-051
290-120-005	290-150-003								



1,000 500 0 1,000 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: 290110055, APN: 290110055
RICHMOND AMERICA HOMES OF MARYLAND I
4350 S MONACO ST STE 400
DENVER CO 90237

ASMT: 290591042, APN: 290591042
YAO LIU, ETAL
10951 CARAWAY LN
CORONA, CA. 92883

ASMT: 290110056, APN: 290110056
SYCAMORE CREEK COMMUNITY ASSN
C/O EDGAR GOMEZ
5171 CALIFORNIA STE 120
IRVINE CA 92617

ASMT: 290591050, APN: 290591050
ALI ALSILAWI
25465 HYACINTH ST
CORONA, CA. 92883

ASMT: 290150003, APN: 290150003
WERNER FAMILY PROP
C/O PATTY SCHULER
P O BOX 77850
CORONA CA 92877

ASMT: 290591051, APN: 290591051
JULIUS ABANISE, ETAL
25473 HYACINTH ST
CORONA, CA. 92883

ASMT: 290160013, APN: 290160013
JOE ACHTEN
STE 112-221 C/O KILEY CHILDRENS TRUST
2279 EAGLE GLEN PKWY
CORONA CA 92883

ASMT: 290591052, APN: 290591052
MAYUMI KODO, ETAL
25481 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591039, APN: 290591039
MARY ENDERS, ETAL
10906 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591053, APN: 290591053
MICHELLE STOTTS, ETAL
25489 HYACINTH ST
CORONA, CA. 92883

ASMT: 290591040, APN: 290591040
NOEL LORONA, ETAL
10927 CARAWAY LN
CORONA, CA. 92883

ASMT: 290591054, APN: 290591054
YUH YUN LIN, ETAL
604 EL VALLENITO DR
WALNUT CA 91789

ASMT: 290591041, APN: 290591041
JENNY TIEU, ETAL
10939 CARAWAY LN
CORONA, CA. 92883

ASMT: 290602001, APN: 290602001
JENNIE LEE, ETAL
25505 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602002, APN: 290602002
CARLENE STRATHMANN, ETAL
25513 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602009, APN: 290602009
ISSAM MAYASSI
25569 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602003, APN: 290602003
MIHEE JANG
25521 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602010, APN: 290602010
VASUNDHARA BENSON, ETAL
25577 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602004, APN: 290602004
SALVACION NABUA, ETAL
25529 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602011, APN: 290602011
SALLY SHIPLEY, ETAL
25609 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602005, APN: 290602005
DANIEL OAS
6250 N IRWINDALE AVE
IRWINDALE CA 91702

ASMT: 290602012, APN: 290602012
DAWN RODRIGUEZ, ETAL
25617 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602006, APN: 290602006
KINDRED WHITE
25545 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602013, APN: 290602013
THELMA MORENO, ETAL
25625 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602007, APN: 290602007
DAGMAR CHRISTENSEN, ETAL
25553 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602014, APN: 290602014
ELIZABETH RUSSO, ETAL
25633 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602008, APN: 290602008
MICHAEL LORBER, ETAL
25561 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602015, APN: 290602015
JENINE SLOAN, ETAL
25630 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602016, APN: 290602016
SHARON GAGNE, ETAL
25622 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602023, APN: 290602023
DOUGLAS WHITEFIELD
25574 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602017, APN: 290602017
ANNE CHANCE, ETAL
25614 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602024, APN: 290602024
DANA YEARTA
25566 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602018, APN: 290602018
MERCEDES VIRAMONTES, ETAL
25600 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602025, APN: 290602025
DANITZA VASQUEZ, ETAL
25558 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602019, APN: 290602019
PRIYANKA VYAS, ETAL
25598 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602026, APN: 290602026
BANK OF AMERICA
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

ASMT: 290602020, APN: 290602020
PATTI CURRIER, ETAL
25590 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602027, APN: 290602027
CONNIE CURRIER, ETAL
25542 HYACINTH ST
CORONA, CA. 92883

ASMT: 290602021, APN: 290602021
RC PROP V
C/O RESIDENTIAL FUNDING CO
8400 NORMANDALE LAKE BLVD
BLOOMINGTON MN 55437

ASMT: 290640001, APN: 290640001
GERARDO ALAMO
25587 RED HAWK RD
CORONA, CA. 92883

ASMT: 290602022, APN: 290602022
KHA NOU
25582 HYACINTH ST
CORONA, CA. 92883

ASMT: 290640002, APN: 290640002
ERIC BJORNASTAD, ETAL
25597 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640003, APN: 290640003
DIANE OEI, ETAL
25607 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640018, APN: 290640018
DONNA GROFF, ETAL
25744 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640004, APN: 290640004
FEDERAL NATL MORTGAGE ASSN
C/O FANNIE MAE
P O BOX 650043
DALLAS TX 75265

ASMT: 290640048, APN: 290640048
NANCY GALVAN, ETAL
11305 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640005, APN: 290640005
DESIREE ROMANO, ETAL
25627 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640049, APN: 290640049
LUVY LEAL
11281 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640006, APN: 290640006
KELLY PRIMERANO, ETAL
25637 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640050, APN: 290640050
ALBERT BYNUM
11257 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640007, APN: 290640007
LANDA IVERSON
25647 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640051, APN: 290640051
JOHN DUHAMELL
11233 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290640016, APN: 290640016
MARGARET MCKEE, ETAL
25737 RED HAWK RD
CORONA, CA. 92883

ASMT: 290640065, APN: 290640065
SYCAMORE CREEK COMMUNITY ASSN
C/O PAM PENTON
1451 RIMPAU AVE STE 107
CORONA CA 92879

ASMT: 290640017, APN: 290640017
LACEY COX, ETAL
25747 RED HAWK RD
CORONA, CA. 92883

ASMT: 290650025, APN: 290650025
KIMBERLY SARUWATARI, ETAL
11353 SUNFLOWER LN
CORONA, CA. 92883



ASMT: 290650026, APN: 290650026
CHUNG KIM, ETAL
11341 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290660013, APN: 290660013
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 290650027, APN: 290650027
SHINAN KANG, ETAL
11329 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290670004, APN: 290670004
NANCY CLEVELAND, ETAL
25629 SANTIAGO CANYON RD
CORONA CA 92883

ASMT: 290650028, APN: 290650028
TERI ZEPNICK, ETAL
11317 SUNFLOWER LN
CORONA, CA. 92883

ASMT: 290670005, APN: 290670005
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 290650050, APN: 290650050
SYCAMORE HILLS COMMUNITY ASSN
C/O DONALD L BOORTZ
16845 VON KARMAN STE 200
IRVINE CA 92606

ASMT: 290670007, APN: 290670007
STARFIELD SYCAMORE INV
C/O STEVEN C CAMERON
14 CORPORATE PLAZA
NEWPORT BEACH CA 92660

ASMT: 290660010, APN: 290660010
JOE ACHTEN
C/O KILEY CHILDRENS TRUST
205 E 5TH ST
CORONA CA 92879

ASMT: 290670033, APN: 290670033
JANET CLEVELAND, ETAL
25625 SANTIAGO CANYON RD
CORONA CA 92883

ASMT: 290660011, APN: 290660011
JUANITA GRAY, ETAL
11011 INDIAN TRUCK TR
CORONA, CA. 92883

ASMT: 290670034, APN: 290670034
SYCAMORE CREEK COMMUNITY ASSN
C/O BRIAN WOODS
2151 MICHELSON DR STE 250
IRVINE CA 92612

ASMT: 290660012, APN: 290660012
STARFIELD SYCAMORE INV
C/O STEVEN CAMERON
14 CORPORATE PLZ
NEWPORT BEACH CA 92660

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Waste Resources Management,
Riverside County
Mail Stop 5950

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Starfield Sycamore Inv LLC
ATT: Brian Woods
2151 Michelson Dr. #250
Irvine CA 92612

Albert A Webb Associates
3788 McCray St.
Riverside CA 92506

T&B Planning
17542 East 17th Street Suite 100
Tustin CA 92780



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

TENTATIVE TRACT MAP NO. 36317

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Starfield Sycamore Investors LLC

Project Applicant

2151 Michelson Drive, Suite 250 Irvine CA 92612

Address

Southerly of Campbell Ranch Road and Westerly of Interstate Highway 15

Project Location

Tentative Tract Map No. 36317 proposes a Schedule A subdivision of 89.1 gross acres into 193 residential lots with an average lot size of 7,174 square feet and 14 open space lots within Planning Areas 17a, 17b, 17c, 17d, 24a, 24d, 26 and 27 of approved Specific Plan No. 256A2.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 6, 2013, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to Certified EIR No. 325 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00).
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 previously 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

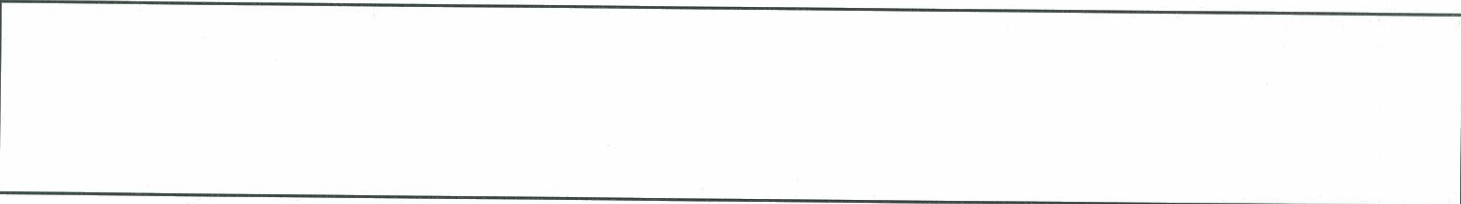
Date

Date Received for Filing and Posting at OPR: _____

DW/dm

Revised 4/15/2013

Y:\Planning Case Files-Riverside office\SP00256A2\PC\NOD Form.docx



Please charge deposit fee case#: ZTR36317 ZCFG .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1011453

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: STARFIELD SYCAMORE INV LLC \$64.00
paid by: CK 1576
CA FISH AND GAME FOR EA42390
paid towards: CFG05754 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 18, 2010 16:57
GLKING posting date Oct 18, 2010

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: San Jacinto Valley
Zoning Area: Ramona District
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: November 6, 2013
(Continued from July 17, 2013, August 21,
2013, September 18, 2013 and October 2,
2013)

PLOT PLAN NO. 24928
Environmental Assessment No. 42443
Applicant: Verizon Wireless
Engineer/Representative: Randi Newton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

The proposal also includes landscape buffer around the 900 square foot lease area. The landscape materials include eight (8) Afghan Pine trees and twelve (12) Red Kangaroo Paws around the 30 foot by 30 foot decorative six (6) foot high block wall. These landscape additions will further lessen the visual impact of the monopine wireless antenna.

The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

ADDITIONAL INFORMATION:

Staff received three (3) calls in opposition and two (2) calls in neutral position for the proposed project. Additionally, Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north. Full explanation is in the attached Memorandum dated June 3, 2013.

On July 17, 2013, the item was presented to the Planning Commission for recommendation of Receive and File. At that meeting, the Planning Commissioner John Petty assumed jurisdiction and scheduled the item for a public hearing dated August 21, 2013. No one spoke on the item neither in favor nor in opposition.

On August 21, 2013, the Planning Commission, after reviewing the attached alternative site analysis in the staff report, requested that the applicant canvas the nearby commercial areas and exhaust all potential commercial sites prior to requesting the cell tower to be located adjacent to the residential zone area. The applicant was also requested to provide additional justifications and any additional supporting documents for their proposal. The item was continued to September 18, 2013.

P.M.

On September 18, 2013, the applicant requested a continuance to allow additional time to address the concerns of the Commission which required additional alternatives analysis along or closer to the commercial developments near Florida Avenue. The applicant requested that the project be continued to the regularly scheduled Planning Commission hearing date of October 2, 2013. The request was granted by the Planning Commission by a vote of 5-0.

On October 2, 2013, Planning Commission discussed the items and requested a field meeting to analyze alternative site feasibility review. The item was continued to November 6, 2013 PC meeting to allow adequate time for offsite meeting by a vote of 5-0.

An offsite meeting is scheduled for October 22, 2013 with the applicant and their representative. A memorandum of the meeting will be provided at the November 6, 2013 PC meeting.

As of writing of this report, the offsite meeting has not occurred and a memorandum will be provided of the meeting conclusion.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north. |
| 3. Existing Zoning: | One Family Dwellings – (R-1)
Watercourse, Watershed & Conservation Areas – (W-1) |
| 4. Surrounding Zoning: | One Family Dwelling – (R-1) to the south
Multi-Family Dwelling – (R-2) to the north and east
Light Agriculture – 5 Acre Minimum (A-1- 5) to the west |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use: | Vacant to the south; and
Single Family Residences to the west; and
Multi-family residences to the north; and
Little Lake Elementary School to the east. |
| 7. Project Data: | Total Acreage: 6.11 acres
Existing Lease Area: 900 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42443**, 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 PLOT PLAN NO. 24928, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) on the San Jacinto Valley Area Plan which allows for development of single family detached residences. Limited agriculture, intensive equestrian and animal keeping are also permitted in this designation.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Community Development: Medium Density Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residences in the area.
3. The project site is surrounded by properties which are Community Development: Medium Density Residential (CD:MDR) (2-5 D.U. Per Acre) to the south, east, and west, Community Development: High Density Residential (CD:HDR) (8-14 D.U. Per Acre) to the north.
4. The zoning for the subject site is One Family Dwellings – (R-1) and Watercourse, Watershed & Conservation Areas – (W-1).
5. The use, proposed a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna, approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site meets Article XIXg of the Ord. No. 348 regulating wireless communication facilities and regulating the height of structures in all zones and the development standards for wireless telecommunication facilities.
6. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the south, Light Agriculture 5 Acre minimum lot size (A-1-5) to the west, and Multiple-Family Dwellings (R-2) to the east.
7. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).
8. Environmental Assessment No. 42443 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD:MDR) (2-5 DU Per Acre) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
 - a. A Flood Zone;
 - b. A County Service Area;
 - c. A City Sphere of Influence;
 - d. A Subsidence Area;
 - e. A High Fire Area; or,
 - f. An Airport Influence Area.
3. The project site is located within:
 - a. A Liquefaction area;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A Fault Zone; and,
 - d. The Boundaries of the Hemet Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 575-230-002.

PP24928



Selected parcel(s):
449-080-001

LEGEND

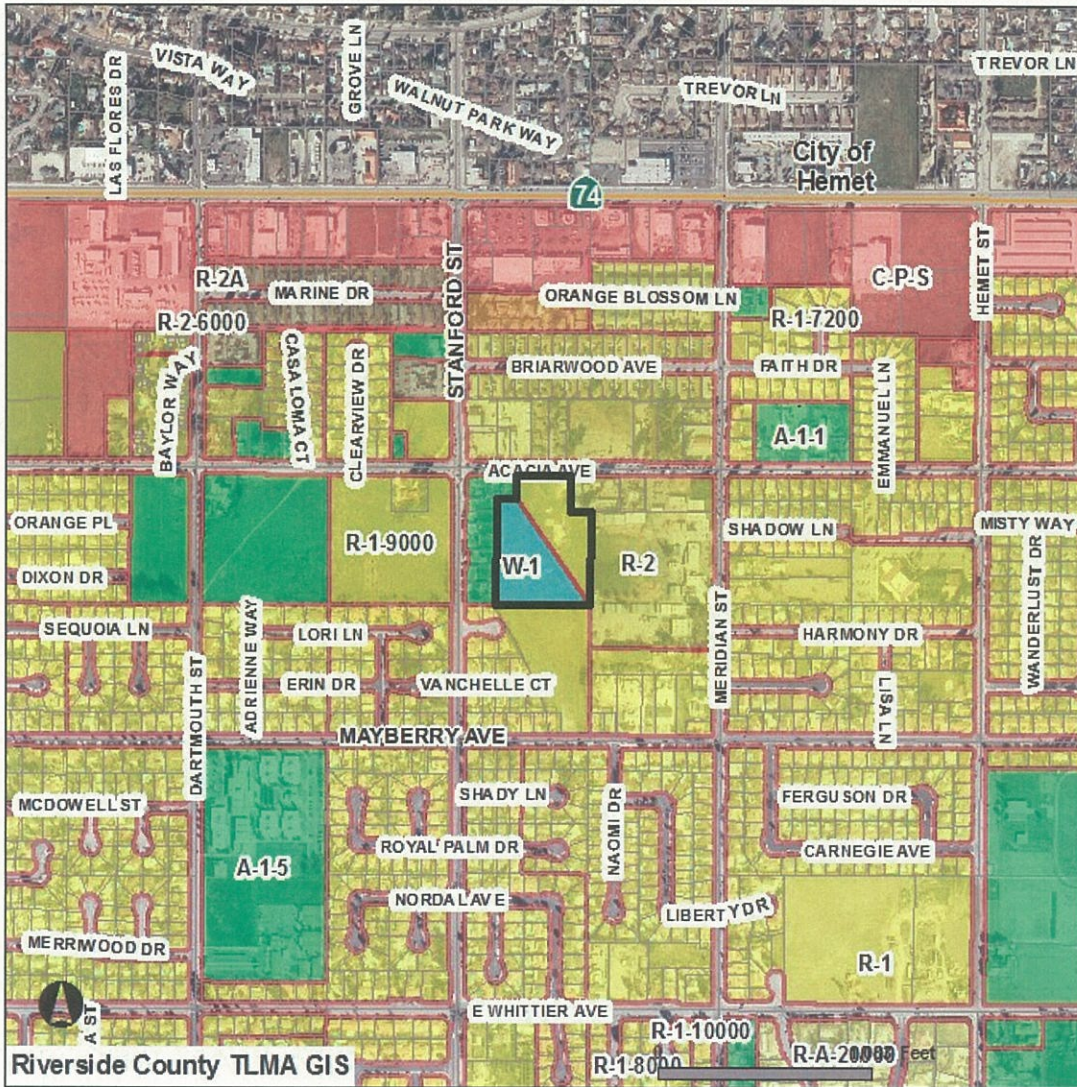
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- CASE
- INTERSTATES
- HIGHWAYS
- PARCELS
- CITY

IMPORTANT

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

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Version 121101

PP24928



Selected parcel(s):
449-080-001

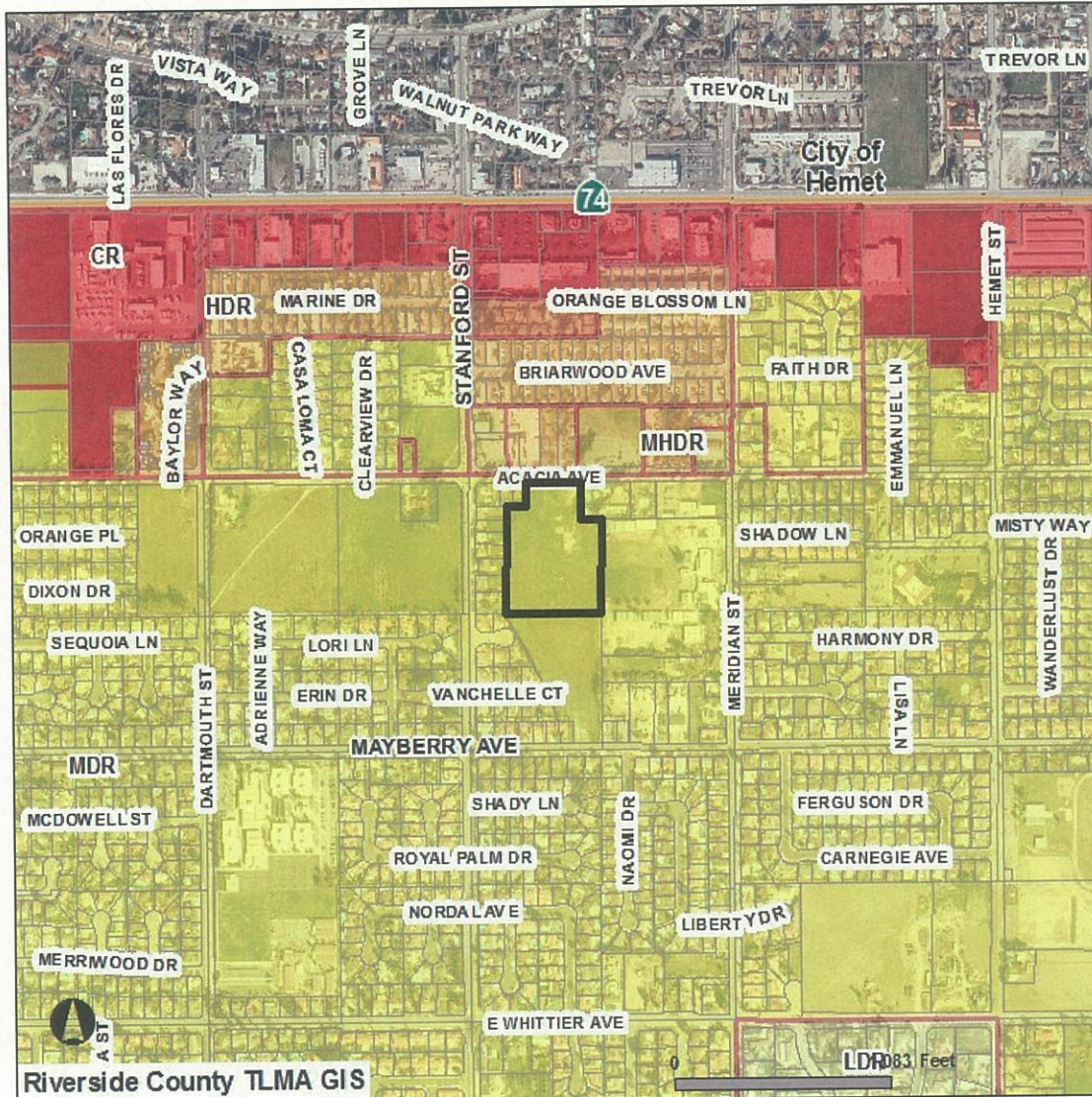
ZONING

- | | | | |
|--|-----------------|--------------|-------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | A-1-1, A-1-5 | C-P-S |
| R-1, R-1-10000, R-1-7200, R-1-8000, R-1-9000 | R-2, R-2-6000 | R-2A | R-3 |
| R-A-20000 | W-1 | | |

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Version 121101

PP24928



Selected parcel(s):
449-080-001

LAND USE

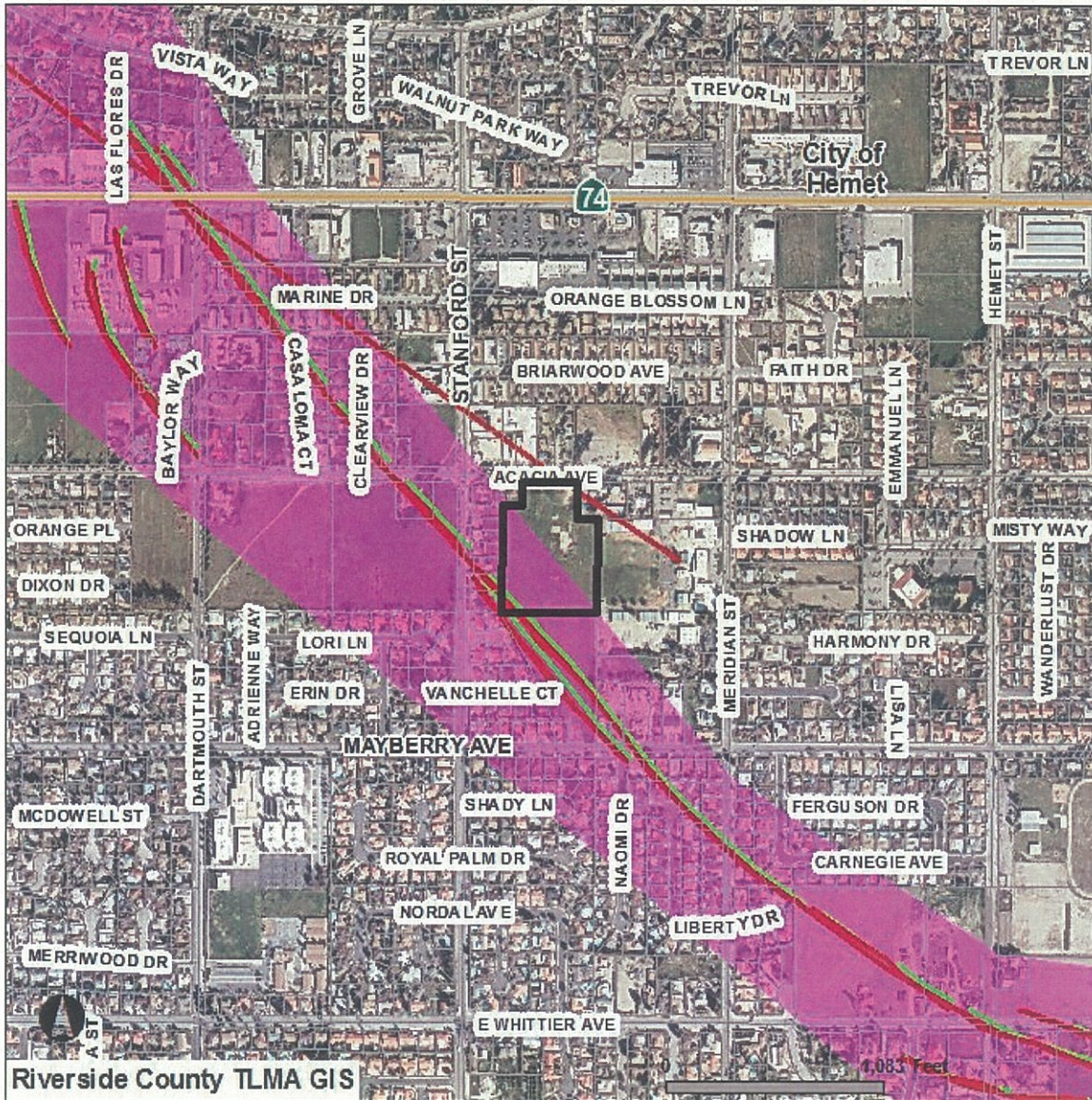
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|----------------------------------|---------------------------------------|--------------------------------------|-------------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | CR - COMMERCIAL RETAIL | HDR - HIGH DENSITY RESIDENTIAL | LDR - LOW DENSITY RESIDENTIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | MHR - MEDIUM HIGH DENSITY RESIDENTIAL | VHDR - VERY HIGH DENSITY RESIDENTIAL | |

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PP24928



Selected parcel(s):
449-080-001

FAULT ZONES

- SELECTED PARCEL
- SAN JACINTO FAULT ZONE
- INTERSTATES
- HIGHWAYS
- PARCELS
- CITY

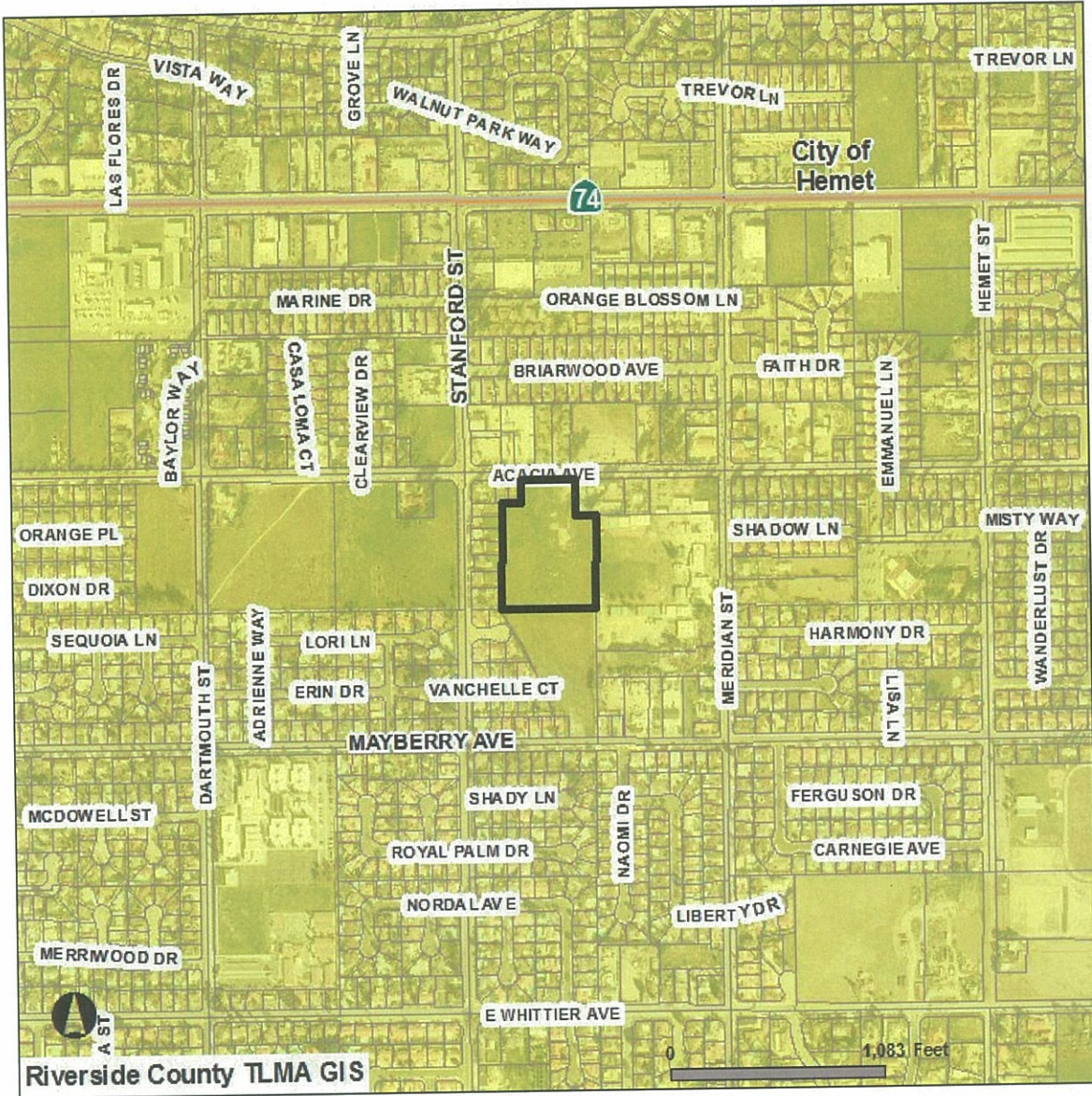
IMPORTANT

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Version 121101

PP24928



Selected parcel(s):
449-080-001

LIQUEFACTION

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- Moderate
- N HIGHWAYS
- CITY

IMPORTANT

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PP24928



Selected parcel(s):
 449-080-001

FLOOD ZONES

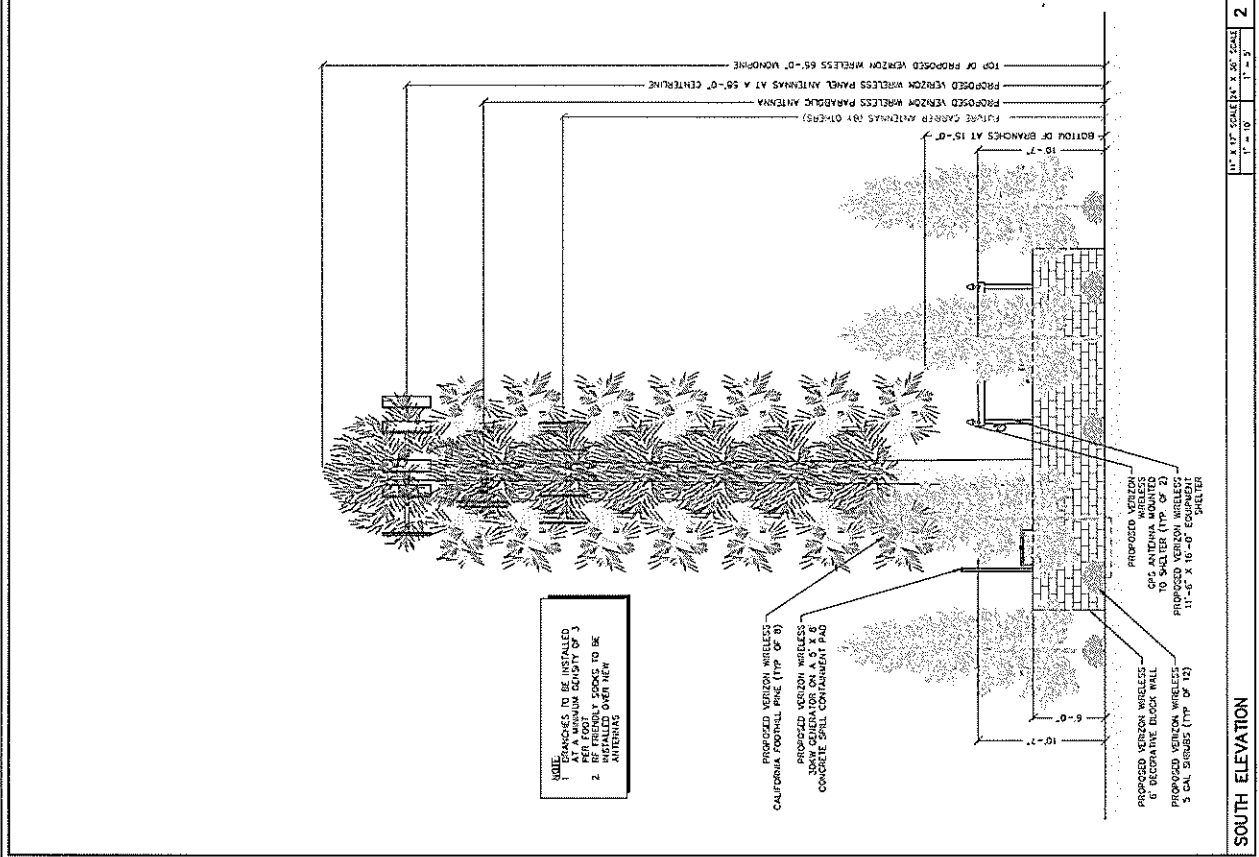
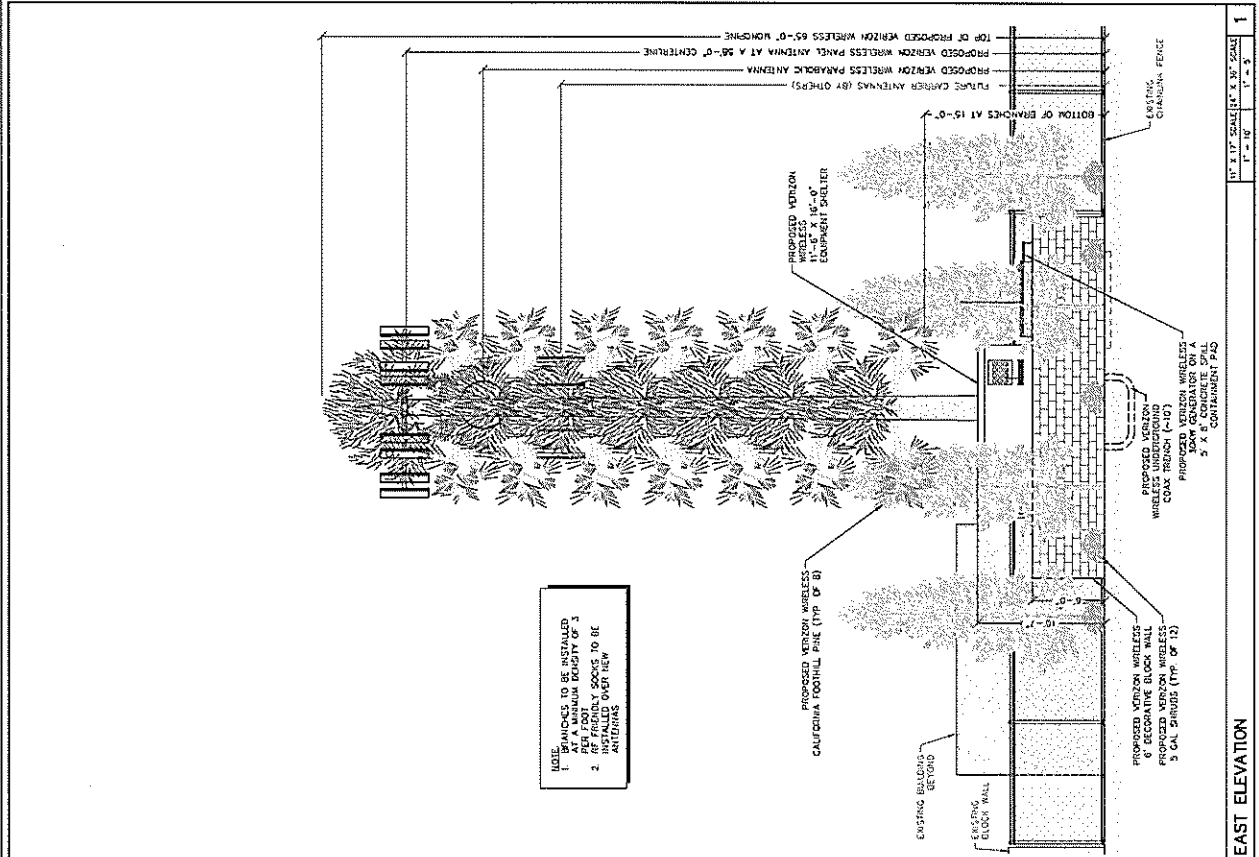
- SELECTED PARCEL
- PARCELS
- FLOOD ZONES
- INTERSTATES
- HIGHWAYS
- CITY

IMPORTANT

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 Version 121101

<p>15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR IRVINE, CALIFORNIA 92618</p>		<p>LARKSPUR</p> <p>41825 ACACIA AVENUE HEMET, CALIFORNIA 92344</p>		<p>CURRENT ISSUE DATE: 03/15/13</p>		<p>ISSUED FOR: CONSTRUCTION</p>		<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		REV.	DATE	DESCRIPTION	BY																													<p>PLANS PREPARED BY:</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>CLIENT REVISION</th> <th>A.R.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>03/15/13</td> <td>CLIENT REVISION</td> <td>A.R.</td> </tr> <tr> <td>2</td> <td>06/20/12</td> <td>LANDSCAPE REVISION TR.</td> <td>A.R.</td> </tr> <tr> <td>3</td> <td>04/19/12</td> <td>100% CONSTRUCTION A.B.</td> <td>A.B.</td> </tr> <tr> <td>4</td> <td>04/03/12</td> <td>90% CONSTRUCTION A.B.</td> <td>A.B.</td> </tr> </tbody> </table>		NO.	DATE	CLIENT REVISION	A.R.	1	03/15/13	CLIENT REVISION	A.R.	2	06/20/12	LANDSCAPE REVISION TR.	A.R.	3	04/19/12	100% CONSTRUCTION A.B.	A.B.	4	04/03/12	90% CONSTRUCTION A.B.	A.B.	<p>USER/SURVEY:</p> <p>SPECTRUM SERVICES, INC. 8790 RANCHO CUCAMONGA, CA 91750 PH (866) 515-3358 FAX (866) 515-3359</p>		<p>REGISTERED PROFESSIONAL ENGINEER VINCENT TORRES No. 68117 Exp. 09/30/13 STATE OF CALIFORNIA</p>		<p>SHEET TITLE: MAR 15 2013 EAST & SOUTH ELEVATIONS</p>		<p>SHEET NUMBER: REVISION: A3 3</p>		<p>LAX-241</p>	
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NOTE:
1. BRACKETS TO BE INSTALLED PER FOOT PER ANGLE BASKET OF 3 RE FRENCH SOCKS TO BE INSTALLED OVER NEW ANTENNAS

NOTE:
1. BRACKETS TO BE INSTALLED PER FOOT PER ANGLE BASKET OF 3 RE FRENCH SOCKS TO BE INSTALLED OVER NEW ANTENNAS

verizonwireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

LARKSPUR
 41825 ACACIA AVENUE
 HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR: CONSTRUCTION

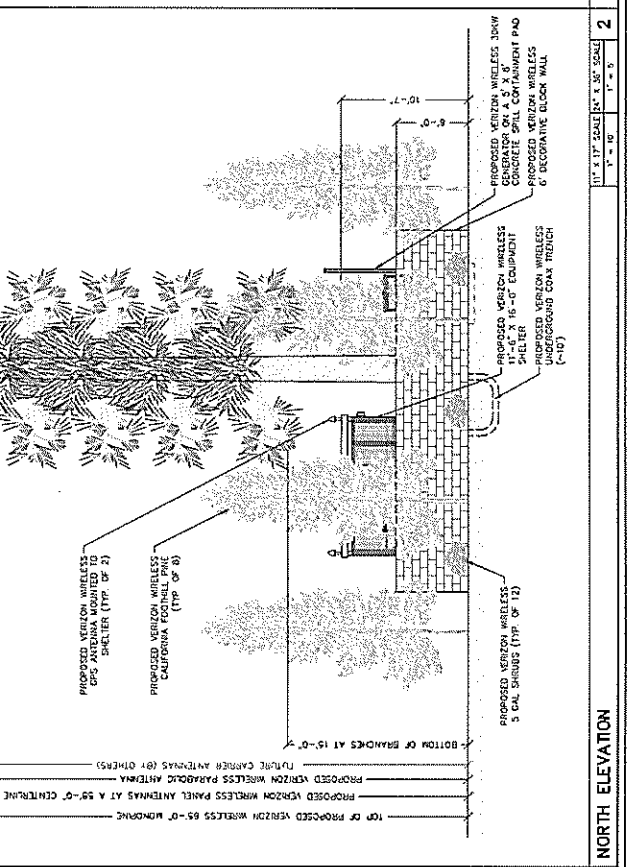
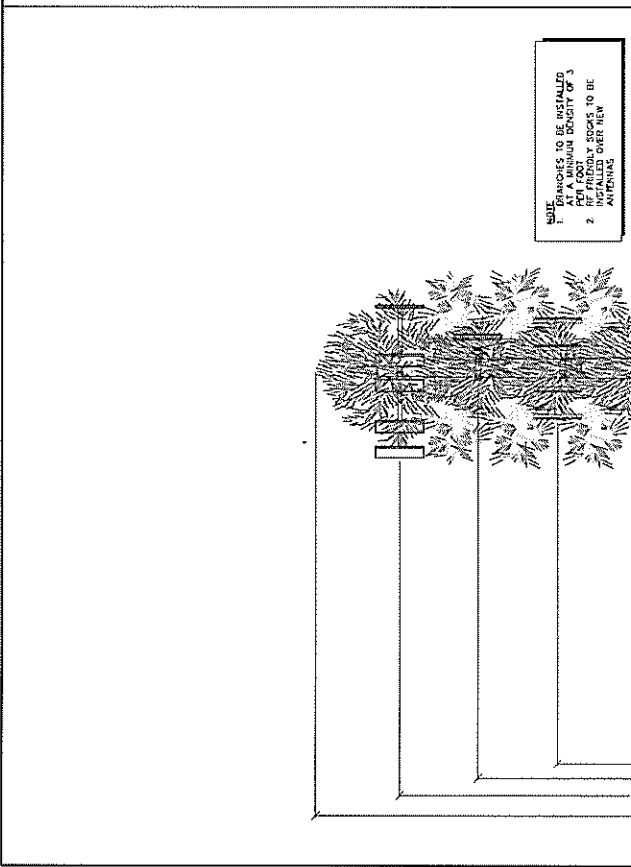
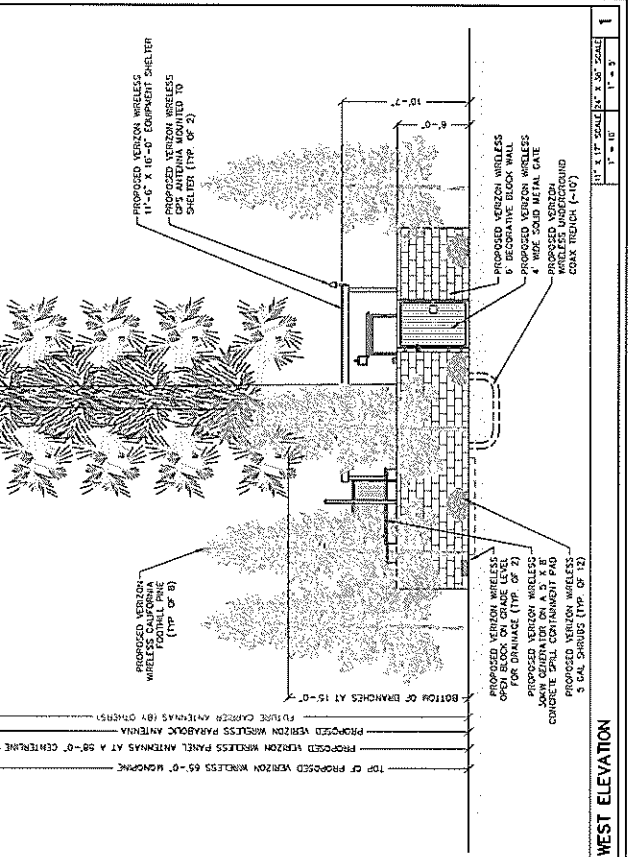
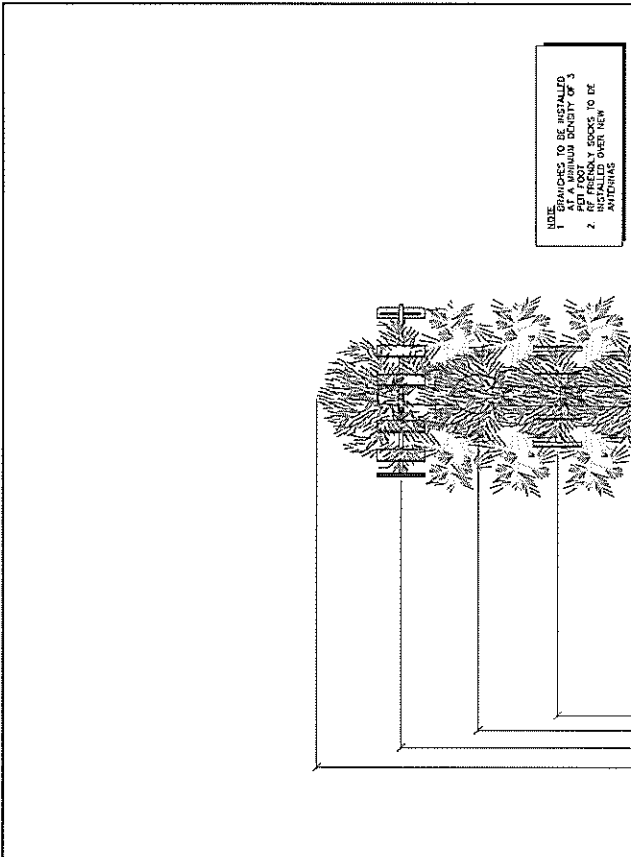
REV. DATE DESCRIPTION BY:

SPECTRUM
 SERVICES, INC.
 5380 MIDWAY DRIVE, SUITE 110
 RANCHO CUCAMONCA, CA 91750
 PH: (866) 515-3350
 FAX: (866) 515-3359

REGISTERED PROFESSIONAL ENGINEER
 VINCENT J. WEAVER
 No. 65117
 Exp. 03/30/13
 STATE OF CALIFORNIA

SHEET TITLE:
 WEST & NORTH ELEVATIONS

SHEET NUMBER:
A4 3
 LAK-241



verizon
wireless
1226 WEST GEMINI DRIVE
TEMPE, ARIZONA 85283

LARKSPUR
18255 ACACIA AVENUE
HEMET, CALIFORNIA 92344

PROJECT INFORMATION:
CURRENT ISSUE DATE: 03/15/13

ISSUED FOR:
CONSTRUCTION

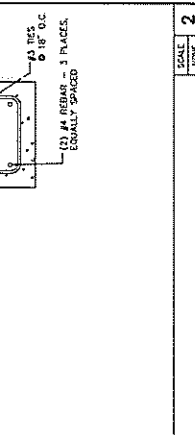
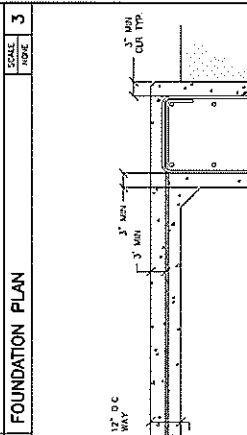
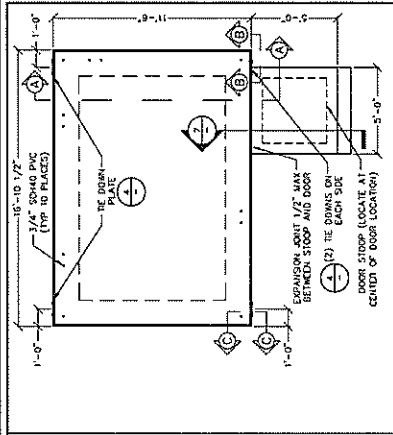
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1	03/15/13	CLIENT REVISION	A.R.
2	04/19/12	LANDSCAPE REVISION	T.R.
3	04/19/12	IBDK CONSTRUCTION	AB
4	03/22/12	IBDK CONSTRUCTION	AB

SPECTRUM
SERVICES, INC.
110
RANCHO CUCAMONGA, CA 91720
PH. (866) 515-3359
FAX (866) 515-3359

REGISTERED PROFESSIONAL ENGINEER
YINXIN LI
No. 05117
Exp. 09/30/13
STATE OF CALIFORNIA

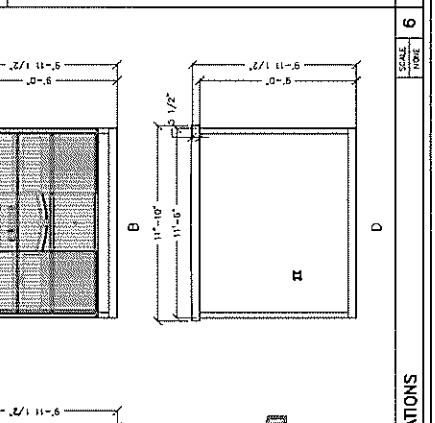
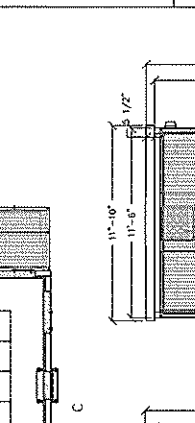
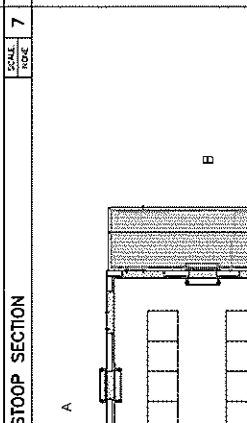
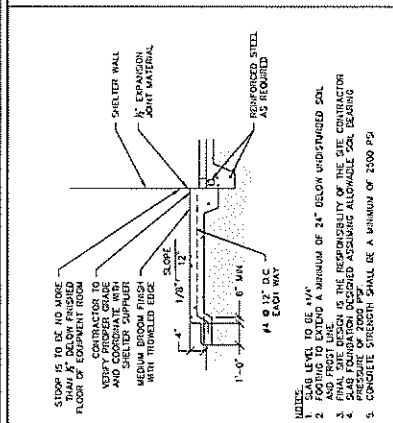
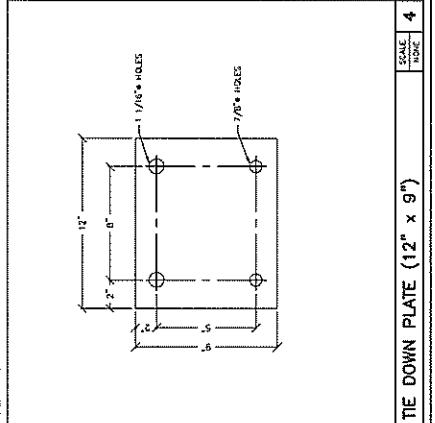
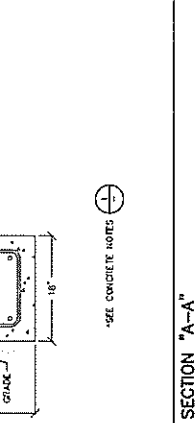
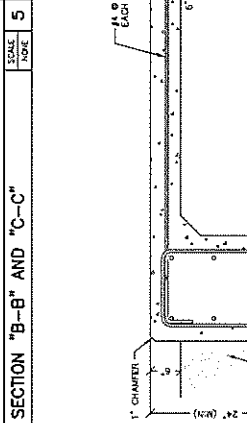
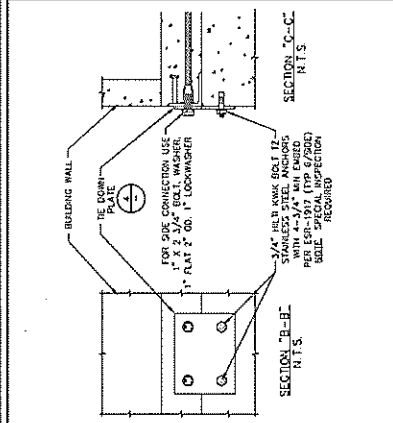
WORKSHEET:
SHEET TITLE: SHELTER DETAILS

SHEET NUMBER: REVISION:
D1 3
LAK-241



CONCRETE NOTES

1. ALL CONCRETE SHALL BE CONSOLIDATED BY INTERNAL VIBRATION IN ACCORDANCE WITH A.C.I. STANDARD 309-72 RECOMMENDED PRACTICE FOR CONSOLIDATION OF CONCRETE.
2. ALL COLD WEATHER/ WET WEATHER CONCRETE PLACEMENT SHALL BE IN ACCORDANCE WITH A.C.I. 305 AND 306.
3. PRECAST CONCRETE TEST CYLINDERS AT 7 DAYS, 2 AT 28 DAYS. SUBMIT TEST DATA TO PROJECT MANAGER FOR REVIEW & APPROVAL.
4. WOOD FORMS WITH ALL EXCESS VEGETATION IS TO BE REMOVED TO A DEPTH OF 6" BELOW GRADE.
5. ALL NEW SOIL AND SAND UNDER FOUNDATION SHALL BE COMPACTED MINIMUM 95% PROCTOR.



NOT USED

SCALE OF CALIFORNIA PLAIN APPROVAL
FIBER BOARD SHELTER
11'-0" X 16'-0" X 10'-0" EQUIPMENT
SHELTER
APPROVED: MARCH 22, 2013
EXPIRES: JUNE 30, 2013
APPROVAL PPS 02/20093

STOP IS TO BE NO MORE THAN 1/2" BELOW FINISHED FLOOR OF EQUIPMENT ROOM. VERIFY PROPER GRADE AND COORDINATE WITH ARCHITECT. MEDIUM BROOM FINISH WITH TRIMMELED EDGE.

REINFORCED STEEL AS REQUIRED.

SLAB LEVEL TO BE 1/4" ABOVE FINISHED GRADE AND PROTECT LINE.

FINAL SITE DESIGN IS THE RESPONSIBILITY OF THE SITE CONTRACTOR. CONTRACTOR TO VERIFY ALLOWABLE SOIL BEARING AND PRESSURE OF TOWER PIP.

CONCRETE STRENGTH SHALL BE A MINIMUM OF 2500 PSI.

PROPOSED VERIZON WIRELESS RECEIPTABLE

PROPOSED VERIZON WIRELESS EQUIPMENT CABINET (CONTRACTOR TO VERIFY TYPE AND LAYOUT)

CONCRETE NOTES

1. ALL REINFORCING STEEL SHALL BE ASTM A601 GRADE 60 BARS, ASTM A615 STEEL REBAR.
2. ACCORDANCE WITH A.C.I. 318-03 AND 318-08.

11'-6" X 16'-10 1/2" SHELTER PLAN AND ELEVATIONS

verizon wireless
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

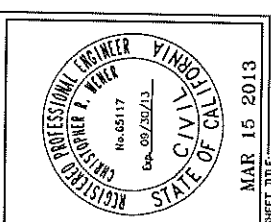
LARKSPUR
 41805 AGACIA AVENUE
 HEJETS, CALIFORNIA 92544

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
CONSTRUCTION

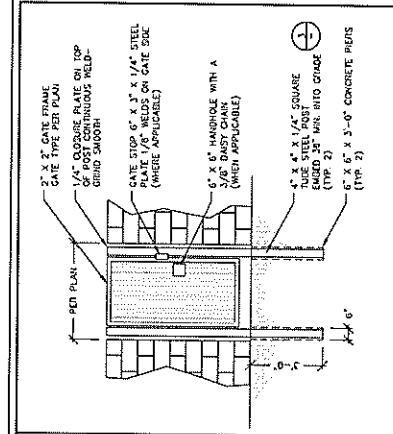
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1	03/15/13	CLIENT REVISION	A.R.
2	03/29/13	LANDSCAPE REVISION	TR
3	04/19/13	DOOR CONSTRUCTION	A.B.
4	04/20/13	DOOR CONSTRUCTION	A.B.

SPECTRUM SERVICES, INC.
 8330 MAPLE PLACE, SUITE 110
 RANCHO CUCAMONGA, CA 91720
 PH: (866) 515-3559
 FAX: (866) 515-3559

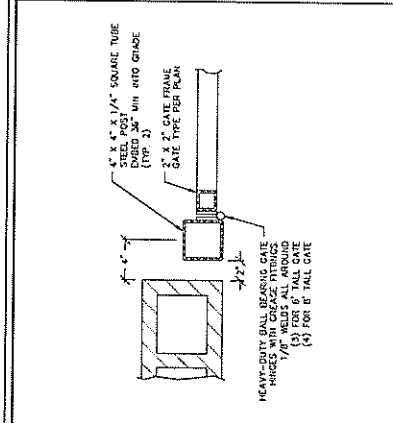


SHEET TITLE:
CONSTRUCTION DETAILS

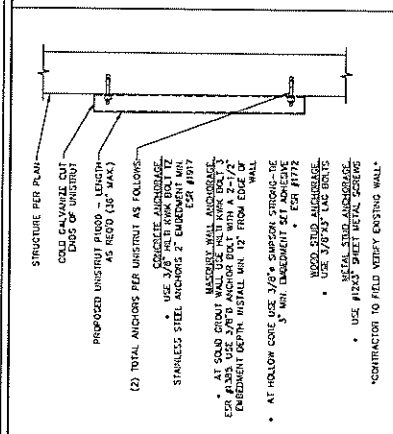
SHEET NUMBER:
D2
 REVISION:
3
 LAK-241



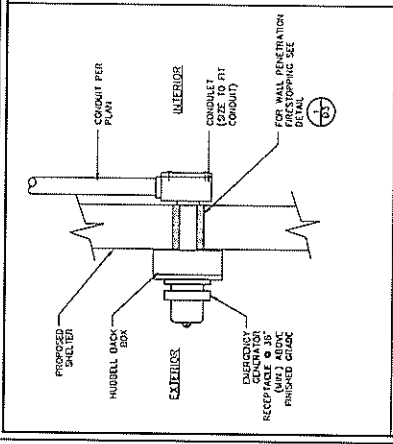
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2 MAN GATE AT BLOCK WALL



SCALE: NONE
3 HINGE POST AT BLOCK WALL



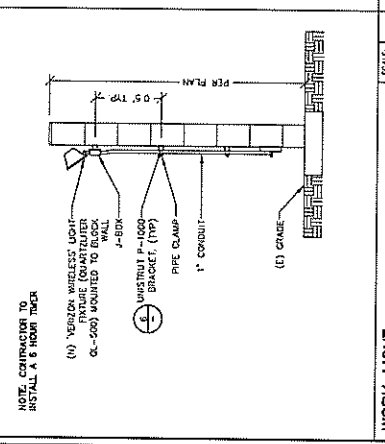
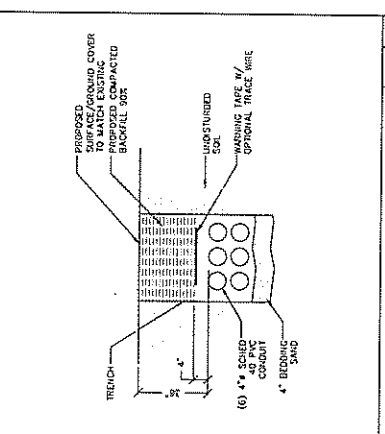
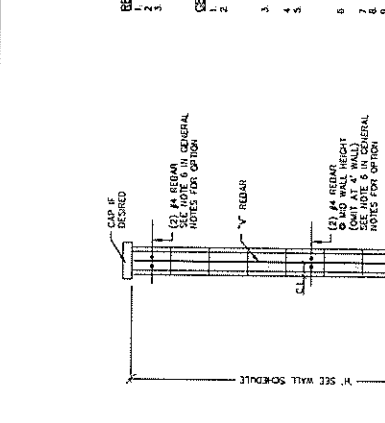
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6 UNISTRUT



SCALE: NONE
9 GENERATOR RECEPTACLE

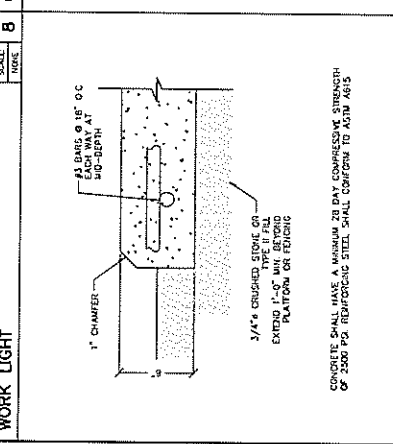
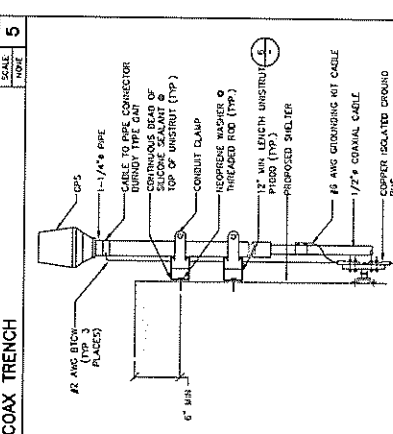
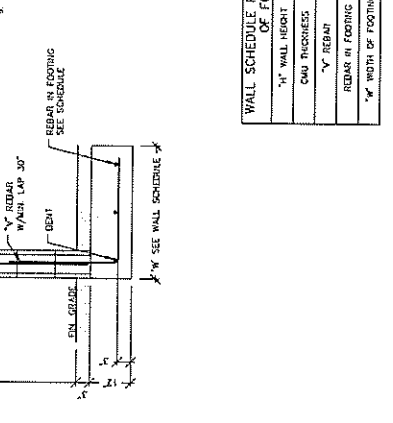
REQUIRED INSPECTIONS: (SPECIAL INSPECTION - NONE REQUIRED)
 1. FOUNDATION
 2. FINISH
 3. FINISH

GENERAL NOTES:
 1. ALL WORK SHALL CONFORM TO THE CBC 2010 EDITION AS AMENDED.
 2. CONCRETE SHALL BE CAST WITH THE FOLLOWING:
 a. COMPRESSIVE STRENGTH SHALL CONFORM TO 1500 PSI
 b. PORTLAND TYPE M - 2500 PSI OR TYPE S - 1800 PSI
 c. ALL CONCRETE SHALL BE PROTECTED FROM WEATHER AND FROST.
 3. THE ULTIMATE COMPRESSIVE STRENGTH REQUIRED FOR PREPARATION CONCRETE SHALL BE OF 4500 PSI (EXPOSED TO SULFATE CONTAINING SOILS).
 4. NO WATER COURSE OR NATURAL DRAINAGE SHALL BE ALLOWED. LAP SPICE = 30\"/>



WALL SCHEDULE FOR WALL AT EDGE OF FOOTING

WALL HEIGHT	FOOTING
0'	6"
0' - 8'	8"
8' - 16'	#4 @ 16\"/>
16' - 24'	#4 @ 16\"/>
24' - 32'	#4 @ 16\"/>
32' - 40'	#4 @ 16\"/>



SCALE: NONE
1 BLOCK WALL

SCALE: NONE
4 GPS ANTENNA ON SHELTER

SCALE: NONE
5 COAX TRENCH

SCALE: NONE
7 CONCRETE PAD

CONCRETE PAD
 CONCRETE SHALL HAVE A MINIMUM 70 PSI COMPRESSIVE STRENGTH OF 2500 PSI. REINFORCING STEEL SHALL CONFORM TO ASTM A615

verizon wireless
15505 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618

LARKSPUR
41824 ACACIA AVENUE
HEMET, CALIFORNIA 92544

CURRENT ISSUE DATE: **03/15/13**

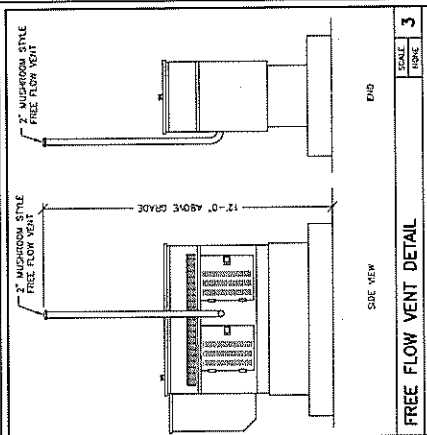
ISSUED FOR: **CONSTRUCTION**

REV: DATE DESCRIPTION BY:
 1 03/15/13 CLIENT REVISION A.D.
 2 03/20/12 100% CONSTRUCTION A.T.
 3 04/19/12 BOX CONSTRUCTION A.B.
 4 04/26/12 BOX CONSTRUCTION A.B.

PLANS PREPARED BY: **SPECTRUM SERVICES, INC**
8300 MAPLE PLACE, SUITE 110
COLUMBIANA, CA 95750
PH. (925) 919-3358
FAX (925) 515-3359

REGISTERED PROFESSIONAL ENGINEER
VINCENT W. WEAVER
No. 65117
Exp. 03/30/13
STATE OF CALIFORNIA
CIVIL
MAR 15 2013
SHEET TITLE: **30KW GENERATOR DETAIL**

SHEET NUMBER: **D5** REVISION: **3** LAX-241



FREE FLOW VENT DETAIL

CONCRETE CONTAINMENT CAPACITY:
 LENGTH = 7'-0"
 WIDTH = 4'-0"
 HEIGHT = 9'-5"
 (LEACH) * WIDTH * HEIGHT = CUBIC FEET
 7'-0" * 4'-0" * 9'-5" = 14 CUBIC FEET
 1 CUBIC FOOT = 7.48 GALLONS
 14 CUBIC FEET = 104.72 GALLONS TOTAL CONTAINMENT CAPACITY

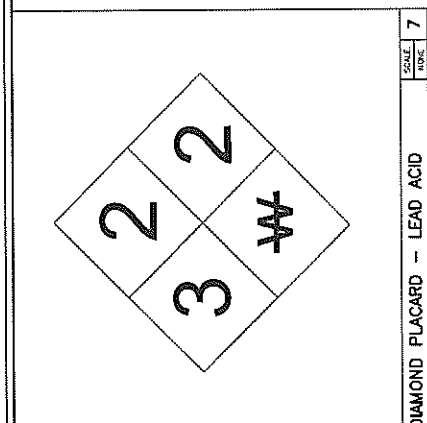
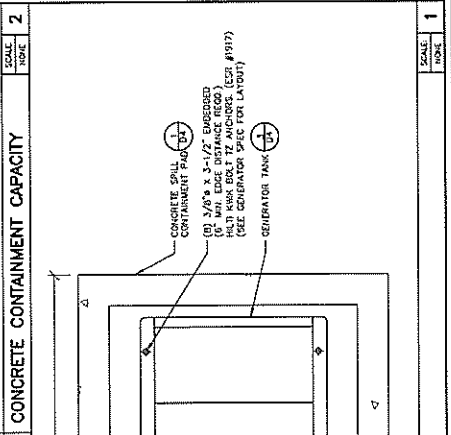
WETTED SURFACE SQUARE FEET	VENTING CAPACITY CUBIC FEET PER HOUR	MINIMUM OPERATING NOMINAL PIPE SIZE INCHES
20	21,100	2
40	42,200	3
60	63,300	3
80	84,400	4
100	105,500	4
120	126,600	5
140	147,700	5
160	168,800	6
180	189,900	6
200	211,000	7
250	266,250	8
300	321,500	8
350	376,750	9
400	432,000	9
450	487,250	10
500	542,500	10
550	597,750	10
600	653,000	10
650	708,250	10
700	763,500	10
750	818,750	10
800	874,000	10
850	929,250	10
900	984,500	10
950	1,039,750	10
1000	1,095,000	10

NOTE: EMERGENCY VENTING CAPACITY IS BASED ON ATMOSPHERIC PRESSURE (14.7 PSI) AND 10% WETTED SURFACE AREA FOR INTERMEDIATE VALUES.
 1 - FOR 25 UNITS, W2 = 172, 0.023
 2 - FOR 50 UNITS, W2 = 344, 0.046
 3 - FOR 75 UNITS, W2 = 516, 0.069
 4 - FOR 100 UNITS, W2 = 688, 0.092
 5 - FOR 125 UNITS, W2 = 860, 0.115
 6 - FOR 150 UNITS, W2 = 1032, 0.138
 7 - FOR 175 UNITS, W2 = 1204, 0.161
 8 - FOR 200 UNITS, W2 = 1376, 0.184
 9 - FOR 225 UNITS, W2 = 1548, 0.207
 10 - FOR 250 UNITS, W2 = 1720, 0.230
 11 - FOR 275 UNITS, W2 = 1892, 0.253
 12 - FOR 300 UNITS, W2 = 2064, 0.276
 13 - FOR 325 UNITS, W2 = 2236, 0.299
 14 - FOR 350 UNITS, W2 = 2408, 0.322
 15 - FOR 375 UNITS, W2 = 2580, 0.345
 16 - FOR 400 UNITS, W2 = 2752, 0.368
 17 - FOR 425 UNITS, W2 = 2924, 0.391
 18 - FOR 450 UNITS, W2 = 3096, 0.414
 19 - FOR 475 UNITS, W2 = 3268, 0.437
 20 - FOR 500 UNITS, W2 = 3440, 0.460

EMERGENCY VENTING CAPACITY

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 1 - FOR 25 UNITS, W2 = 172, 0.023
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 20 - FOR 500 UNITS, W2 = 3440, 0.460



DIAMOND PLACARD - LEAD ACID

NFPA CHEMICAL HAZARD LABEL

LEAD ACID BATTERIES
CORROSIVE LIQUIDS (ELECTROLYTE)
OXIDIZING LIQUIDS (ELECTROLYTE)
DANGEROUS TO WATER

NOT USED

BATTERY MODEL	BACK 1	BACK 2
TOTAL BATTERIES	16	8
TOTAL LEAD PER BATTERY	50.7	50.7
TOTAL ELECTROLYTE PER BATTERY	23.2	23.2
TOTAL GALLONS OF ELECTROLYTE PER BATTERY	2.08	2.08
TOTAL LEAD PER BACK	811.2	405.6
TOTAL ELECTROLYTE PER BACK	371.2	185.6
% OF SULFURIC ACID IN ELECTROLYTE	8%	8%

EMERGENCY VENTING CAPACITY		EMERGENCY VENTING CAPACITY	
SCALE	NOTE	SCALE	NOTE
1	2	4	2

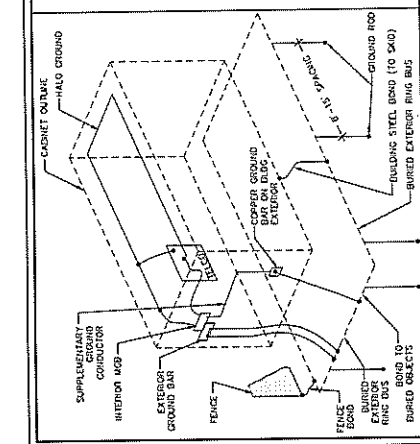
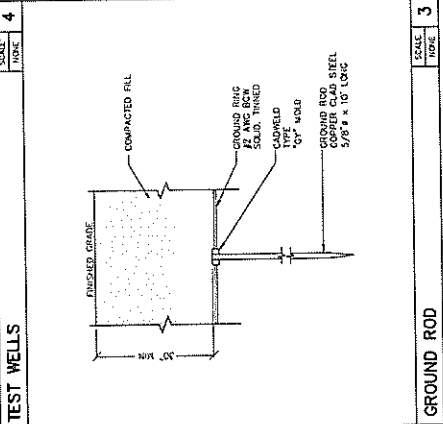
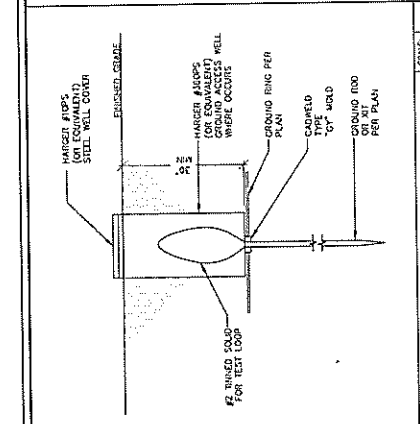
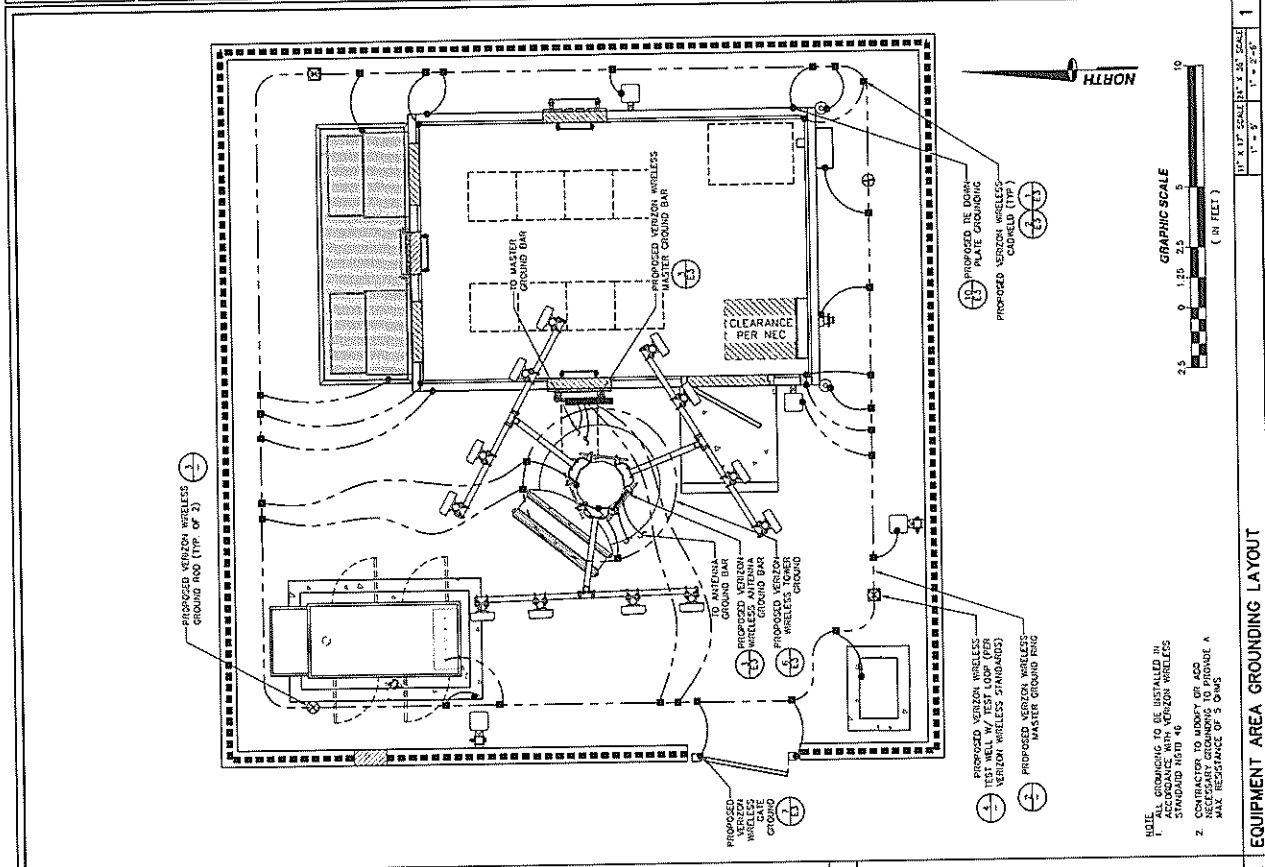
GENERATOR BOLT LAYOUT

SCALE	NOTE	SCALE	NOTE
1	2	4	2

BATTERY CALCULATIONS

BATTERY MODEL	BACK 1	BACK 2
TOTAL BATTERIES	16	8
TOTAL LEAD PER BATTERY	50.7	50.7
TOTAL ELECTROLYTE PER BATTERY	23.2	23.2
TOTAL GALLONS OF ELECTROLYTE PER BATTERY	2.08	2.08
TOTAL LEAD PER BACK	811.2	405.6
TOTAL ELECTROLYTE PER BACK	371.2	185.6
% OF SULFURIC ACID IN ELECTROLYTE	8%	8%

Verizon Wireless 15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR IRVINE, CALIFORNIA 92618	LARKSPUR 41925 ACACIA AVENUE HERBET, CALIFORNIA 92644	PROJECT INFORMATION: CURRENT ISSUE DATE: 03/15/13	ISSUED FOR: CONSTRUCTION	REV. # DATE DESCRIPTION BY 1 03/15/13 CLIENT REVIEW A.R. 2 06/20/12 LANDSCAPE REVIEW/REV. A.R. 3 04/19/12 100% CONSTRUCTION I.A.B. 4 04/02/12 90% CONSTRUCTION I.A.B.	PURVS PREPARED BY: SPECTRUM SERVICES INC. SUITE 110 8300 CALIFORNIA AVENUE RANCHO CULAMONGA, CA 91730 PH. (866) 515-3358 FAX (866) 515-3359	LICENSE NUMBER: 	SHEET TITLE: MAR 15 2013 GROUNDING LAYOUT, GROUNDING SCHEMATIC, NOTES & DETAILS	SHEET NUMBER: E2 REVISION: 3 LAY-241
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- GROUNDING NOTES**
1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO STATE ELECTRICAL CODE AND VERIZON GROUNDING STANDARDS, NFP 70-100-001 SHALL GOVERN OVER ALL.
 2. ALL EXPOSING CONNECTIONS, #1 AWG SOLID BARE THINNED COPPER WIRE UNLESS OTHERWISE NOTED.
 3. GROUND RING TO EQUIPMENT BAR CONNECTIONS SHALL BE CADWELDED (2) #2 AWG SOLID BARE THINNED COPPER WIRE UNLESS OTHERWISE NOTED.
 4. GROUND BAR TO EQUIPMENT AND CABLES SHALL BE #2 AWG BICW W/ DOUBLE LUG CONNECTIONS.
 5. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FINISHED AND INSTALLED BY THE VENDOR.
 6. GROUND BAR LOCATED BELOW WANDERER ENTRY PORT, CABLES SHALL BE #2 AWG BICW/DOUBLE LUG CONNECTIONS. TWO Pairs TO GROUND RING GRADE CONNECTIONS; EXPOSING WELD TYPE, ABOVE.
 7. ALL BELOW GRADE CONNECTIONS, EXPOSING WELD TYPE, ABOVE.
 8. EXPOSING WELD GROUND CONNECTION TO FENCE POST, TREAT WITH A COOL GALVANIZED SPRAY.
 9. INSTALL GROUND CONDUCTORS AND GROUND RODS NEARBY OF FENCE FROM EQUIPMENT CONCRETE, SAND, SPREAD FOOTING, OR FENCE.
 10. EXPOSING WELD GROUND CONNECTION TO FENCE POST, TREAT WITH A COOL GALVANIZED SPRAY.
 11. GROUND BARS:
 - A. EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT BOTTOM OF ANTENNA FEEDER CABLES SHALL BE FINISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. SHALL BE FINISHED BY CONCRETE, SAND, SPREAD FOOTING, AND CONNECTED BY ELECTRICAL CONTRACTOR AND THE ORIGINAL TO POLE.
 - B. MAIN GROUND BUS BAR (MGB) LOCATED NEAR THE BASE OF THE GROUND ROD(S) SHALL BE FINISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
 12. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
 13. ALL BOLT TORQUE CONNECTIONS SHALL BE LOGIC-BARRELLER TYPES AND HAVE TWO HOLES FOR CONNECTION TO SURFACE AND NON-DRIVING ASBEST APPLIED TO INSURE CORROSION.

SCALE: 1" = 1'-0"	SCALE: 1" = 1'-0"	SCALE: 1" = 1'-0"
5 GROUNDING NOTES	2 GROUND RING	1 EQUIPMENT AREA GROUNDING LAYOUT

verizon wireless
 15500 SAND CANYON AVENUE
 BUILDING C, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

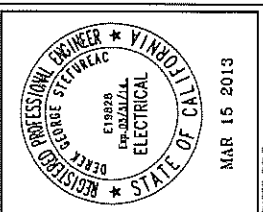
LARKSPUR
 41825 ACACIA AVENUE
 HEMET, CALIFORNIA 92344

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
CONSTRUCTION

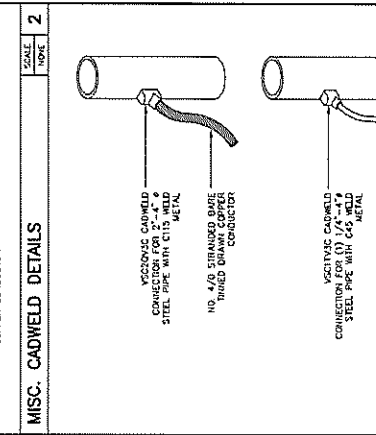
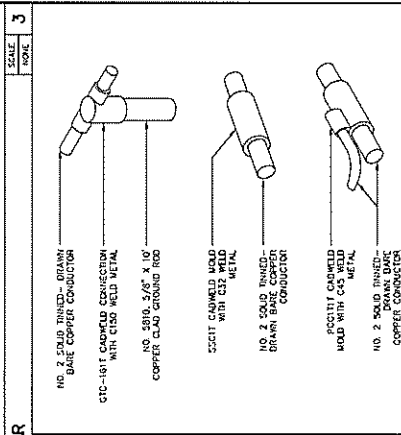
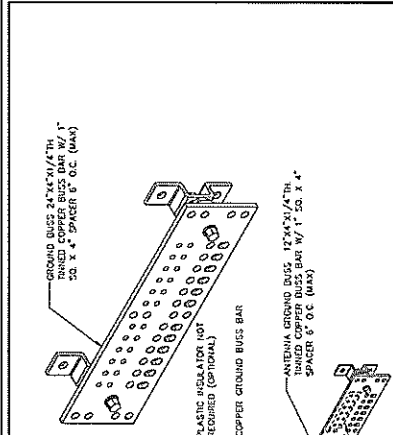
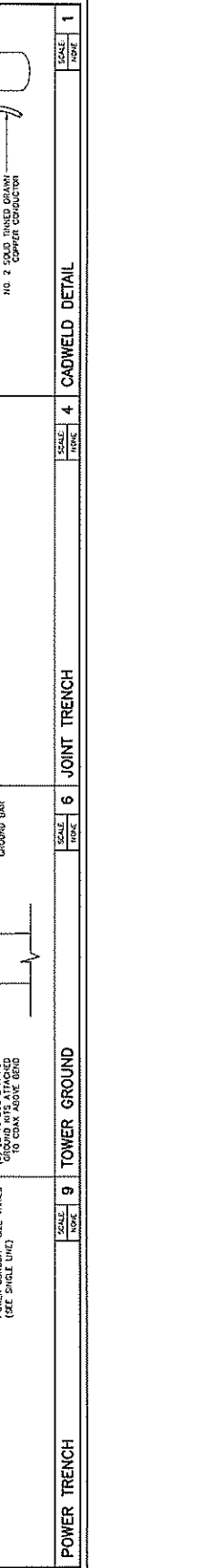
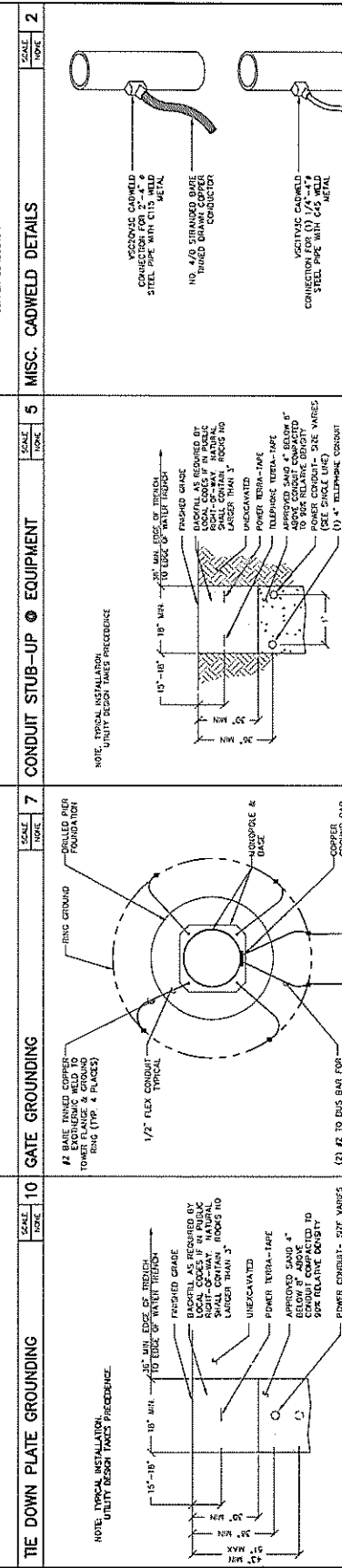
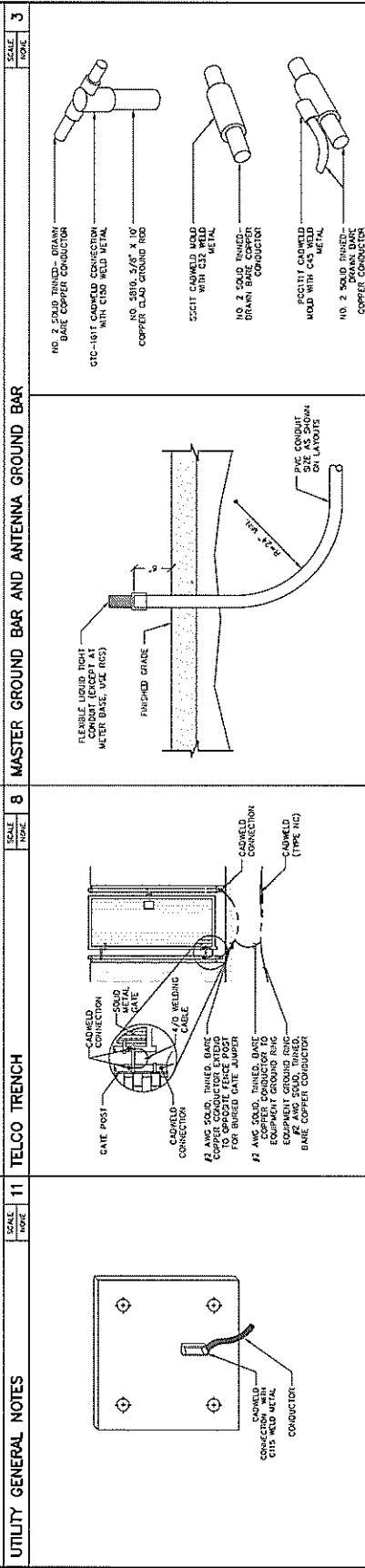
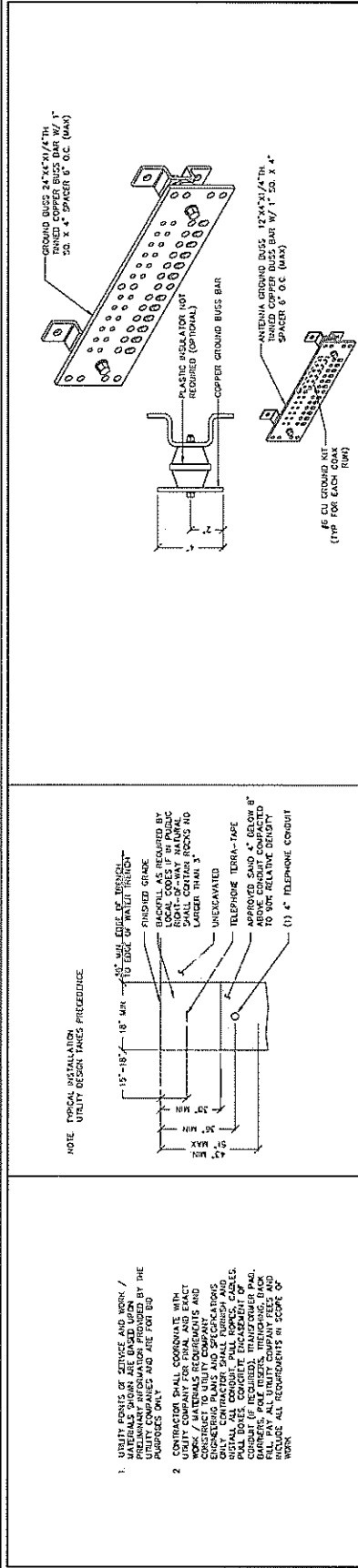
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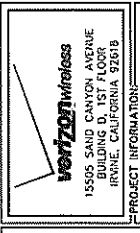
SPECTRUM
 SERVICES, INC. 110
 8390 GARDEN LANE, SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH. (866) 515-3359
 FAX. (866) 515-3359



LOBSURE:
 SHEET TITLE:
ELECTRICAL AND GROUNDING DETAILS

SHEET NUMBER: **E3**
 REVISION:
3
 LAX-241





PROJECT INFORMATION:
LARKSPUR
 41825 ACACIA AVENUE
 HENLEY, CALIFORNIA 92544

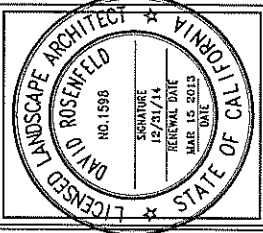
CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
CONSTRUCTION

REVISIONS:

NO.	DATE	DESCRIPTION
1	03/15/13	ISSUED FOR CONSTRUCTION

SPECTRUM SERVICES, INC.
 9880 STATE ST., SUITE 110
 RICHMOND, CALIFORNIA 94710
 PH (866) 515-3358
 FAX (866) 515-3359



SHEET TITLE:
LANDSCAPE PLAN, NOTES AND MAWA CALCULATIONS

SHEET NUMBER: L1
REVISION: 3
 LAK-241

SOIL PREPARATION:
 1. BACKFILL MIX FOR USE OF PLANTING ALL 24" DBHS/PALM TREES
 6 PARTS BY VOLUME ON SITE SOIL
 4 PARTS BY VOLUME ORGANIC AMPLIFICATION
 1 LB. IRON SULFATE PER CU. YD. OF MIX.
 (NOTE: THIS BACKFILL MIX IS FOR BRUSHING PURPOSES ONLY. THE CONTRACTOR SHALL PROVIDE SOIL TESTED BY A SOIL AND PLANT LAB FOR ACTUAL BACKFILL AND SOIL AMPLIFICATION.)

2. PLANT TABLE FOR ALL BRUSHES/PALM TREES:
 3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
 3-21 GRAM AGRIFORM FERTILIZER TABLETS PER 5 GALLON STOCK
 8-21 GRAM AGRIFORM FERTILIZER TABLETS PER 24 GALLON BOX

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT SPACING	PLANT SIZE	QUANTITIES FACTOR (PF)	PLANT QUANTITIES (PF)
(Symbol)	PNUS EDUARDA	AFGHANI PINE	AS SHOWN	24" DBH	8	3
(Symbol)	ANERSTANTIG 'BIG RED'	RED KANGAROO PAW	AS SHOWN	9 GAL	12	3

MAWA CALCULATIONS

PROJECT LANDSCAPE AREA:
 = 700 SQUARE FEET
 = (676) (0.62) (0.7 + 0.4) (0.3 + 0.4)
 MAXIMUM WATER BUDGET:
 = (56.7) (0.62) (0.7 + 0.4) (0.3 + 0.4)
 = 1723 (GALLONS/YEAR)

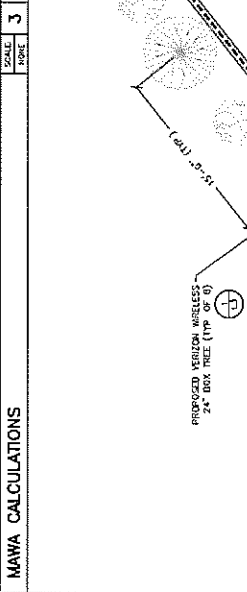
ESTIMATED WATER USE SHRUBS:
 = (676) (0.62) (0.7 + 0.4) (0.3 + 0.4)
 = 5.211 (GALLONS/YEAR)

ESTIMATED WATER USE TREES:
 = (676) (0.62) (0.7 + 0.4) (0.3 + 0.4)
 = 3.474 (GALLONS/YEAR)

TOTAL ESTIMATED WATER USE:
 = 8.685 (GALLONS/YEAR)

PLANTING NOTES AND PLANT MATERIAL LEGEND

SCALE: WORK 2



LANDSCAPE NOTES

1. THE WORK SHOWN IN THESE SPECIFICATIONS SHALL CONSIST OF ALL LABOR, TOOLS, MATERIALS, PERMITS, TRAVEL, AND ALL OTHER COSTS, FURNISHABLE AND UNFURNISHABLE AT THE CONTRACTOR'S RISK AND RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

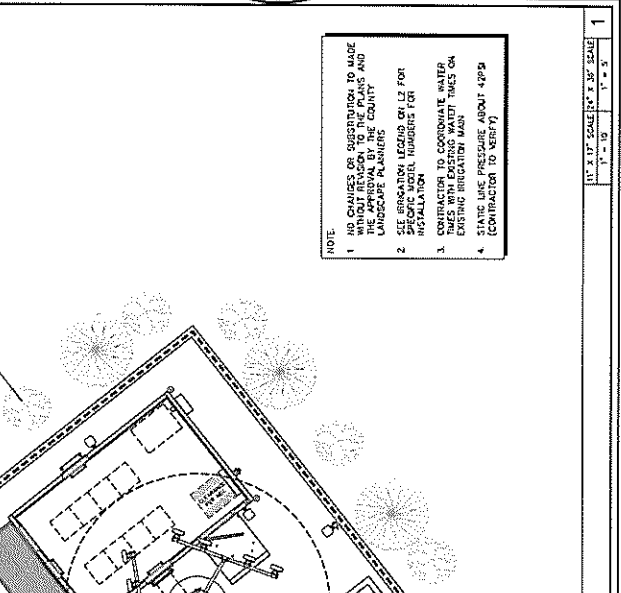
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.



NOTE:

- NO CHANGES OR SUBSTITUTION TO MAKE WITHOUT THE APPROVAL OF THE ARCHITECT AND THE APPROVAL BY THE COUNTY LANDSCAPE PLANNERS.
- SITE IRRIGATION LEGEND ON L2 FOR CONTRACTOR'S REFERENCE FOR INSTALLATION.
- CONTRACTOR TO COORDINATE WATER TIMES WITH EXISTING WAIT TIMES ON EXISTING IRRIGATION MAIN.
- STATE LINE PRESSURE ABOUT 4.0 PSI (CONTRACTOR TO VERIFY).

LANDSCAPE NOTES

1. CONTAINER GROWN PLANTS TO BE PLANTED IN PLANT PITS TWO (2) TIMES WIDER THAN THE CONTAINER AND DEEPER THAN THE CONTAINER. THE PLANTS SHALL BE PLANTED IN THE CENTER OF THE PLANT PIT AND THE SOIL SHALL BE SLOTTED PRIOR TO BACKFILLING PLANTING PITS (SHRUBS ONLY).

2. ALL PLANTS SHALL BE WATERED IMMEDIATELY PRIOR TO BACKFILLING PLANTING PITS.

3. USE AGRIFORM 20-10-5, 31 GRAM TABLETS PER MARKET PROPORTIONS. WITH ALL SHRUBS AND TREES: 1 PER 1 GAL, 2 PER 2 GAL, 3 PER 3 GAL, 4 PER 4 GAL, 5 PER 5 GAL, 6 PER 6 GAL, 7 PER 7 GAL, 8 PER 8 GAL, 9 PER 9 GAL, 10 PER 10 GAL, 11 PER 11 GAL, 12 PER 12 GAL.

4. PROVIDE A WATERING BASKET AROUND ALL 5 GALLON AND LARGER SIZE MATERIAL APPROX AS FOLLOWS:
 5 GAL 2" DEPTH X 1-1/2 TIMES CONTAINER
 6 GAL 2" DEPTH X 2 TIMES CONTAINER
 7 GAL 2" DEPTH X 2-1/2 TIMES CONTAINER
 8 GAL 2" DEPTH X 3 TIMES CONTAINER
 9 GAL 2" DEPTH X 3-1/2 TIMES CONTAINER
 10 GAL 2" DEPTH X 4 TIMES CONTAINER
 11 GAL 2" DEPTH X 4-1/2 TIMES CONTAINER
 12 GAL 2" DEPTH X 5 TIMES CONTAINER

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

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11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND THE APPLICABLE JURISDICTION.

LANDSCAPE PLAN

DETAILED LANDSCAPE PLAN

LANDSCAPE NOTES

LANDSCAPE NOTES

verizon
 15505 SAND CANYON AVENUE
 BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

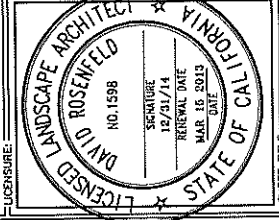
LARKSPUR
 41825 ACACIA AVENUE
 FOLEY, CALIFORNIA 92534

CURRENT ISSUE DATE:
 03/15/13

ISSUED FOR:
CONSTRUCTION

REV.	DATE	DESCRIPTION
1	04/15/13	CLIENT REVISION A.R.
2	06/19/13	POOR CONSTRUCTION A.B.
3	04/03/13	POOR CONSTRUCTION A.B.

SPECTRUM
 SERVICES, INC.
 8380 MARSH PLACE, SUITE 110
 RANCHO CUCAMONGA, CA 91730
 PH. (666) 515-3350
 FAX (666) 515-3359



USER: _____
 SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
L2
 REVISION:
3
 LAX-241

NOTES: SEE THE IRRIGATION TO ALLOW FOR NEW ENCLOSED LOCATION AND ADDITIONAL HEADS TO AND MAJOR TO PROVIDE WEATHER BASED IRRIGATION AND MAJOR TO PROVIDE WEATHER BASED IRRIGATION (HUNTER SPARTAN STIC OR EQUAL) (HUNTER SPARTAN STIC OR EQUAL) REPAIR OR REPLACE ANY EXISTING LATERAL LINE LANDSCAPE CONDITION WITH FULLY FUNCTIONING AND EFFICIENT IRRIGATION SYSTEM

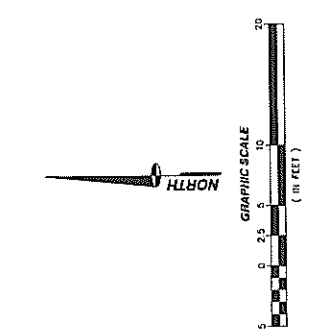
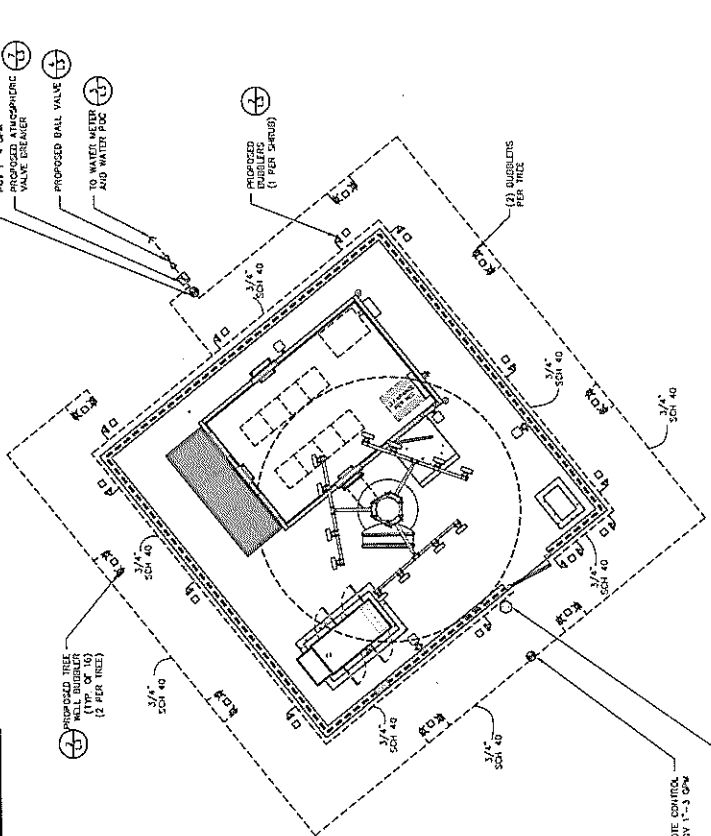


TABLE:

1. CHANGES OR SUBSTITUTION TO MAKE THE APPROVAL BY THE COUNTY AND LANDSCAPE PLANNING AND PERMITTING DEPARTMENT FOR INSTALLATION
2. CONTRACTOR TO COORDINATE WATER TIMES WITH EXISTING WATER TIMES ON EXISTING IRRIGATION MAIN
3. CONTRACTOR TO COORDINATE WATER TIMES WITH EXISTING WATER TIMES ON EXISTING IRRIGATION MAIN
4. STATIC LINE PRESSURE ABOUT 42PSI (CONTRACTOR TO VERIFY)

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION	PATTERN	REQ'D.	QTY	PS.
F, D, V	HUNTER-FON-25	1/2\"/>				

IRRIGATION LEGEND

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR, ETC. TO COMPLETE THE PROJECT * PER PLAN *
2. PROVIDE LOCK COVER AT MAINLINE ENTRANCE
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.

COSES

ALL INSTALLATION AND MATERIALS SHALL BE WITH LOCAL CODES AND DIMENSIONS. PLANS AND SPECIFICATIONS SHALL NOT BE CONTINUED AS WELL AS BEING CORRECTED.

QUALITY INSPECTION SHALL BE IN ACCORDANCE WITH PLANS AND SPECS.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND SPACING. ALL DIMENSIONS IN PLAN SHALL BE CHECKED IMMEDIATELY BY THE OWNER IN FIELD MEASUREMENTS AND IF ANY DISCREPANCY IS FOUND THE CONTRACTOR SHALL CORRECT IT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCY FOUND IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCY FOUND IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DISCREPANCY FOUND IN THE FIELD.

IRRIALS

1. ALL LATERAL LINES SHALL BE 3/4\"/>

TESTING

1. SHOW OWNER SYSTEM WORKS AND CLOCK CONTROLS SYSTEM
2. THE ABOVE TESTING SHALL BE COMPLETE PRIOR TO PLANTING OF ANY LANDSCAPING

* CONTRACTOR MUST SHOW THAT EACH VALVE IS CONTROLLED BY THE CLOCK CONTROLS SYSTEM.

WHEN THE OWNER'S CONTRACTOR SHALL PERFORM A COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE.

CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND PRIOR TO FINISHING THE PROJECT.

IRRIATION SPECIFICATIONS

1. PER IRRIGATION PRIMER SCHEDULE FOR CONTROLLER TO BE PROVIDED BY OWNER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING READJUST FROM OUTLET TO CONTROLLER.
2. ALL WIRE FROM CONTROLLER TO ELECTRICAL CONTROL VALVES TO BE COPPER UGH #14 DIRECT BURIAL. INSTALL IN COMMON TRENCH WITH MAIN LINE WHERE POSSIBLE. PROVIDE 18\"/>

IRRIATION NOTES

1. UPON COMPLETION OF ALL PRESSURE CHECK WITH A RECOMMENDED SET OF "AS BUILT DRAWINGS"
11. THE SYSTEM SHALL BE FULLY AND COMPLETELY OPERATIONAL AT THE TIME OF THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER

1/4\"/>

IRRIGATION PLAN

SCALE: 1\"/>

LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

VIEW 1



LOCATION



PROPOSED



EXISTING



8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733



15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR,
IRVINE, CALIFORNIA 92618

LARKSPUR 41825 ACACIA AVENUE HEMET, CALIFORNIA 92544

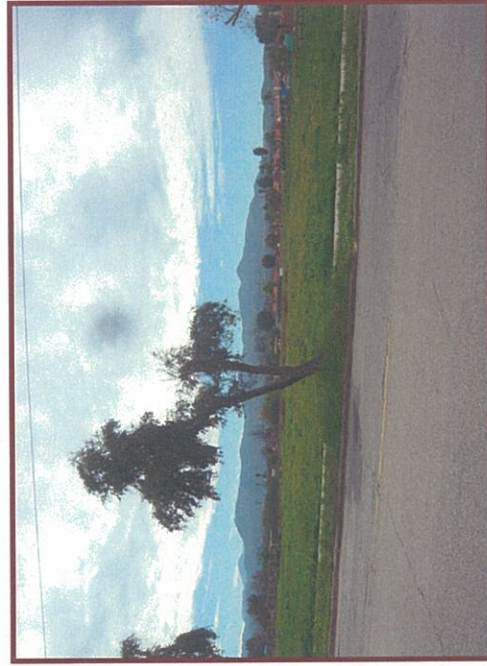
VIEW 2



LOCATION



PROPOSED



EXISTING

SPECTRUM
 8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
 OFFICE: (702) 367-7705
 FAX: (702) 367-8733

verizon wireless
 15505 SAND CANYON AVENUE BUILDING D, 1ST FLOOR
 IRVINE, CALIFORNIA 92618

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42443
Project Case Type (s) and Number(s): Plot Plan No. 24928
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: H. P. Kang
Telephone Number: (951) 955-1888
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Avenue, Building D, 1st Fl., Irvine, CA 92618
Engineer's Name: Spectrum Surveying and Engineering, c/o Randi Newton
Engineer's Address: 8390 Maple Pl., Suite 110, Rancho Cucamonga, CA 91730

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

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

C. Total Project Area: 900 square feet on a 6.11 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 900 square foot lease area			

D. Assessor's Parcel No(s): 449-080-001

E. Street References: Northerly side of Mayberry Avenue southerly of Acacia Avenue, Westerly of Meridian Street and easterly of Stanford Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
BEING A PORTION OF LOT 2 IN BLOCK 157 OF THE LANDS OF THE HEMET LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE(S) 14, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID POTION OF LOT 2 AS DESCRIBED IN QUIT CLAIM DEED RECORDED IN DOCUMENT NUMBER 2010:0430194, DATED SEPTEMBER 8, 2010 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 89°54'38" EAST, 83.63 FEET; THENCE NORTH 00°05'22" EAST, 21.43 FEET, TO THE POINT OF BEGINNING; THENCE

NORTH 00°05'22" EAST, 30.00 FEET; THENCE SOUTH 89°54'38" EAST, 30.00 FEET; THENCE SOUTH 00°05'22" WEST, 30.00 FEET; THENCE NORTH 89°54'38" WEST, 30.00 FEET TO THE POINT OF BEGINNING.

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The site currently contains no structures and is unimproved vacant land. The site is surrounded by single family residential (all directions), multi-family residential (to the north) and an elementary school – Little Lake School (to the east).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the MDR: Medium Density Residential (MDR) (2.0 to 5.0 dwelling units per acre) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is an unmanned wireless communication facility that requires occasional maintenance personnel to access the site. 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 located within an Alquist-Priolo Special Studies Area. The project is in the San Jacinto Fault zone. The project is not located within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the 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 project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
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): San Jacinto Valley

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Medium Density Residential (MDR)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

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 Community Development: Medium Density Residential (CD:MDR) to the south, east, and west, Community Development: High Density Residential (CD:HDR) to the north.

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:** One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west.

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / 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

March 05, 2013

Date

H. P. Kang

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

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

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore the project will have no significant impact.

b) The project site will not substantially damage scenic resources, including rock outcroppings and unique landmark features, or obstruct any prominent scenic vista. The site is a large vacant property with single and multi-family residential development to the north and west. There is an existing elementary school to the east (Little Lake School). There are existing mature trees and telephone poles around the project site. The impact of a disguised monopine cellular tower with associated equipment and screening landscaping around the project site will have less than significant impact on the view of the public.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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"/>

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

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 is located 27.7 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. (COA 10.PLANNING.20) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light to be used at the time of servicing the facility. However, it will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

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 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.	<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
625 "Right-to-Farm")?				
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: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as "Urban Built Up Land". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project will have no significant impact.

b) According to GIS database, 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 adjacent to agriculturally zoned land (A-1-5) to the west. However, these properties are approximately ¼ acre in size and each contains a single-family residence. Because of the lot size and existing uses it can be concluded that the adjacent agriculturally zone properties are too small to accommodate a viable commercial agricultural use; therefore, while the proposed project is located within 300 feet of agriculturally zoned property, it isn't reasonable to assume the project would have any detrimental effect to those agriculturally zoned properties.

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))?	<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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 San Jacinto Valley 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, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP

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 site is a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 900 square foot lease area for the construction of the tower and associated equipments. Based on periodical disturbance, the site is not anticipated to have 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). 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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The proposed site has been previously disturbed for weed abatement by disking. The project does not propose to alter or destroy a historic site or 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 no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Project Application Materials

Findings of Fact:

a-b) Site disturbance has already occurred from weed abatement by disking. The project is not anticipated to alter or destroy an archaeological site. 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. 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 will 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. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. The County has put in place a condition 60.PLANNING.10 and 70.PLANNING.1 to monitor the grading work of the site for potential paleontological resources. These conditions are standard and not considered mitigation measures. Therefore, the impact is considered less than significant with these conditions in place.

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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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?				
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

Findings of Fact:

a-b) The project site is located within the San Jacinto Fault Zone. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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?				

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

Findings of Fact:

a) According to GIS database, the project site is located within an area with moderate liquefaction potential. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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 required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

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 S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

The project site is located within the San Jacinto Fault Zone. The project is being proposed with a all safety regulations including 50 foot setback from the known fault line on site and the proposed unmanned monopine wireless communication facility 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"

Findings of Fact:

a) The project site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than significant impact.

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: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the project site is located in a susceptible subsidence area. The County Geologist has reviewed the appropriate documentation and is satisfied with the proposed location. 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.

16. Other Geologic Hazards

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

Source: Project Application Materials

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

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

Findings of Fact:

a) The project site is generally flat land with no slope present on the site. The proposed unmanned wireless telecommunications tower and facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) 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.

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, 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 development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The proposed project is small in nature (approximately 900 square feet) 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is small in nature (approximately 900 square feet) and is not likely to increase in water erosion either on or off site; therefore, 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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. 460, Sec. 14.2 & Ord. 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 less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The project is for the installation of an unmanned wireless communication facility disguised as a 65 foot high pine tree within a 900 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than 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"/>
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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"/>
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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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Project Application Materials

Findings of Fact:

a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is located within one-quarter mile of an existing school (Little Lake School). The proposed wireless communication facility does not emit hazardous or acutely hazardous materials, substances, or waste in general. However, the project is proposed with emergency backup generator system that would store small amounts of fuel onsite for emergencies. The backup generator would have to be monitored by a technician when time comes to start and refuel the generator. Additional fuel will be brought on site when needed and therefore, the potential impact handling hazardous material would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is not 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.

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. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

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.

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

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

c) The project will not 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). Therefore, the impact is considered less than significant.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall not 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) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or 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). Therefore, there is no impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Changes in the amount of surface water in any	<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
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water body?

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

Findings of Fact:

- a) Because of the small size and limited development of the project site, 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. Therefore, the project will have less than significant impact.
- b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.
- c) The project will not 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. Therefore, the project will have less than significant impact.
- d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

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

Source: General Plan, GIS database, Project Application Materials (City of Hemet General Plan Map)

Findings of Fact:

- a) The proposed use is in compliance with the current land use of Community Development: Medium Density Residential (CD:MDR) (2.0 to 5.0 dwelling units per acre) in the San Jacinto Valley Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.
- b) The project is not adjacent to a city boundary; however, the site is located within a City of Hemet Sphere of Influence. Although the project site is located in the Sphere of Influence for the City of Hemet, it will not affect the land use based on the City's current land use designation (LDR - 2.1 to 5.0

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dwelling units per acre) and the County's current land use designation (MDR - 2.0 to 5.0 dwelling units per acre). Therefore, the project will not have significant impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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 Comprehensive 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-b) The project site has two different zoning classifications; One – Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1). The two zoning classifications are divided from northwest corner to southeast corner. The northeast portion is classified as R-1 and the southwest triangle piece classified as W-1. The applicant is proposing to locate the monopine and the associated equipment all within the W-1 zoning area. Within the W-1 zoning, a wireless telecommunications tower is allowed with a Plot Plan application process. Therefore, the project will be consistent with the site's existing zoning of Watercourse, Watershed & Conservation Areas (W-1). The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the south, Multiple-Family Residential (R-2) to the east and north, and Light Agriculture - 5 Acre Minimum (A-1-5) to the west. The project will have no significant impact.

c) The proposed wireless communication facility will be designed as a 65 foot high pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

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

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

<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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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:

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 and would not 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. The project has no significant impact.

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 not located adjacent to any highway. The closest Highway is Highway 74 which is approximately 0.4 miles north of the project site. The next closest freeways are the 10 and 215 Freeways [approximately 13 miles (north) and 15 miles (west) respectively] away from the project site. Additionally, general local road noise will not be impacting the project site that would affect sensitive receptors based on non-manned facility. This site will be unmanned facility and will only be occupied for occasional maintenance. Therefore, the unmanned wireless communication

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility will not be affected by the highway noise from the identified highways and does not create a noise sensitive use with occasional site visits for maintenance. There will be no significant impact.

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: 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?

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will incorporate a backup generator and a cooling system for the equipment structure. The backup generator will be used on emergency basis. The cooling system will be based on the optimal temperature needed to operate the system. Additionally, the equipments are located

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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behind a six (6) foot block wall that will minimize direct noise emission. The project will have a less than significant impact.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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) The project is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace any number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

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

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing governmental facilities or result in the construction of new governmental facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Hemet 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

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.

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

The use of the proposed lease area 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

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"/>
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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"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

<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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munity Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The project is a 65 foot high monopine with an equipment shelter in a 900 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a county service area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: The project is for the addition of two microwave dishes on an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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?

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

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not 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. The project will have no 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.

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 project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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 will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project requires a connection to existing water supply from Acacia Avenue to irrigate landscaping around the perimeter of the project lease space. This water usage is minimal and currently available. The project will have 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 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

<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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demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. The project will have no significant impact.

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) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant impact.

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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

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-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

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: Riverside County General Plan, Project Application Materials

a-b) The proposed project will not project 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 effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

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

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.

File: EA.PP24928
 Revised: 6/12/2013 3:19 PM

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw backup generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

10. EVERY. 2 USE - 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 PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, 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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24928 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24928, Exhibit A, (Sheets 1-17), dated March 15, 2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements 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 Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - 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. 4 USE - 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. 5 USE - 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

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10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

Building permits shall be obtained prior to the construction and or placement of any building(s), structure(s), or equipment on the property.

All building plan submittal and fee requirements shall apply.

All building plans shall comply with current adopted California Building Codes and Riverside County Ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED WIRELESS COM FACILITY RECOMMND

Plot Plan#24928 is proposing an unmanned wireless communications facility without any plumbing. Therefore, any proposal to connect to a dedicated onsite wastewater treatment system, advanced treatment unit, or sanitary sewer system 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT RECOMMND

PP 24928 proposes a wireless communication facility on 6.11 acres in the San Jacinto Valley area. The site is located northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Stanford Street, and westerly of Meridian Street.

The site is subject to sheet flow type runoff from a substantial tributary area. The site naturally drains in a northwesterly direction to adjacent existing residential development. To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

The site is located within the bounds of the San Jacinto

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Regional Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Since the proposed impervious area is negligible no ADP fees is applicable for this proposal at this time.

10.FLOOD RI. 3 USE ELEVATE FINISH FLOOR RECOMMND

To protect the electronic equipment, the equipment shelter shall be elevated a minimum of 12 inches above the highest adjacent ground.

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 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:

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10. GENERAL CONDITIONS

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

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 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 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 APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan,

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by 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. 5 USE - 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. 6 USE - CEASED OPERATIONS 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.

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

The monopine wireless telecommunication facility located within the property shall not exceed a height of 65 feet.

10.PLANNING. 8 USE - CO-LOCATION RECOMMND

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

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 449-080-001 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 14 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 15 USE - 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.

10.PLANNING. 16 USE - 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

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 17 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 15 feet from the
bottom of the tree and shall be spaced at three (3)
branches per foot and all antennas shall have "socks".

10.PLANNING. 18 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monopine shall be kept in good repair. The
branches as well as the antenna "socks" shall remain in
good condition. If at any time the "socks" are missing,
they shall be replaced within 30 days.

10.PLANNING. 19 USE - GEO02295 RECOMMND

County Geologic Report (GEO) No. 2295 submitted for this
project (PP24928) was prepared by Geotechnical Solutions,
Inc. (GSI) and is entitled: "Geotechnical Engineering &
Geology Report, Verizon Wireless facility, Larkspur LAX-241
at 41825 Acacia Avenue, Hemet, California", dated February
20, 2012. In addition, Geotechnical Solutions prepared the
following documents:

"Response to County of Riverside Comments on Geotechnical
Engineering & Geology report for Verizon Wireless -
Larkspur LAX-241, 41825 Acacia Avenue, Hemet, California
92544", dated July 18, 2012.

"Addendum to Geotechnical Engineering & Geology Report,
Verizon Wireless facility, Larkspur LAX-241 at 41825 Acacia
Avenue, Hemet, California" dated September 24, 2012.

"Response to County of Riverside Comments #2 on
Geotechnical Engineering & Geology report for Verizon
Wireless - Larkspur LAX-241, 41825 Acacia Avenue, Hemet,
California 92544", dated November 27, 2012.

These documents are herein incorporated as a part of
GEO02295.

GEO02195 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02295 (cont.)

RECOMMND

1.The potential for direct surface fault rupture at the site is very high.

2.The Casa Loma fault was encountered by G.S. Rasmussen, 1978 immediately southwest of the proposed cell tower facility.

3.A 50-foot non-structural setback zone was established for this fault.

4.The potential for liquefaction is very low due to the lack of near surface groundwater (deeper than 50 feet).

5.Dry sand settlement potential was found to be 1.08 inch which is tolerable.

6.The potential for landsliding is very low.

7.Seiches are not considered a potential hazard to the project.

GEO02195 recommended:

1.Any sensitive facilities and utility trenches essential for the wireless operation should be moved outside of the restricted setback zone (fault rupture hazard).

2.The proposed 57-foot high monopine may be supported by a cast in place concrete caisson bearing into natural dense sandy material.

GEO No. 2195 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2195 is hereby accepted for Planning purposes. 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.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

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

10.TRANS. 2 USE - 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 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Acacia Avenue due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-PP (cont.)

RECOMMND

pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 6 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 0.25 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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. 10 USE - 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - SITE EVALUATION

RECOMMND

The information provided does not indicate whether any grading has taken place or will take place on this lot.

Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment 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.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 03/15/13.

80.PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN

RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN (cont.) RECOMMND

three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

80.PLANNING. 4 USE- LC LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the plantings and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875 INEFFECT

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 3 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 4 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, 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 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 0.25 acres (gross) in accordance with APPROVED EXHIBIT A. 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - 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 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 Plot Plan No. 24928 has been calculated to be 0.25 net acres.

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. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP24928 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated 03/15/13.

90.PLANNING. 8 USE- LC LANDSCAPE INSPECT DEP 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 the Installation, the 6th month, and One Year Post-Establishment landscape 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 estimated fee for the Installation, the 6th month inspection, and the One Year Post-Establishment landscape inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT REQ RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE- LC LANDSCAPE INSPECT REQ (cont.) RECOMMND

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month 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. 10 USE- LC COMPLY W/ LAND & IRR RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 USE - 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 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by

05/01/13
13:55

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE-UTILITY INSTALL CELL TOWER (cont.)

RECOMMND

the Transportation Department.

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



Carolyn Syms Luna
Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: June 3, 2013
TO: Planning Director
FROM: H. P. Kang, Project Planner
RE: Item No. 2.8 - Plot Plan No 24928 (Verizon Wireless)

This memorandum is prepared to add information to or revise information contained in the previously prepared Staff Report:

1. Attachment: Three (3) correspondences were received in opposition to the project and they are as follows:

Ms. Cathi Franks – 41830 Vanchelle Ct (Health effects)

Mrs. Mary A. Johnson – 41745 Erin Drive (Fault line, close proximity to school, and location within single family residential area)

Ms. Sharyl Williams – 26070 Stanford Street (Health effects)

2. Additional Contacts: Two (2) additional property owners contacted (via phone) the County of Riverside with no objections to the proposed wireless cell towers.

Dr. Michael Bushard – owns 41900 – 41960 Acacia Street

Ezekiel Sotelo – Lives at 26138 Stanford Street

3. Alternative Site Search: Verizon has provided letters of alternative sites that resulted in no response. Additional location such as the Fire station (approximately 0.2 miles) was not viable for height limitations and the Jehovah's Witness and Mormon churches have historically shown no interest. The applicant also stated that the Stater Brothers properties have not responded to multiple inquiries for the property located on Florida Avenue approximately 0.3 miles to the north.

Kang, HP

From: Cathi Franks [CathiFranks@roadrunner.com]
Sent: Wednesday, May 15, 2013 11:51 AM
To: Kang, HP
Subject: Re: Cell Phone Tower Plot Plan # 24928

Importance: High

Thank you for getting back to me, however, I did not get any message on my phone yesterday or today. If the message you intended to leave contains information in addition to your email message below, please call again.

I have contacted neighbors, both schools' administrations (within proximity of this planned cell tower), the superintendent of Hemet Unified School District and the Press Enterprise. I fully expect a strong show of force in opposition to the construction of said tower. Many people plan to attend the 6/3 Planning Dept. meeting at 1:30 p.m. in Riverside, but according to your website, that particular meeting is not on the schedule. If there is a change in date, time or place, I NEED to be notified in advance so that plans can be made by all parties to attend.

One more item I wish to include in my opposition to this tower, is the proximity to V.I.P. Tots, next to the Little Lake Elementary School, a pre-school intervention program for handicapped and medically fragile children as young as 18 months. A number of these children cannot tolerate even the small amount of emissions from cell phones, much less a 65' monstrosity emitting many times as much, behind their facility. Two schools should be ALL that be necessary to stop this project!! I hope that this will also be included in written opposition.

Thank you.
Cathi Franks

----- Original Message -----

From: Kang, HP
To: 'Cathi Franks'
Sent: Wednesday, May 15, 2013 9:55 AM
Subject: RE: Cell Phone Tower Plot Plan # 24928

Dear Ms. Franks:

Thank you so much for taking interest in the developments in the County of Riverside near Hemet area. We are in receipt of your email, letter and the phone call. I did leave you a message on your phone yesterday. I will present this item at the Director's Hearing and your concerns will be a part of the added memo. If you have any questions, please do not hesitate to contact me.

Sincerely,

H. P. Kang

H. P. Kang, MBA
Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Fl.
Riverside, CA 92501-3634
(951)955-1888 O
(951)955-1811 F
hpkang@rctlma.org



From: Cathi Franks [mailto:CathiFranks@roadrunner.com]

Sent: Friday, May 10, 2013 12:15 PM

To: Kang, HP

Subject: Cell Phone Tower Plot Plan # 24928

I left a message this morning @ (951) 955-1888 to begin the process of objecting to the plan to erect a Verizon Cell Tower at the Eastern corner of Stanford and West of Meridian Sts. in Hemet. This location is within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!

I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.

Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.

Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health.

As you can see, I am prepared to fight this armed with all information at my disposal, with the help of my neighbors and whatever else I can do to prevent this project.

I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021.

Please make record of this communication and all that will follow.

May 21, 2013

County of Riverside Planning Department
Attn: H. P. Kang
P. O. Box 1409
Riverside, CA 92502

RECEIVED
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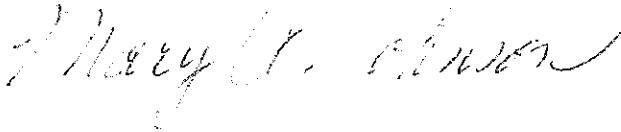
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Re: Plot Plan No. 24928
Applicant: Verizon Wireless

I am opposed to a wireless communication facility for Verizon Wireless in the Third Supervisorial District for the following reasons:

- 1) Too close to Little Lake Elementary School.
- 2) Location is on or close to the fault line.
- 3) Location is in a single family residential area

Regards,



Mrs. Mary A. Johnson
41745 Erin Drive
Hemet, CA 92544

Kang, HP

From: swilliams@rcoe.us
Sent: Wednesday, May 29, 2013 9:23 AM
To: Kang, HP
Subject: Plot Plan 24928

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

I live West of the proposed plan on Acacia, My property backs up to the field where they are doing the building. I have used that field since August of 1995 to access the back of my property. That is the only access have to be able to get to my property. I hope that this project does not affect my access, as this is the only way to access the back of my property. I also am upset by research that shows if you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health, and this project is almost in my backyard. I am concerned for the health of my child, and grandchild that live in my home. I feel this project site will be exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources to my family. There are continued studies have found that levels of radiation emitted from cell phone towers can damage cell tissues and DNA, causing miscarriage, suppressing immune function, and causing other health problems. I bought a EMF detector to start documenting data from my backyard.

Sharyl williams

26070 Stanford Street

Hemet CA 92544

951-775-3767

Kang, HP

From: swilliams@rcoe.us
Sent: Wednesday, May 29, 2013 9:23 AM
To: Kang, HP
Subject: Plot Plan 24928

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

I live West of the proposed plan on Acacia, My property backs up to the field where they are doing the building. I have used that field since August of 1995 to access the back of my property. That is the only access have to be able to get to my property. I hope that this project does not affect my access, as this is the only way to access the back of my property. I also am upset by research that shows if you live within a quarter mile of a cell phone antenna or tower, you may be at risk of serious harm to your health, and this project is almost in my backyard. I am concerned for the health of my child, and grandchild that live in my home. I feel this project site will be exposing hazards associated with electromagnetic frequencies from cell phone towers and other sources to my family. There are continued studies have found that levels of radiation emitted from cell phone towers can damage cell tissues and DNA, causing miscarriage, suppressing immune function, and causing other health problems. I bought a EMF detector to start documenting data from my backyard.

Sharyl williams

26070 Stanford Street

Hemet CA 92544

951-775-3767

May 21, 2013

County of Riverside Planning Department
Attn: H. P. Kang
P. O. Box 1409
Riverside, CA 92502

RECEIVED
MAY 22 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Re: Plot Plan No. 24928
Applicant: Verizon Wireless

I am opposed to a wireless communication facility for Verizon Wireless in the Third Supervisorial District for the following reasons:

- 1) Too close to Little Lake Elementary School.
- 2) Location is on or close to the fault line.
- 3) Location is in a single family residential area

Regards,



Mrs. Mary A. Johnson
41745 Erin Drive
Hemet, CA 92544

Kang, HP

From: Randi Newton [RNewton@spectrumse.com]
Sent: Wednesday, May 15, 2013 11:49 AM
To: Kang, HP
Subject: RE: Cell Phone Tower Plot Plan # 24928
Attachments: doc02984620130515114556.pdf

HP:

Attached are letters of interest that we sent out to other properties in the area. Only Mr. Johnson called with any interest.

The fire station was not a viable candidate due to limited space as well as height limitations.

Jehovah's Witness and Mormon churches have historically shown no interest.

Thank you,

Randi Newton
(909) 944-5471 ext 13

-----Original Message-----

From: Kang, HP [mailto:HPKANG@rctlma.org]
Sent: Wednesday, May 15, 2013 11:23 AM
To: Randi Newton
Subject: RE: Cell Phone Tower Plot Plan # 24928

Randi:

Another question..do you have documentation that you looked at alternative in the vicinity for the antenna? One of the Commissioner is remembering that the alternative analysis was not done at the time. Also he is mentioning that there is the Stater brother's shopping center on the south side of Florida Ave and east of Standford St. Additionally, there is also a County Fire station on Standford St. that might be an alternative.

Please let me know if you have that information. If you have any questions, please let me know.

Sincerely,
H. P.

-----Original Message-----

From: Randi Newton [mailto:RNewton@spectrumse.com]
Sent: Wednesday, May 15, 2013 9:37 AM
To: Kang, HP
Subject: Re: Cell Phone Tower Plot Plan # 24928

We will wait until the hearing. We cannot, like the County, discuss possible health concerns.

I will pull up the section and send. I'm out in the field but will be back this afternoon.

On May 15, 2013, at 9:17 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:

> Randi:

> It will be covered at the hearing. Would you send me the section of the Additionally, would you like to contact Ms. Franks to discuss the matter or just wait until the hearing day? Please let me know.

>

> Sincerely,

> H. P.

>

> -----Original Message-----

> From: Randi Newton [mailto:RNewton@spectrumse.com]

> Sent: Wednesday, May 15, 2013 8:52 AM

> To: Kang, HP

> Subject: Re: Cell Phone Tower Plot Plan # 24928

>

> Fabulous. Thank you. Are you able to let her know that the Planning Department cannot deny the project based on health concerns? Or will that be covered at the hearing?

>

> On May 15, 2013, at 8:36 AM, "Kang, HP" <HPKANG@rctlma.org> wrote:

>

>> Good Morning Randi:

>> I received this email and a letter (from the same person) who is in opposition of your project. This letter will be a part of the staff report addition as a memo. Just wanted to inform you so that you can prepare for the hearing and any information that might address or give some comfort to the resident. Her address is listed in the email and the letter.

>>

>> If you have any questions, please let me know.

>>

>> Sincerely,

>>

>> H. P. Kang

>> H. P. Kang, MBA

>> Project Planner

>> Riverside County Planning Department

>> 4080 Lemon St., 12th Fl.

>> Riverside, CA 92501-3634

>> (951)955-1888 O

>> (951)955-1811 F

>> hp kang@rctlma.org

>> [RC Logo]

>>

>>

>>

>> From: Cathi Franks [mailto:CathiFranks@roadrunner.com]

>> Sent: Friday, May 10, 2013 12:15 PM

>> To: Kang, HP

>> Subject: Cell Phone Tower Plot Plan # 24928

>>

>> I left a message this morning @ (951) 955-1888 to begin the process of objecting to the plan to erect a Verizon Cell Tower at the Eastern corner of Stanford and West of Meridian Sts. in Hemet. This location is within PROXIMITY of LITTLE LAKE ELEMENTARY SCHOOL!!!

>>
>> I want to GO ON RECORD as objecting to this project and plan to petition my entire neighborhood in preparation to challenge this project. I am also in communication with the Hemet Unified School District in this endeavor.
>>
>> Next, I will put in writing at all levels of your Planning Dept. stating our plans to stop this project!!! I am prepared to do whatever it takes to prevent this cell tower from being forced on our residential neighborhood, SO CLOSE TO AN ELEMENTARY SCHOOL.
>>
>> Personally, I now live immediately next to its planned area. To give a little background on my personal mission to prevent this, I would like you to know the following: I lived in New Jersey, close to Ciba Geigy, a chemical company that settled with many class action lawsuit parties for cancer-causing exposure to its chemical dyes buried in 55 gallon drums which, when decomposed, leached harmful chemicals into the ground water. As a result of that particular exposure, my husband of 29 years, died from bladder cancer that had metastasized to his liver. Without admitting fault, that company was forced to pay multiple very large claims, including our own. With that history, I want you to know that I will object to this plan on every level necessary to prevent its implementation. I will not wait to see what "might happen" years from now with the electromagnetic dangers that I have researched including the Israel study which found that "the risk of cancer was 4.15 for those living near the cell phone transmitter compared with the entire population of Israel." (See Increased incidence of Cancer Near a Cell-Phone Transmitter Station, PDF.) I will not put my family and neighborhood in harm's way by ignoring a hazard to our health.
>>
>> As you can see, I am prepared to fight this armed with all information at my disposal, with the help of my neighbors and whatever else I can do to prevent this project.
>>
>> I can be reached at: Cathi Franks, 41830 Vanchelle Ct., Hemet, CA 92544 (951) 765-2021.
>>
>> Please make record of this communication and all that will follow.
>>
>>
>>
>>
>>
>>
>> <Cathie Franks 051413.pdf>
>> <image001.png>

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 3, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

Riv. Co. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Surveyor- Bob Roberson
Riv. Co. Information Technology-J. Sarkasian
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area #69 c/o EDA

3rd District Supervisor
3rd District Planning Commissioner
City of Hemet
Eastern Municipal Water Dist.
Southern California Edison
Verizon

CHANGE OF ZONE NO. 7760, PLOT PLAN NO. 24928, AND VARIANCE NO. 1879 – EA42443 –
Applicant: Verizon Wireless – Engineer/Representative: Spectrum Surveying & Engineering - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CR:MDR) (2 – 5 Dwelling Units per Acre) – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – 6.11 Acres - Zoning: One Family Dwellings (R-1) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The **Change of Zone** proposes to change the zoning classification from Watercourse, Watershed & Conservation Areas (W-1) to One Family Dwellings (R-1). The **Plot Plan** proposes a wireless communication facility, for Verizon Wireless, disguised as a 57' high pine tree with twelve (12) panel antennas located on three (3) sectors and one (1) parabolic antenna. The 900 square foot lease area surrounded by a 6 foot high decorative block wall enclosure will contain a 184 square foot equipment shelter, a permanent generator, and two (2) GPS antennas. The **Variance** proposes to increase the height of the wireless communication facility from 50 feet allowed by Ordinance 348 Section 19.410 to 57 feet, which there by raises the maximum height allowed by 7 feet. – APNs: 449-080-001.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comment Agenda on December 8, 2011.** 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 **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

November 10, 2011

Damaris Abraham, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) No. 24928
Proposal: The PP proposes a wireless communication facility.
APN: 449-080-001

Dear Ms. Abraham:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Mayberry Avenue, south of Acacia Avenue, east of Stanford Street, and west of Meridian Street, in the San Jacinto Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of 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. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Damaris Abraham, Project Planner
PP No. 24928
November 10, 2011
Page 2

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized flourish at the end.

Ryan Ross
Planner IV

PD88468v46

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 24928 – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Third/Third Supervisorial District – Location: Northerly of Mayberry Ave, southerly of Acacia Ave, easterly of Stanford St, and westerly of Meridian St – **REQUEST:** The Plot Plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, 30kw backup generator within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line. (Quasi-Judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter.
DATE OF HEARING: June 3, 2013
PLACE OF HEARING: County Administrative Center
1st Floor, Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, H.P. Kang at (951) 955-1888 or e-mail hpkang@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at www.tlma.co.riverside.ca.us/planning/dh.html

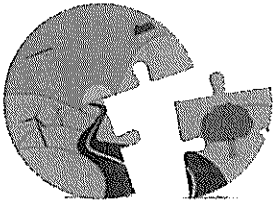
The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the date, time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director 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 Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director 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:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: H. P. Kang
P.O. Box 1409, Riverside, CA 92502-1409



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Set ID# CC006134

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP24928 DATE SUBMITTED: 4-19-11

APPLICATION INFORMATION

Applicant's Name: Los Angeles SMSA Limited Partnership, dba Verizon Wireless E-Mail: _____

Mailing Address: 15505 Sand Canyon Avenue, Building D, First Floor
Irvine, CA 92618
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: () _____

Engineer/Representative's Name: Spectrum Surveying & Engineering c/o Brianna Noler E-Mail: bnoler@spectrumse.com

Mailing Address: 8390 Maple Pl #110
Rancho Cucamonga, CA 91730
City State ZIP

Daytime Phone No: (909) 944-9471 x15 Fax No: (909) 944-5971

Property Owner's Name: Robert + GLADYS Johnson E-Mail: _____

Mailing Address: 39481 Newport Road
Hemet, CA 92543
City State ZIP

Daytime Phone No: (951) 285-0254 Fax No: () _____

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.

~~0000~~ EA 42443 / CFG 05815

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 LAND USE AND DEVELOPMENT

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.

Brianna Noler
PRINTED NAME OF APPLICANT

Brianna Noler
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.

Robert Johnson
PRINTED NAME OF PROPERTY OWNER(S)

Robert K Johnson
SIGNATURE OF PROPERTY OWNER(S)

GLADYS JOHNSON
PRINTED NAME OF PROPERTY OWNER(S)

Gladys C Johnson
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.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 449-080-001

Section: 13 Township: 5S Range: 1W

Approximate Gross Acreage: 6.11 ac

General location (nearby or cross streets): North of Mayberry Avenue, South of

APPLICATION FOR LAND USE AND DEVELOPMENT

Acacia Avenue, East of Stanford Street, West of Meridian Street.

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 811, F-7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

The proposal includes a new 65' monopine with antennas at a 55' centerline. A prefabricated shelter will be used to house equipment and the entire lease area will be screened with an 8' block wall. A permanent generator is also proposed.

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). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

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 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: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

APPLICATION FOR LAND USE AND DEVELOPMENT

Import _____ Export _____ Neither _____

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) _____ sq. ft.

Is the development proposal 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 development project area 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) Brianna Nolan Date 4/1/11

Owner/Representative (2) _____ Date _____

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and
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DATE OF HEARING: June 3, 2013
PLACE OF HEARING: County Administrative Center
1st Floor, Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, H.P. Kang at (951) 955-1888 or e-mail hpkang@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at www.tlma.co.riverside.ca.us/planning/dh.html

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Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: H. P. Kang
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM
PP24928

I, Stella Spadafora, certify that on
(Print Name)

7/24/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS

(Print Company or Individual's Name)

Distance Buffered: 600 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

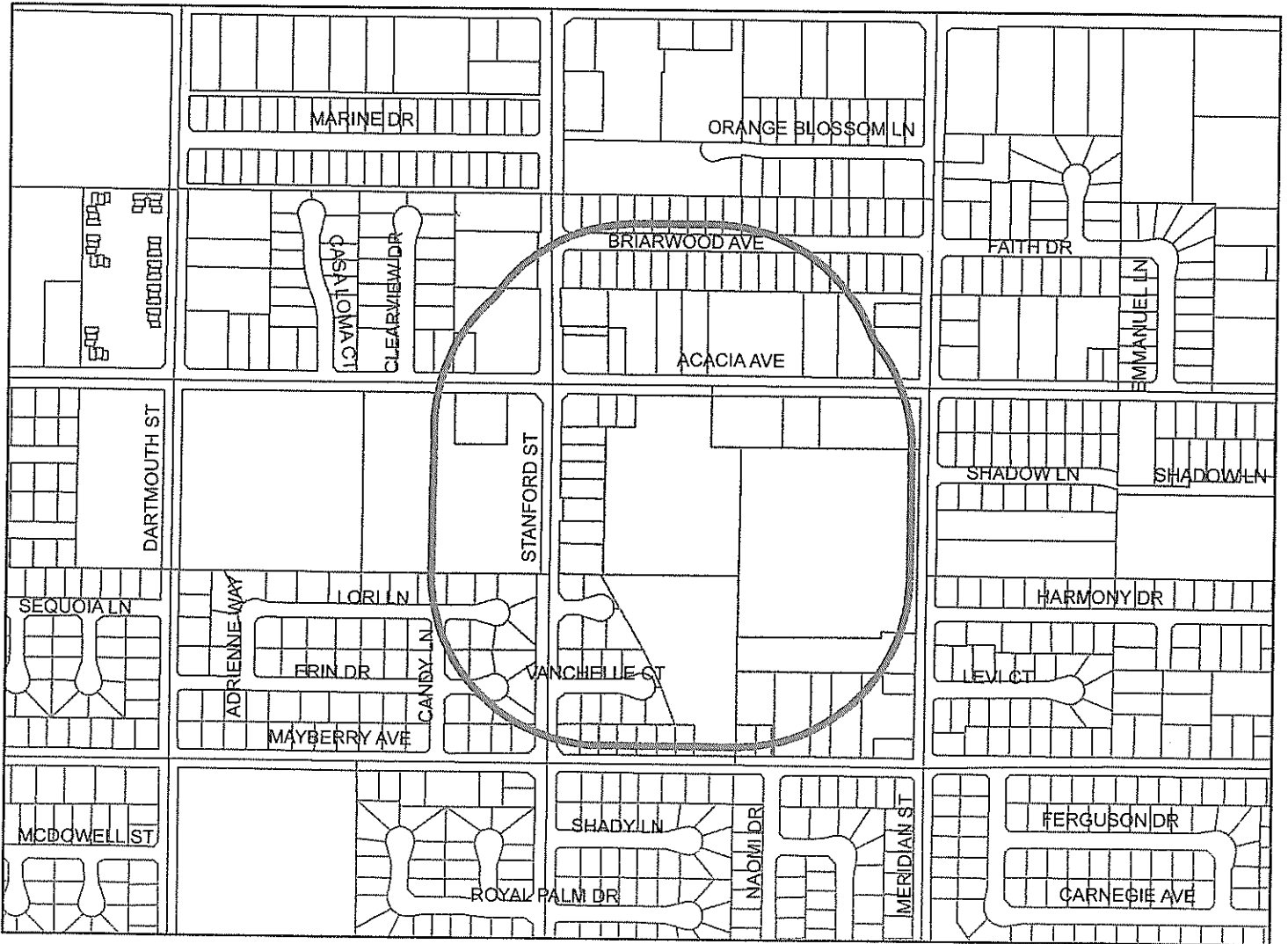
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

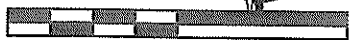
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

PP24928 (600 Feet Radius)



Selected Parcels

449-071-018	449-080-031	449-080-037	449-080-028	449-071-028	449-080-003	449-071-024	438-130-024	449-071-021	438-122-011
438-122-033	438-122-034	438-121-004	438-121-005	449-080-023	438-121-009	438-121-002	438-122-036	438-122-031	438-122-032
449-080-034	438-122-014	449-080-021	449-080-011	449-071-029	449-071-020	438-130-050	449-090-020	449-090-021	449-080-006
449-080-029	438-122-001	449-071-026	449-090-012	449-080-026	438-121-007	449-080-030	449-080-038	438-122-016	438-122-017
449-071-019	438-130-023	449-080-009	438-130-049	449-080-033	438-121-011	438-122-003	449-080-015	438-122-008	449-080-017
438-122-004	449-080-007	449-071-033	449-090-011	438-122-005	449-071-017	449-090-019	449-080-010	438-122-028	438-122-029
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438-122-027	449-090-001	449-080-027	438-122-013	449-090-007	438-121-006	438-122-002	449-080-020	449-071-027	449-080-001
438-122-006	449-080-018	449-090-006	449-090-009	449-090-010	438-122-012	438-122-035	449-071-014	438-122-037	438-122-015
449-090-008	449-080-002	449-080-005	449-080-032	449-071-015	438-121-003	449-080-008	449-080-025	438-121-010	438-122-009
438-122-007	449-080-036	438-121-008	449-090-002	449-060-003	449-060-004				



525 262.5 0 525 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: 438121001, APN: 438121001
 MICKELINA BURRELL
 25890 STANFORD ST
 HEMET, CA. 92544

ASMT: 438121009, APN: 438121009
 ROBERTA JONES, ETAL
 P O BOX 4721
 INCLINE VILLAGE NV 89450

ASMT: 438121002, APN: 438121002
 HOLLY TIMMS, ETAL
 5335 JAMESTOWN
 SAN DIEGO CA 92117

ASMT: 438121010, APN: 438121010
 STEVEN GEYER
 1831 CLOVE ST
 SAN DIEGO CA 92106

ASMT: 438121003, APN: 438121003
 SPASM INV II
 4900 SANTA ANITA AV NO 2C
 EL MONTE CA 91732

ASMT: 438121011, APN: 438121011
 LINDA ALDRIDGE
 41880 BRIARWOOD AVE
 HEMET, CA. 92544

ASMT: 438121005, APN: 438121005
 ROSINA VARGAS, ETAL
 5316 INGLESTONE DR
 HEMET CA 92545

ASMT: 438121012, APN: 438121012
 HANAN ENDRAWS, ETAL
 28681 MALABAR RD
 TRABUCO CANYON CA 92679

ASMT: 438121006, APN: 438121006
 MARIA ROMERO, ETAL
 25857 LAZY CLOUD WAY
 SUN CITY CA 92585

ASMT: 438122001, APN: 438122001
 JACK ROY
 25962 STANFORD
 HEMET CA 92544

ASMT: 438121007, APN: 438121007
 JOHN CRAVEN
 1308 E VINE ST
 WEST COVINA CA 91790

ASMT: 438122002, APN: 438122002
 LEIDY AGUILAR, ETAL
 41781 BRIARWOOD DR
 HEMET, CA. 92544

ASMT: 438121008, APN: 438121008
 TIMOTHY SMITH
 26670 WHARTON CT
 HEMET CA 92544

ASMT: 438122003, APN: 438122003
 PAUL BRAIMAN, ETAL
 P O BOX 495
 LAKE ARROWHEAD CA 92352

ASMT: 438122004, APN: 438122004
 MARGUERITE AUGUSTINE
 20401 BOWFONDS ST
 ASHBURN VA 20147

ASMT: 438122012, APN: 438122012
 JUDY HOLTE, ETAL
 P O BOX 4020
 HEMET CA 92546

ASMT: 438122005, APN: 438122005
 MARNEL SAAVEDRA
 41813 BRIARWOOD AVE
 HEMET, CA. 92544

ASMT: 438122013, APN: 438122013
 RAQUEL BARREDA, ETAL
 895 BROWNING CT
 SAN JACINTO CA 92583

ASMT: 438122006, APN: 438122006
 ROBERT SCALES
 632 PARNEVIK DR
 HEMET CA 92545

ASMT: 438122014, APN: 438122014
 ELVIRA LACSON
 9728 HAMPSHIRE ST
 RANCHO CUCAMONGA CA 91730

ASMT: 438122007, APN: 438122007
 DONNA SCHAEFER, ETAL
 1540 MISSION MEADOWS DR
 OCEANSIDE CA 92057

ASMT: 438122015, APN: 438122015
 RICHARD CAMPANELLA, ETAL
 C/O JOSEPH RUSSO
 28409 KING APACHE
 MENIFEE CA 92584

ASMT: 438122008, APN: 438122008
 CYNTHIA BANCHI, ETAL
 26305 WISDOM DR
 HEMET CA 92544

ASMT: 438122017, APN: 438122017
 JOSEPH MINER
 2576 NEWPORT BLV
 COSTA MESA CA 92627

ASMT: 438122010, APN: 438122010
 PACIFIC PARADISE ASSET MANAGEMENT
 23052 ALICIA PK NO 456H
 MISSION VIEJO CA 92692

ASMT: 438122024, APN: 438122024
 DANIEL MCGIVNEY, ETAL
 26691 LORE HEIGHTS CT
 HEMET CA 92544

ASMT: 438122011, APN: 438122011
 MELCHOR MAGDALENO, ETAL
 543 TRANSIT AVE
 RIVERSIDE CA 92507

ASMT: 438122027, APN: 438122027
 SAN JACINTO, ETAL
 41861 ACACIA AVE
 HEMET CA 92544

ASMT: 438122029, APN: 438122029
 MARY BISHARA, ETAL
 6896 MAGNOLIA AVE
 RIVERSIDE CA 92506

ASMT: 438130023, APN: 438130023
 KEVIN DEENIK
 20605 KASABA CT
 WILDOMAR CA 92595

ASMT: 438122031, APN: 438122031
 EAST CONGR JEHOVAHS WITNESSES HEMET
 C/O DAVID R JOHNSON
 P O BOX 5025
 HEMET CA 92544

ASMT: 438130024, APN: 438130024
 CLAIBORNE SHACKELFORD, ETAL
 41704 ACACIA AVE
 HEMET, CA. 92544

ASMT: 438122032, APN: 438122032
 EASTERN MUNICIPAL WATER DIST
 P O BOX 8300
 PERRIS CA 92572

ASMT: 438130049, APN: 438130049
 FRANCESCA INGARDIA, ETAL
 39780 NOTTINGHILL DR
 MURRIETA CA 92563

ASMT: 438122034, APN: 438122034
 COUNTY OF RIVERSIDE
 C/O REAL ESTATE DIVISION
 P O BOX 1180
 RIVERSIDE CA 92502

ASMT: 438130050, APN: 438130050
 HEMET PROP
 C/O RAYMOND J BADDOUR
 1401 N PALM CANYON NO 200
 PALM SPRINGS CA 92262

ASMT: 438122035, APN: 438122035
 S H REVOCABLE LIVING TRUST
 41858 ACACIA AVE
 HEMET, CA. 92544

ASMT: 449060004, APN: 449060004
 SHARON NELSON, ETAL
 P O BOX 1377
 HEMET CA 92546

ASMT: 438122036, APN: 438122036
 MONICA HORN, ETAL
 1304 FELIPE
 SAN CLEMENTE CA 92673

ASMT: 449071014, APN: 449071014
 SANDRA CLARKE HARO
 41676 LORI LN
 HEMET, CA. 92544

ASMT: 438122037, APN: 438122037
 CORA DELAPENA, ETAL
 P O BOX 28523
 SAN DIEGO CA 92198

ASMT: 449071015, APN: 449071015
 GARRY HAMDORF, ETAL
 C/O GARRY ALLAN HAMDORF
 6544 SALIZAR ST
 SAN DIEGO CA 92111

ASMT: 449071016, APN: 449071016
MICHAEL MACLEAN
41718 LORI LN
HEMET, CA. 92544

ASMT: 449071025, APN: 449071025
MARGENE MANGABAT, ETAL
41720 ERIN DR
HEMET, CA. 92544

ASMT: 449071017, APN: 449071017
ANNA PEVEHOUSE, ETAL
41740 LORI LN
HEMET, CA. 92544

ASMT: 449071026, APN: 449071026
KATHERINE WARREN, ETAL
41742 ERIN DR
HEMET, CA. 92544

ASMT: 449071018, APN: 449071018
MARIA GARCIA, ETAL
41750 LORI LN
HEMET, CA. 92544

ASMT: 449071027, APN: 449071027
DEBORAH FELBINGER, ETAL
41748 ERIN DR
HEMET, CA. 92544

ASMT: 449071019, APN: 449071019
JOSEPHINE DAUGHERTY
41741 LORI LN
HEMET, CA. 92544

ASMT: 449071028, APN: 449071028
MARY JOHNSON, ETAL
41745 ERIN DR
HEMET, CA. 92544

ASMT: 449071020, APN: 449071020
KAREN DUNN, ETAL
C/O GREGORY DUNN
2985 VISTA WAY
HEMET CA 92544

ASMT: 449071029, APN: 449071029
ANNETTE HILLIS, ETAL
41725 ERIN DR
HEMET, CA. 92544

ASMT: 449071021, APN: 449071021
SALLY RIGDON, ETAL
771 N HEMET ST
HEMET CA 92544

ASMT: 449071033, APN: 449071033
MARIO FATA
221 FLOWER ST
COSTA MESA CA 92627

ASMT: 449071024, APN: 449071024
CHARLES HOOVER
27505 PACHEA TR
HEMET CA 92544

ASMT: 449080001, APN: 449080001
GLADYS JOHNSON, ETAL
39481 NEWPORT RD
HEMET CA 92543

ASMT: 449080002, APN: 449080002
 SHARON OBUCHON STAUB
 41795 ACACIA AVE
 HEMET, CA. 92544

ASMT: 449080011, APN: 449080011
 ESEQUIEL SOTELO
 26138 STANFORD ST
 HEMET, CA. 92544

ASMT: 449080003, APN: 449080003
 BRITTANY CORDREY
 41785 ACACIA AVE
 HEMET, CA. 92544

ASMT: 449080015, APN: 449080015
 LOAN EMPORIUM INC
 2393 PACER DR
 NORCO CA 92860

ASMT: 449080005, APN: 449080005
 SHARYL ADAMS WILLIAMS
 26070 STANFORD ST
 HEMET, CA. 92544

ASMT: 449080017, APN: 449080017
 MARCO VARGAS
 41760 VAN LINDEN CT
 HEMET, CA. 92544

ASMT: 449080006, APN: 449080006
 JACQUELLINNE GOMEZ, ETAL
 26080 STANFORD ST
 HEMET, CA. 92544

ASMT: 449080018, APN: 449080018
 JANET SHAHAN, ETAL
 41800 VAN LINDEN CT
 HEMET, CA. 92544

ASMT: 449080007, APN: 449080007
 MARIA GODINEZ
 26052 GIRAD ST
 HEMET CA 92544

ASMT: 449080019, APN: 449080019
 DAWN GOW, ETAL
 41801 VAN LINDEN CT
 HEMET, CA. 92544

ASMT: 449080009, APN: 449080009
 LASHAWN DAWKINS
 26108 STANFORD ST
 HEMET, CA. 92544

ASMT: 449080020, APN: 449080020
 ROBERT BARBOT
 2601 MEMPHIS AVE
 HENDERSON NV 89052

ASMT: 449080010, APN: 449080010
 MARYANNE WHEELER
 26114 STANFORD ST
 HEMET, CA. 92544

ASMT: 449080021, APN: 449080021
 DINA ZAYAS, ETAL
 P O BOX 2463
 HEMET CA 92546

ASMT: 449080022, APN: 449080022
MARY STANFORD, ETAL
41760 VANCHILLE
HEMET, CA. 92544

ASMT: 449080029, APN: 449080029
DONALD SMESTAD, ETAL
C/O DONALD R SMESTAD
41773 VANCHELLE CT
HEMET, CA. 92544

ASMT: 449080023, APN: 449080023
VIVIAN CAMP, ETAL
41780 VANCHELLE CT
HEMET, CA. 92544

ASMT: 449080030, APN: 449080030
JOSE HERNANDEZ
41761 VANCHELLE CT
HEMET, CA. 92544

ASMT: 449080024, APN: 449080024
PHEBE WORLEY, ETAL
C/O WORLEY FAMILY TRUST
41800 VANCHELLE CT
HEMET, CA. 92544

ASMT: 449080031, APN: 449080031
ISABEL DIAZ, ETAL
C/O ISABEL DIAZ
41760 MAYBERRY AVE
HEMET, CA. 92544

ASMT: 449080025, APN: 449080025
CATHERINE FRANKS, ETAL
41830 VANCHELLE CT
HEMET, CA. 92544

ASMT: 449080032, APN: 449080032
SHAWANDA ARRINGTON
41774 MAYBERRY AVE
HEMET, CA. 92544

ASMT: 449080026, APN: 449080026
JASON SPRAGG
41833 VANCHELLE CT
HEMET, CA. 92544

ASMT: 449080033, APN: 449080033
LAWRENCE PENA
41792 MAYBERRY AVE
HEMET, CA. 92544

ASMT: 449080027, APN: 449080027
RAFAEL ARMENDARIZ
41799 VANCHELLE CT
HEMET, CA. 92544

ASMT: 449080034, APN: 449080034
SAGRARIO URRUTIA, ETAL
41808 MAYBERRY AVE
HEMET, CA. 92544

ASMT: 449080028, APN: 449080028
BARBARA BRADLEY, ETAL
41785 VANCHELLE CT
HEMET, CA. 92544

ASMT: 449080035, APN: 449080035
OSCAR ESCOBAR
41824 MAYBERRY AVE
HEMET, CA. 92544

ASMT: 449080036, APN: 449080036
JANINE MONTGOMERY, ETAL
41840 MAYBERRY AVE
HEMET, CA. 92544

ASMT: 449090009, APN: 449090009
ROBERT THACKER
41930 MAYBERRY
HEMET, CA. 92544

ASMT: 449080037, APN: 449080037
JTH REAL ESTATE, ETAL
27068 LA PAZ RD STE 286
ALISO VIEJO CA 92656

ASMT: 449090010, APN: 449090010
ROBERT THACKER
41930 MAYBERRY AVE
HEMET CA 92544

ASMT: 449080038, APN: 449080038
JOSE MALPARTIDA
17411 JACQUELYN LN NO 3
HUNTINGTON BEACH CA 92647

ASMT: 449090011, APN: 449090011
MARJORIE MANDELLA
41950 MAYBERRY AVE
HEMET CA 92544

ASMT: 449090001, APN: 449090001
SAN JACINTO, ETAL
41861 ACACIA ST
HEMET, CA. 92544

ASMT: 449090012, APN: 449090012
JANET JONES
26229 MERIDIAN ST
HEMET, CA. 92544

ASMT: 449090002, APN: 449090002
VIP TOTS INC
41915 E ACACIA AVE
HEMET, CA. 92544

ASMT: 449090019, APN: 449090019
MARY PARMELEE
26181 MERIDIAN ST
HEMET, CA. 92544

ASMT: 449090007, APN: 449090007
BLANCA YBANEZ, ETAL
41890 MAYBERRY AVE
HEMET, CA. 92544

ASMT: 449090021, APN: 449090021
HEMET UNIFIED SCHOOL DIST
C/O RICHARD BECK
2350 E LATHAM AVE
HEMET CA 92545

ASMT: 449090008, APN: 449090008
SFR 2012 1 U S WEST
135 N LOS ROBLES 4TH FL
PASADENA CA 91101

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Cultural Resources Committee, Pechanga
Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Hemet Unified School District
1791 W. Acacia Ave.
Hemet, CA 92545

Lake Hemet Water District
26385 Fairview Ave.
P.O. Box 5039
Hemet, CA 92544

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

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

3rd Supervisor District
Jeff Stone, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1003

ATTN: John Petty
c/o Chantell Griffin, Planning Commission
Secretary
Planning Commission, Riverside County
Mail Stop 1070

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Applicant:
Los Angeles SMSA LP
DBA: Verizon Wireless
15505 Sand Canyon Avenue, Bldg. D, 1st Fl.,
Irvine, CA 92618

Engineer:
Randi Newton
Spectrum Services, Inc.
8390 Maple Place, Suite 110
Rancho Cucamonga, CA 91730

Owner:
Robert and Gladys Johnson
39481 Newport Road
Hemet, CA 92543



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.

EA42443/Plot Plan No. 24928

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)

Los Angeles SMSA LP, dba Verizon Wireless
Project Applicant

15505 Sand Canyon Avenue, Building D, 1st Floor, Irvine, CA 92618
Address

The project is located on the southerly side of Acacia Avenue, easterly of Standford Street, more specifically 41825 Acacia Avenue near the City of Hemet.

Project Location

The plot plan proposes a wireless communication facility for Verizon Wireless, disguised as a 65 foot high pine tree with twelve (12) panel antennas located on three (3) sectors at 58 foot height, one (1) parabolic antenna. The project also includes approximately 200 square foot equipment shelter, two (2) GPS antennas, 30kw generator mounted on a new 5 foot by 8 foot concrete spill containment pad, associated coaxial cable runs, and associated conduits within a 900 square foot lease area surrounded by a six (6) foot block wall with landscaping on approximately six (6) acre vacant site. The location of the tower is to the south west section of the property 50 feet away from the existing fault line. Access to the facility is proposed with a 12 foot wide easement along the western property line.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on June 3, 2013, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
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 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

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

HK/hk
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PP24928\DH-PC-BOS Hearings\DH-PC\NOD Form.PP24928.docx

Please charge deposit fee case#: ZEA42443 ZCFG5815 \$.165.50

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24928

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42443).

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: March 27, 2013

Applicant/Project Sponsor: Verizon Wireless Date Submitted: April 20, 1011

ADOPTED BY: Planning Director

Person Verifying Adoption: H. P. Kang Date: _____

The 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.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25168\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25168.docx

Please charge deposit fee case#: ZEA42443 ZCFG5815 \$2,156.25 +\$50

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1103691

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: VERIZON WIRELESS LOS ANGELES \$64.00
paid by: CK 2104
CA FISH AND GAME FOR EA42443
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE
at parcel: 41825 ACACIA AVE HEM
appl type: CFG3

By _____ Apr 20, 2011 16:43
MGARDNER posting date Apr 20, 2011

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 * R1303000

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: VERIZON WIRELESS LOS ANGELES \$2,156.25
paid by: CK 56803
paid towards: CFG05815 CALIF FISH & GAME: DOC FEE
CA FISH AND GAME FOR EA42443
at parcel #: 41825 ACACIA AVE HEM
appl type: CFG3

By _____ Apr 04, 2013 13:16
MGARDNER posting date Apr 04, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No.: 3.3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third/Third
Project Planner: Matt Straite
Planning Commission: November 6, 2013

CHANGE OF ZONE NO. 7805
CEQA Exempt
Applicant: EPC Investment Holdings 781 LLC
Engineer/Rep.: ACS Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7805 is a proposal to formalize the planning area boundaries for Planning Area No. 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan.

The proposed project is located southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane in the Southwest Area Plan.

ISSUES OF POTENTIAL CONCERN:

Condition of Approval 50.PLANNING.3 for Tentative Tract Map No. 33303 requires that the Specific Plan Planning Area boundary for P.A. No. 4 be formalized through the Change of Zone process prior to the recordation of the implementing tract map. Board adoption of this Change of Zone will permit TR33303 to record. According to staff research, the Specific Plan has yet to formalize any Planning Area boundaries.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Single family residence and vacant |
| 2. Surrounding Land Use (Ex. #1): | Single family residential development to the south, vacant land and approved for single family residential development to the north (TR31700), vacant land to the east and rural residences to the west. |
| 3. Existing Zoning (Ex. #2): | Winchester 1800 Specific Plan (SP286A4, PA4) and Residential Agricultural – 2½ Acre Minimum (R-A-2½) |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan (SP286A4) to the south and west, One Family Dwelling (R-1) to the north, and Light Agricultural – 10 Acre Minimum (A-1-10) to the east. |
| 5. General Plan: | Land Use: Medium Density Residential (MDR) (2-5 dwelling units per acre) |
| 6. Project Data: | Total Acreage: 2.9 Gross Acres
Proposed Min. Lot Size: 7,200 square feet
Proposed Density: 2.47 dwelling units per acre
Schedule: A |
| 7. Environmental Concerns: | The project is exempt from CEQA pursuant to CEQA Guidelines Section 15182. |

D.M.

THE PLANNING DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

APPROVAL of **CHANGE OF ZONE NO. 7805** proposing to formalize the planning area boundaries for Planning Area 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan, based upon the final adoption by the Board of Supervisors.

FINDINGS:

1. The project site is designated Medium Density Residential (MDR) (2-5 dwelling units per acre) on the Southwest Area Plan.
2. The proposed Change of Zone is formalizing a planning area boundary and will not be changing the uses or standards of a zone. It will only be identifying the extents to which the Specific Plan zoning will apply.
3. The zoning for the subject site is Specific Plan.
4. The project site is surrounded by properties which are zoned Specific Plan to the south and west, One Family Dwelling (R-1) to the north, and Light Agricultural – 10 Acre Minimum (A-1-10) to the east.
5. This project is located within Criteria Area No. 5279 of the Multi-Species Habitat Conservation Plan, and as such underwent the HANS and JPR review process. The Environmental Programs Department concluded that no conservation is described for the project site.
6. Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has a previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

CONCLUSIONS:

1. The proposed project is in conformance the Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) Land Use Designation as reflected on the Specific Plan Land Use Plan, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan 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 project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP).

INFORMATIONAL ITEMS:

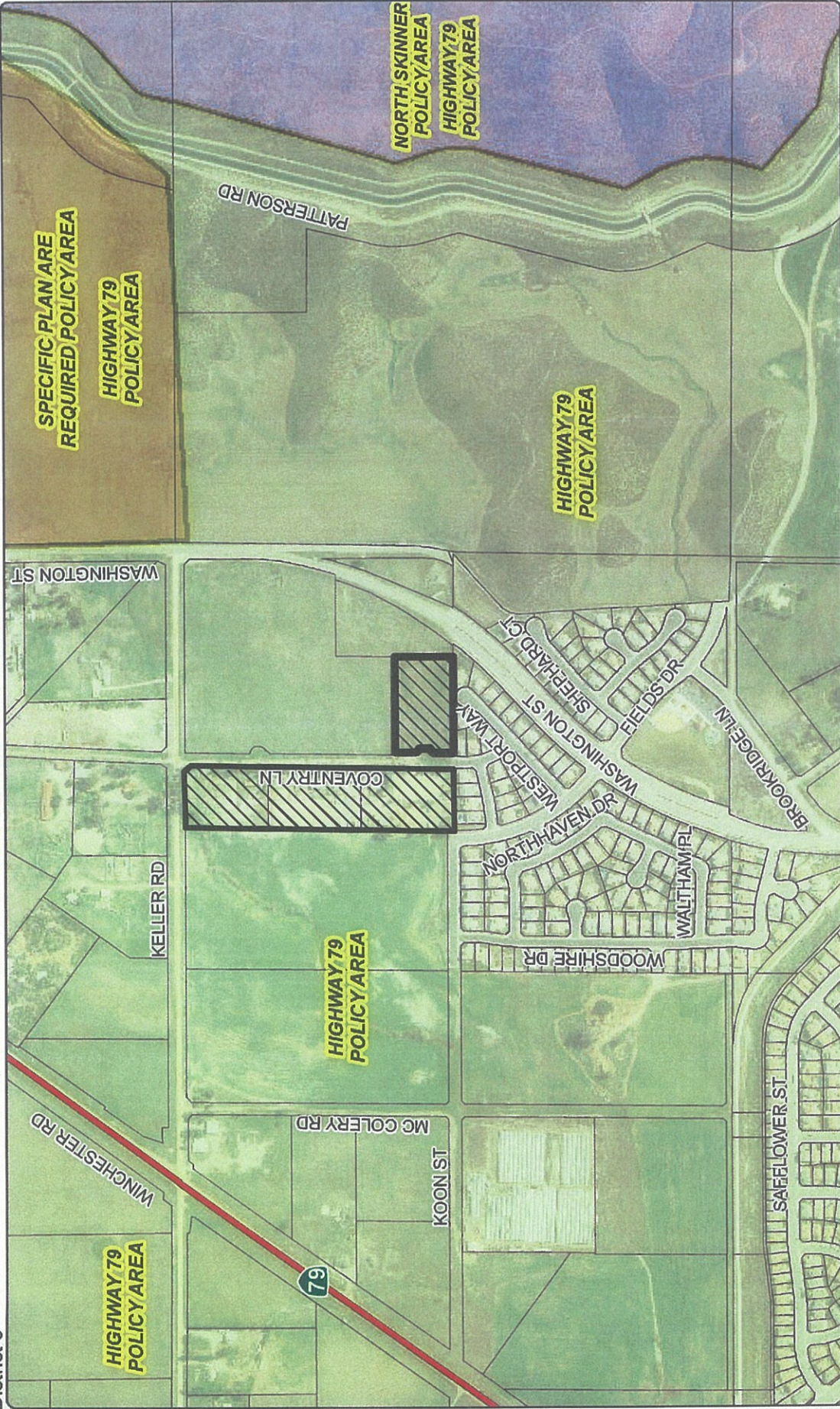
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Alquist-Priolo fault hazard zone;
 - b. The Stephens Kangaroo Rat Core Reserve Area; or
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The city of Temecula sphere of influence;
 - b. The boundaries of the Hemet Unified School District;
 - c. A 100-year flood plain or dam inundation area;
 - d. The Murrieta Creek/Warm Springs Valley Area Drainage Plan;
 - e. The Stephens Kangaroo Rat Fee Area; and,
 - f. The Valley Wide Recreation and Parks District.
4. The subject site is currently designated as Assessor's Parcel Number 476-010-029, 476-010-030, 476-010-031, and 476-010-051.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07805**

Supervisor Stone
District 3

Date Drawn: 9/12/13
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 28

Assessors Bk. Pg. 476-10
Thomas Bros. Pg. 899 F3
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.lflma.co.riverside.ca.us/index.html>

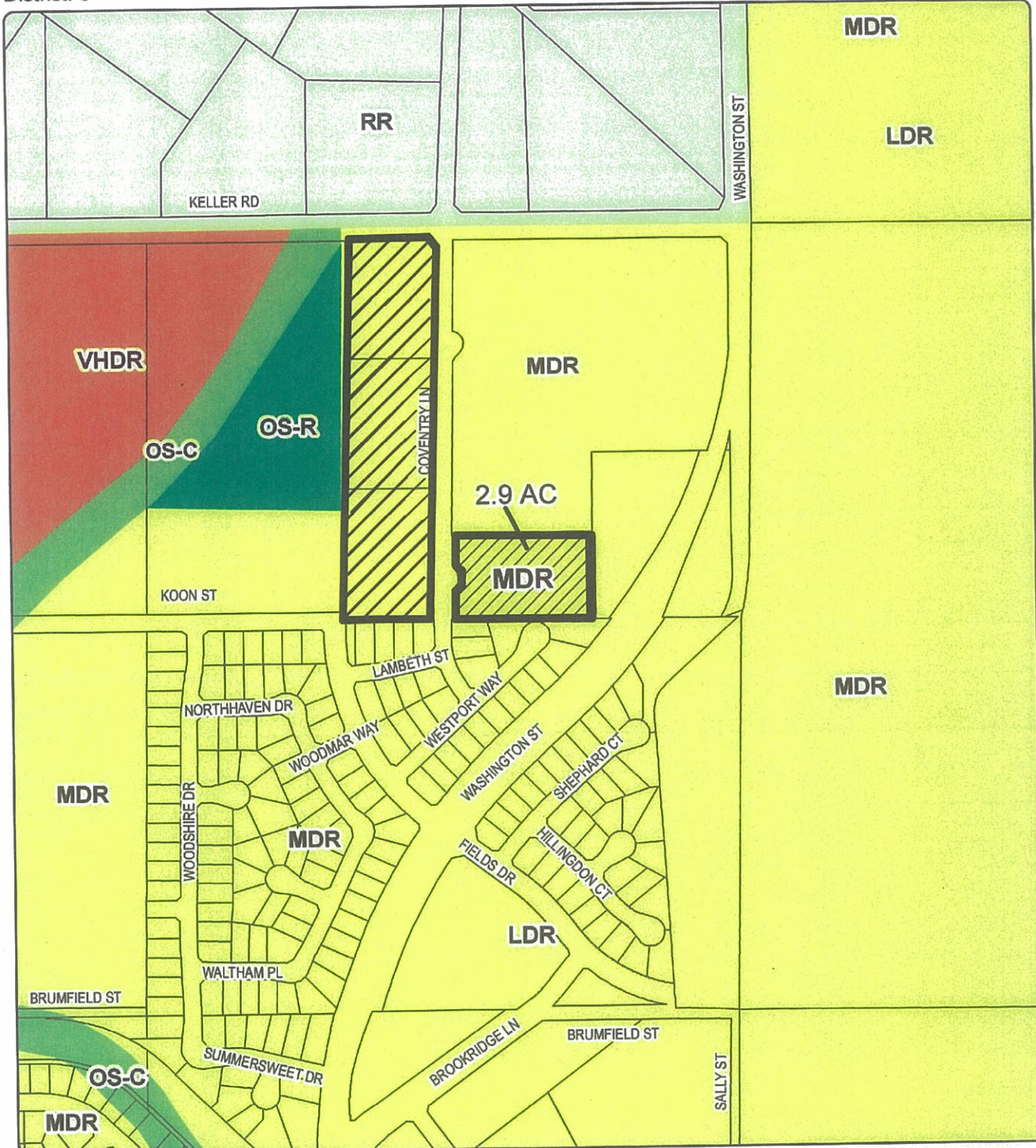
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07805

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 9/12/13
Exhibit 5



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 28

Assessors Bk. Pg. 476-10
Thomas Bros. Pg. 899 F3
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07805

LAND USE

Supervisor Stone
District 3

Date Drawn: 9/12/13
Exhibit 1



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 28



Assessors Bk. Pg. 476-10
Thomas Bros. Pg. 899 F3
Edition 2009



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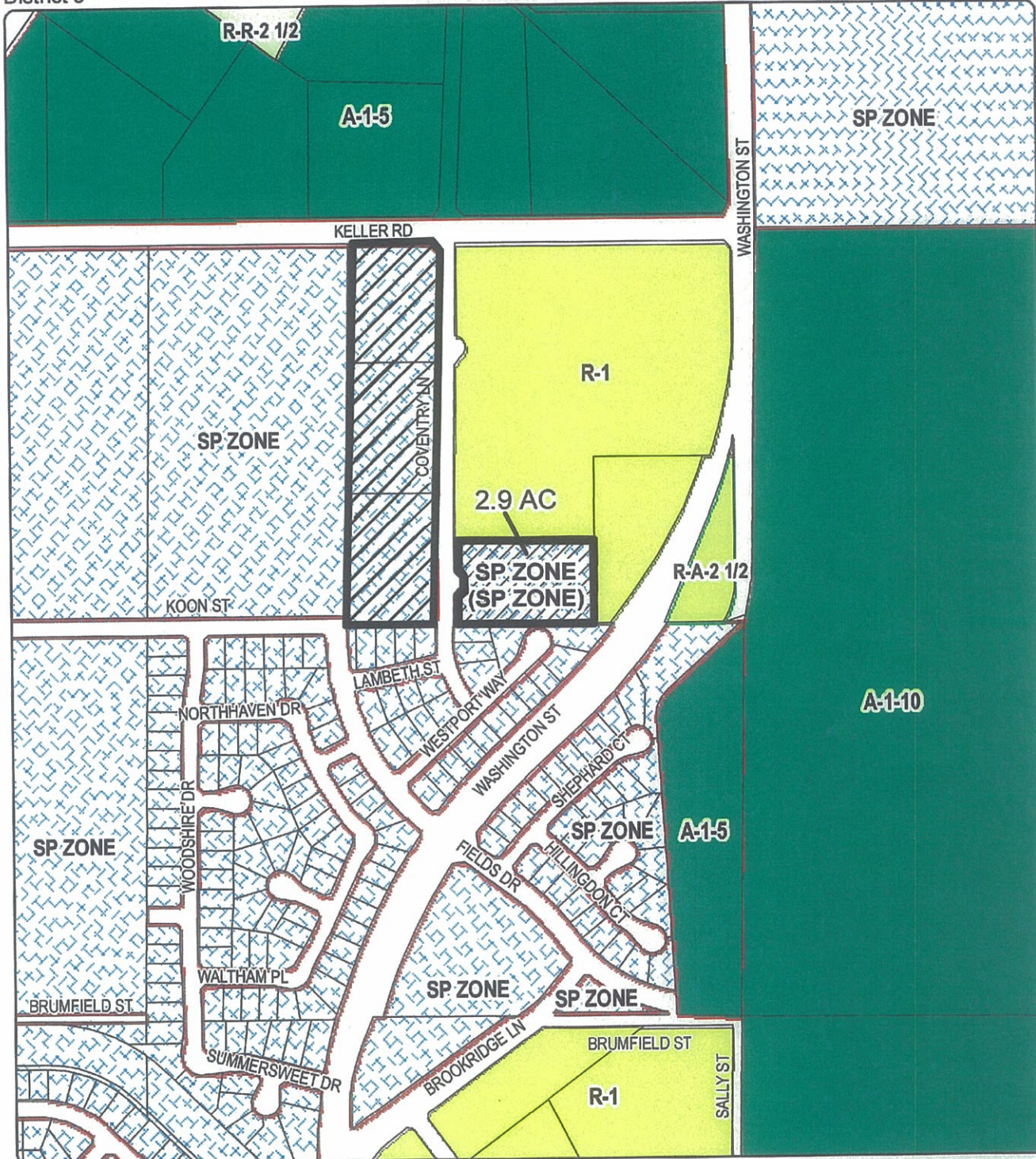
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07805

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 9/12/13
Exhibit 3



Zoning Area: Rancho California
Township/Range: T6SR2W
Section: 28

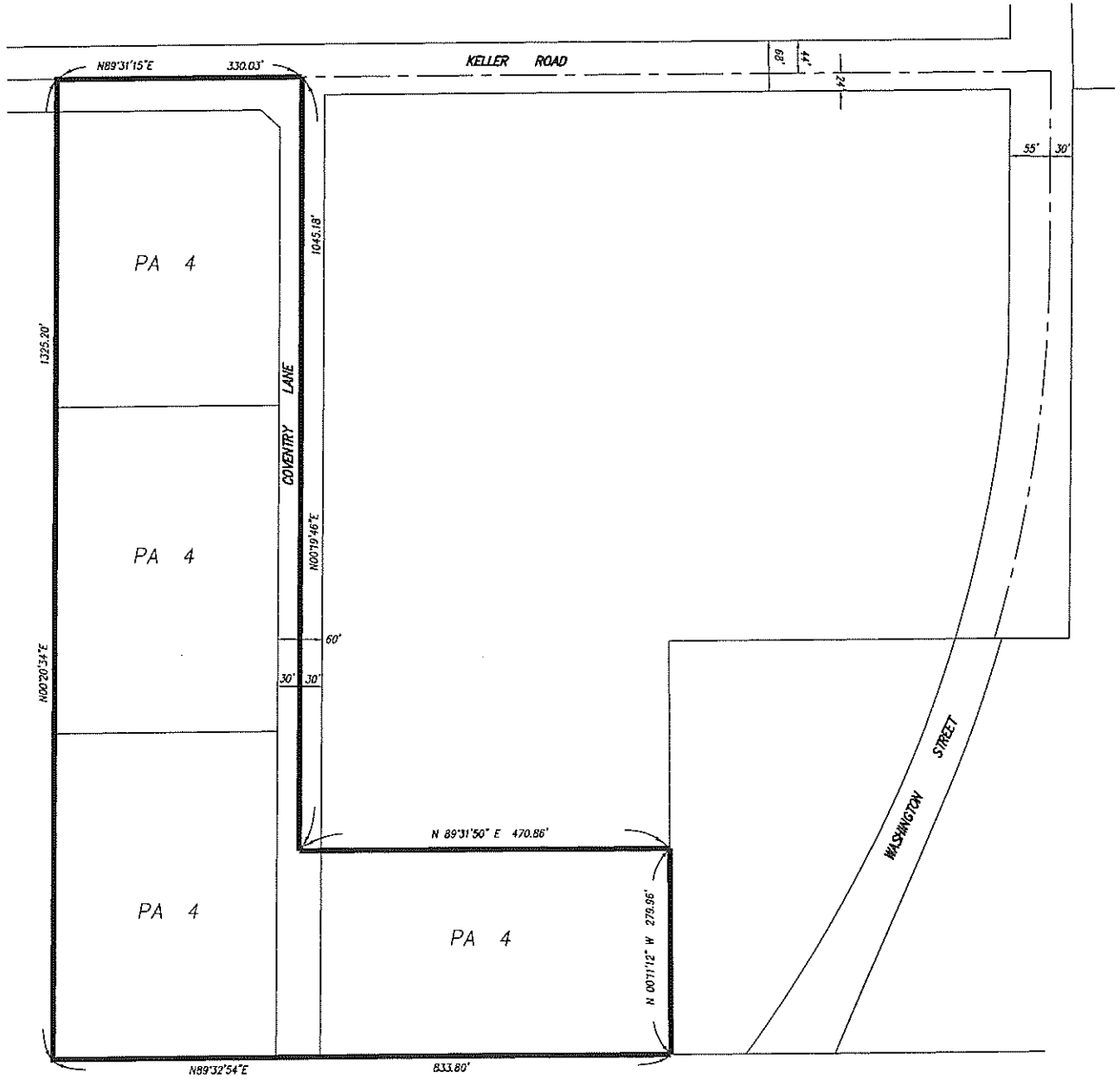
Assessors Bk. Pg. 476-10
Thomas Bros. Pg. 899 F3
Edition 2009



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RANCHO CALIFORNIA AREA

SEC. 28, T.6 S., R.2 W. S.B.B. & M.



LEGEND

SP ZONE

SPECIFIC PLAN (SP286)

MAP NO. _____

CHANGE OF OFFICIAL ZONING PLAN
AMENDING

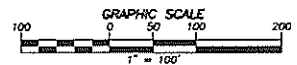
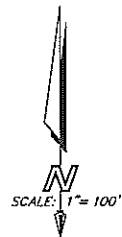
MAP NO. _____, ORDINANCE NO. _____

CHANGE OF ZONE CASE NO. 7805

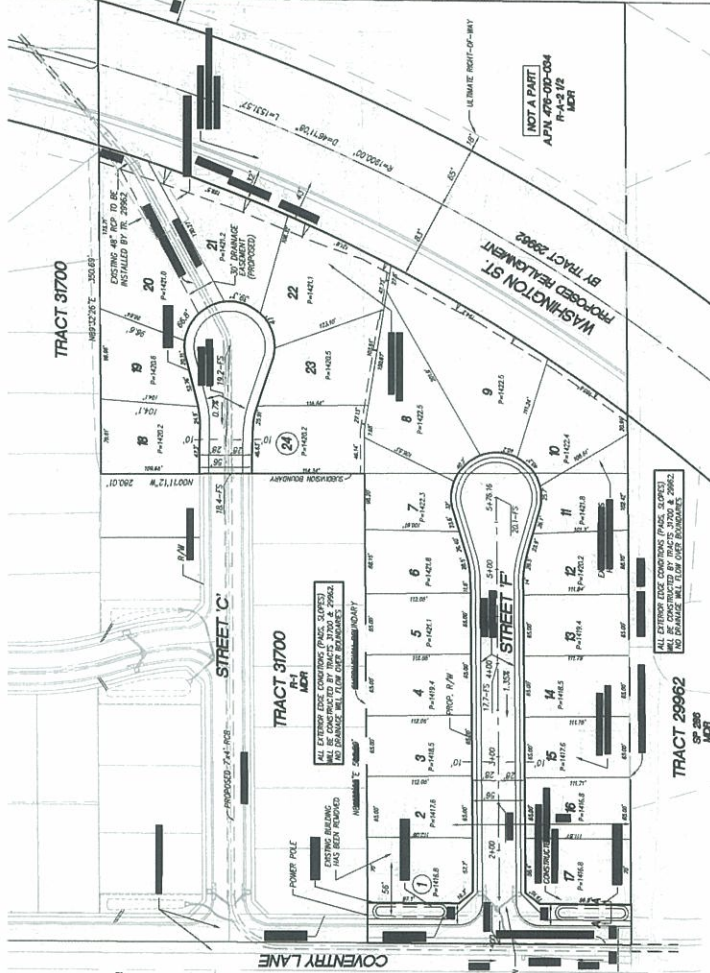
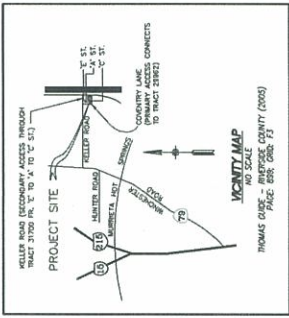
ADOPTED BY ORDINANCE NO. _____

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



TENTATIVE TRACT MAP 33303 (AMENDED MAP NO. 1) IN THE COUNTY OF RIVERSIDE



GENERAL NOTES

DATE PREPARED: DECEMBER 3, 2004
LAND OWNER: TERRY AND JANE L. TRIST
 1535 SANDY PARKWAY, TRIST
 THERESA, CA 92582
 TEL: 951-443-9866
ENGINEER: A.C.D. ENGINEERING, INC.
 2200 JAMES STREET, SUITE C-25
 THERESA, CA 92582
 TEL: 951-443-9866

APPLICANT: APN 467-00-004
 200 SOUTH MAIN STREET, SUITE 300
 CORONA, CA 92709
 TEL: (951) 274-2447

ENGINEER: APN 467-00-001
 4520 MALDEN LANE, SUITE 201
 THERESA, CA 92580
 TEL: (951) 257-8642

APPROVED STATEMENT OF COMPLIANCE: THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES AND STATE LAWS. ANY VIOLATION WILL FOLLOW PROPER IMPROVEMENT PROCEDURES.

ASSESSOR'S PARCEL NUMBER: 467-00-004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024

LEGAL DESCRIPTION: PARCELS 1-24, TRACT 31700, MAP NO. 1, AS SHOWN ON THE TENTATIVE TRACT MAP NO. 1, AMENDED MAP NO. 1, IN THE COUNTY OF RIVERSIDE, CALIFORNIA.

COMMUNITY SERVICE DISTRICT: THERE IS NO PROPOSED COMMUNITY SERVICE DISTRICT.

ZONING AND LAND USE: R-1 (MEDIUM DENSITY RESIDENTIAL)

UTILITIES: EASTERN MUNICIPAL WATER DISTRICT; SOUTHERN CALIFORNIA Edison; SOUTHERN CALIFORNIA GAS; TELEPHONE; CABLE TELEVISION.

SCHOOL DISTRICT: HERMET UNIFIED - ELEMENTARY & HIGH SCHOOL

ACREAGE / DENSITY: 24 LOTS / 317 ACRES GROSS ± 2.4 DU/AC ± 1.19 DU/AC (PER IMPVY PA)

TOPOGRAPHY SOURCE: DIGITAL MAPPING ASSOCIATES; SAN BERNARDINO COUNTY; SAN BERNARDINO COUNTY 65007

FLOOD ZONE: FEMA FLOOD ZONE C

PROPOSED IMPROVEMENT SCHEDULE: SCHEDULE A

LEGEND: TRACT BOUNDARY; LOT NUMBER; PAD ELEVATION; FINISHED SURFACE; HIGH POINT; LOW POINT; PROPOSED 2:1 SLOPE; PROPOSED EXCAVATION; DRAINAGE DIRECTION

GENERAL COMMENTS:
 1) NO WELLS EXIST ON SITE.
 2) LAND IS NOT WITHIN A SPECIAL STUDIES ZONE AND LAND IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGICAL HAZARD.
 3) LAND IS NOT SUBJECT TO OVERSLOPE, INUNDATION, OR FLOOD HAZARD.

WATER QUALITY NOTE: THIS SITE WILL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) THAT ARE IN ACCORDANCE WITH THE RIVERSIDE COUNTY WATER QUALITY CONTROL PLAN (WQCP) AND OTHER PRACTICES AS DEFINED IN THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN (WQMP).

ACCESS: TRACT 31700 WILL BE CONSTRUCTING COUNTRY LANE FROM THE TRACT BOUNDARY (2982/21700) TO KELLER ROAD (2982/21700). ADDITIONALLY, TRACT 31700 WILL CONSTRUCT A 15' WIDE DRIVEWAY TO KELLER ROAD FROM THE TRACT BOUNDARY (2982/21700). TRACT 31700 WILL BE RESPONSIBLE FOR THE COST OF THESE IMPROVEMENTS.

CONTIGUOUS OWNERSHIP: THE CONTIGUOUS OWNERSHIP OF THE LAND USE RESIDUAL OF SUBJECT PROPERTY AND ALL SURROUNDING PROPERTY.

WATER QUALITY NOTE: THIS SITE WILL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPs) THAT ARE IN ACCORDANCE WITH THE RIVERSIDE COUNTY WATER QUALITY CONTROL PLAN (WQCP) AND OTHER PRACTICES AS DEFINED IN THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN (WQMP).

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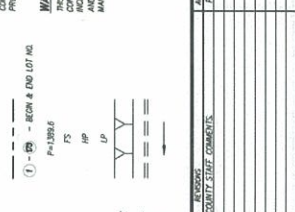
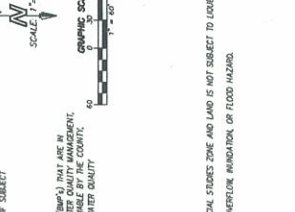
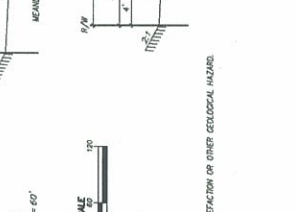
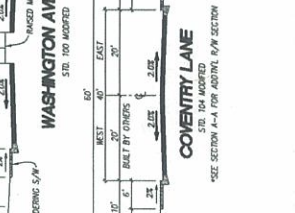
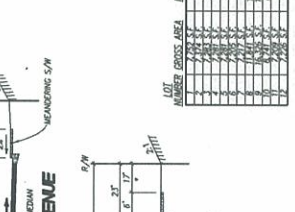
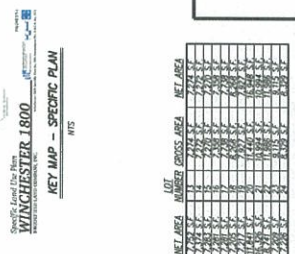
LOT NUMBER	GROSS AREA	NET AREA	NUMBER	CROSS AREA	NET AREA
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2	10,000	9,500	1	10,000	9,500
3	10,000	9,500	1	10,000	9,500
4	10,000	9,500	1	10,000	9,500
5	10,000	9,500	1	10,000	9,500
6	10,000	9,500	1	10,000	9,500
7	10,000	9,500	1	10,000	9,500
8	10,000	9,500	1	10,000	9,500
9	10,000	9,500	1	10,000	9,500
10	10,000	9,500	1	10,000	9,500
11	10,000	9,500	1	10,000	9,500
12	10,000	9,500	1	10,000	9,500
13	10,000	9,500	1	10,000	9,500
14	10,000	9,500	1	10,000	9,500
15	10,000	9,500	1	10,000	9,500
16	10,000	9,500	1	10,000	9,500
17	10,000	9,500	1	10,000	9,500
18	10,000	9,500	1	10,000	9,500
19	10,000	9,500	1	10,000	9,500
20	10,000	9,500	1	10,000	9,500
21	10,000	9,500	1	10,000	9,500
22	10,000	9,500	1	10,000	9,500
23	10,000	9,500	1	10,000	9,500
24	10,000	9,500	1	10,000	9,500

A.C.D. ENGINEERING
 4520 MALDEN LANE, SUITE 201, THERESA, CA 92580
 TEL: (951) 257-8642 FAX: (951) 257-8642

SCALE: AS SHOWN
 1" = 100'
 1" = 200'

TITLE / GRADING SHEET

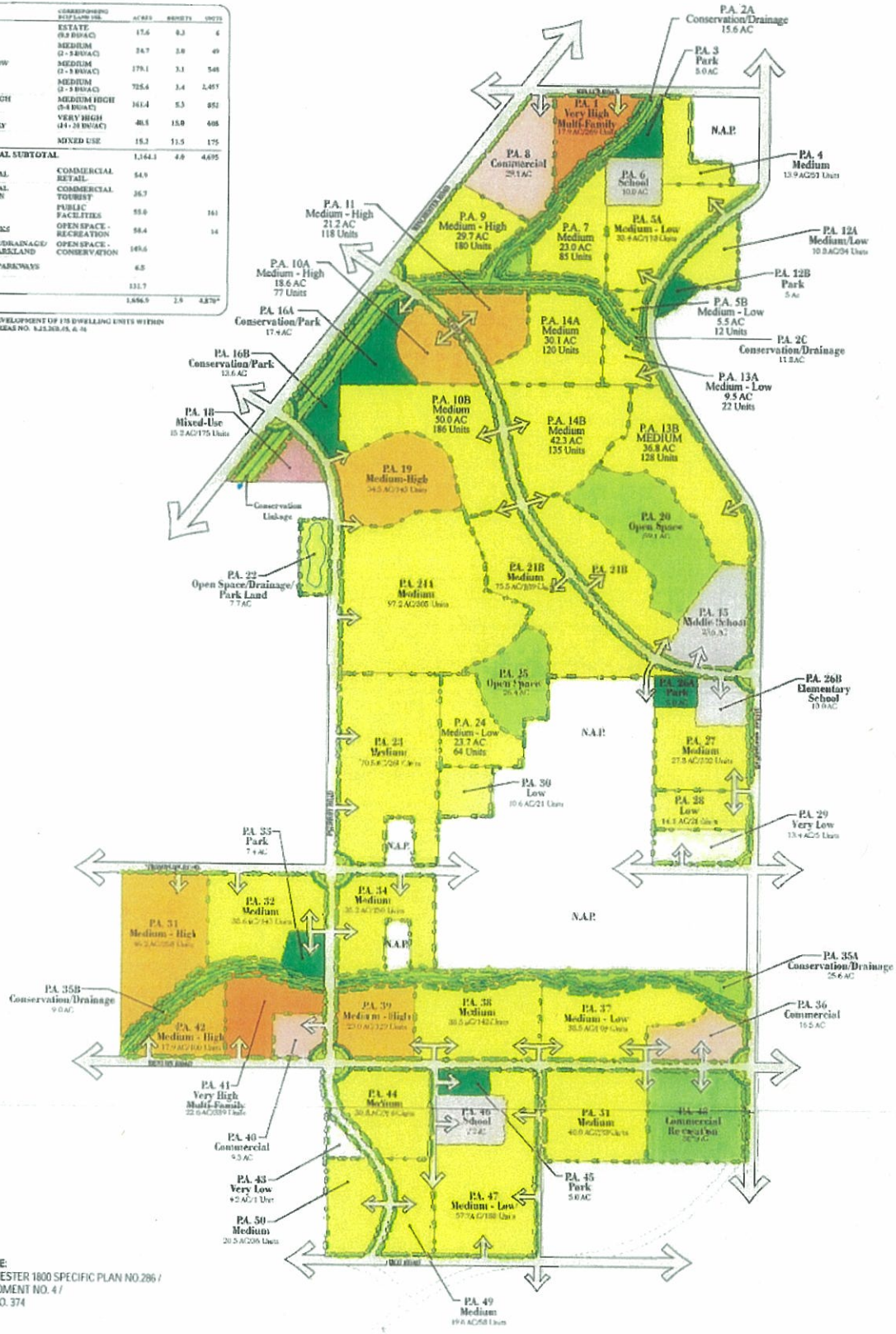
**COUNTY OF RIVERSIDE
 TENTATIVE TRACT
 MAP 33303**



STATISTICAL ABSTRACT

SPECIFIC PLAN LAND USE	COMPARISONING DEVELOPMENT	ACRES	UNITS	UNITS/ACRE
VERY LOW (1.0 BU/AC)	ESTATE (0-3 BU/AC)	17.6	8.3	4
LOW (2.0 BU/AC)	MEDIUM (0-3 BU/AC)	24.7	3.0	49
MEDIUM-LOW (3.0 BU/AC)	MEDIUM (0-3 BU/AC)	179.1	3.1	548
MEDIUM (4.0 BU/AC)	MEDIUM (0-3 BU/AC)	725.4	3.4	2,457
MEDIUM-HIGH (5.0 BU/AC)	MEDIUM HIGH (0-4 BU/AC)	141.4	5.3	852
VERY HIGH (6.0 BU/AC)	VERY HIGH (41-30 BU/AC)	46.5	15.0	405
MIXED USE	MIXED USE	15.2	11.5	175
RESIDENTIAL SUBTOTAL		1,144.1	4.0	4,695
COMMERCIAL	COMMERCIAL RETAIL	54.9		
COMMERCIAL	COMMERCIAL TOURIST	26.7		
SCHOOLS	PUBLIC FACILITIES	55.0		161
ACTIVE PARKS	OPEN SPACE - RECREATION	58.4		14
OPEN SPACE/DRAINAGE/CONSERV./BARRELAND	OPEN SPACE - CONSERVATION	149.6		
EXPANDED PARKWAYS		4.5		
ROADS		131.7		
TOTAL		1,866.9	2.0	4,870*

*INCLUDES DEVELOPMENT OF 175 DWELLING UNITS WITHIN PLANNING AREAS NO. 1, 2, 3, 13, & 14



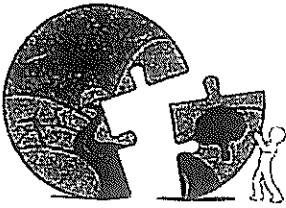
SOURCE:
WINCHESTER 1800 SPECIFIC PLAN NO.286/
AMENDMENT NO. 4/
E.I.R. NO. 374



Not to Scale

01-10-27 21 15-29638

WINCHESTER 1800
SP 286 AMENDMENT 5 / EIR 374
SPECIFIC PLAN LAND USE PLAN



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: CZ 07805 DATE SUBMITTED: 9/2005

APPLICATION INFORMATION

Applicant's Name: EPC HOLDINGS 781, LLC E-Mail: MBYER@RICHLANDINVESTMENTS.COM

Mailing Address: 3161 MICHELSON DR STE 425
IRVINE CA 92612
City State ZIP

Daytime Phone No: (949) 383 4137 Fax No: (949) 261 7016

Engineer/Representative's Name: ACS CONSULTING E-Mail: FRANK@ACSCONSULTINGINC.COM

Mailing Address: PO BOX 2252
TEMECULA CA 92593
City State ZIP

Daytime Phone No: (951) 757 5178 Fax No: (951) 225 9637

Property Owner's Name: -SAME AS APPLICANT- E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

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

Desert Office • 39686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

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.

EPC Holdings 781, LLC
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

EPC Holdings 781, LLC
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

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): 476-010-051

Section: 28 Township: 6S Range: 2W

Approximate Gross Acreage: 2.92

General location (nearby or cross streets): North of LAMBETH ST, South of KELLER RD, East of COVENTRY LN, West of WASHINGTON ST.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: P6899; GRID F3

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

CURRENT ZONING IS SP PER SP286, PA 4. PROPOSED
LAND USE IS MEDIUM DENSITY RESIDENTIAL. THE
ZONE CHANGE IS REQUIRED PER CONDITION OF
APPROVAL SO. PLANNING 003.

Related cases filed in conjunction with this request:

TR 33303

PROPERTY OWNERS CERTIFICATION FORM

I, Stella Spadafora certify that on September 12, 2013,

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


For APN (s) or case numbers CZ07805

Company or Individual's Name RCIT - GIS,

Distance buffered 600 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.

TITLE GIS Analyst Signature 

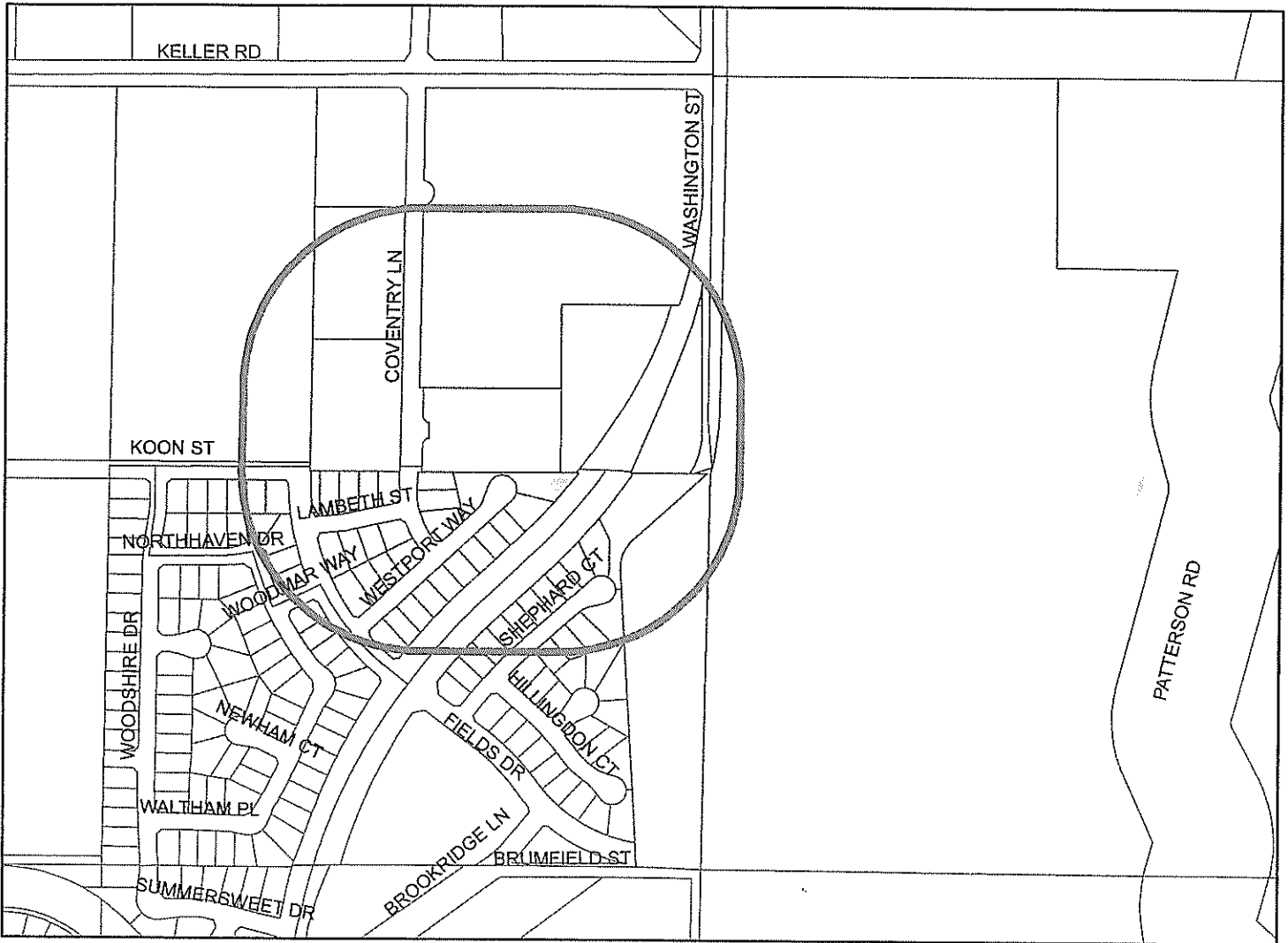
ADDRESS: 4080 Lemon Street, 10th Floor

Riverside, CA 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-3288

*checked by matt S
EFP Feb 12
2014*

CZ07805
(600 Feet Radius)



Selected Parcels

476-331-006	476-332-002	476-333-005	476-331-003	476-340-005	476-331-008	476-331-002	476-340-008	476-332-003	476-333-003
476-333-010	476-330-011	476-322-001	476-331-005	476-340-004	476-333-012	476-333-004	476-340-003	476-340-015	476-010-051
476-010-052	476-010-053	476-331-004	476-340-011	476-331-007	476-340-007	476-330-004	476-333-014	476-330-005	476-340-009
476-333-013	476-010-030	476-010-031	476-333-001	476-322-002	476-331-001	476-333-011	476-333-002	476-340-006	476-340-010
476-330-013	476-332-001	476-340-014	476-332-004	476-330-006	476-340-013	476-333-006	476-333-015	476-330-012	476-333-009
472-170-001	476-010-040	476-010-045	476-333-007	476-333-008	476-010-028	476-010-042	476-332-005	476-340-016	476-330-014
476-340-012									



500 250 0 500 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: 476010028, APN: 476010028
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 476330004, APN: 476330004
DONNA SOLOMAN, ETAL
32697 KOON ST
WINCHESTER, CA. 92596

ASMT: 476010030, APN: 476010030
HEATHER TUCKER, ETAL
32805 KELLER RD
WINCHESTER, CA. 92596

ASMT: 476330005, APN: 476330005
ERNESTINE ANDERSON, ETAL
32709 KOON ST
WINCHESTER, CA. 92596

ASMT: 476010031, APN: 476010031
ROBYN HOOKER, ETAL
32825 KELLER RD
WINCHESTER, CA. 92596

ASMT: 476330006, APN: 476330006
MARINA RESOLME, ETAL
351 PLAZA LOS OSOS
CHULA VISTA CA 91914

ASMT: 476010045, APN: 476010045
REGENT FRENCH VALLEY
C/O JEFF DINKIN
11990 SAN VICENTE STE 200
LOS ANGELES CA 90049

ASMT: 476330011, APN: 476330011
PEGGY LINDGREN, ETAL
718 GUAM CIR
BEAUFORT SC 29902

ASMT: 476010053, APN: 476010053
EPC HOLDINGS 781
3161 MICHELSON DR STE 425
IRVINE CA 92612

ASMT: 476330012, APN: 476330012
DERRICK BROWN, ETAL
34298 NORTHHAVEN DR
WINCHESTER, CA. 92596

ASMT: 476322001, APN: 476322001
ELIAH HUTCHINS, ETAL
34330 NORTHHAVEN DR
WINCHESTER, CA. 92596

ASMT: 476330013, APN: 476330013
MARTIN REYES
34306 NORTHHAVEN DR
WINCHESTER, CA. 92596

ASMT: 476322002, APN: 476322002
JENNIFER RELENTE
34338 NORTHHAVEN DR
WINCHESTER, CA. 92596

ASMT: 476330014, APN: 476330014
MARLA PITZEK, ETAL
34314 NORTHHAVEN DR
WINCHESTER, CA. 92596

ASMT: 476331001, APN: 476331001
JOHN TOTTEN
32756 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476331008, APN: 476331008
ANNA RICARDO
32757 LAMBETH ST
WINCHESTER, CA. 92596

ASMT: 476331002, APN: 476331002
BARRY BRYSMAN
32768 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476332001, APN: 476332001
KATRINA ROSS GREENBERG, ETAL
32764 LAMBETH ST
WINCHESTER, CA. 92596

ASMT: 476331003, APN: 476331003
NISHKE FOLAND, ETAL
32780 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476332002, APN: 476332002
BRIAN SPENCE, ETAL
32776 LAMBETH ST
WINCHESTER, CA. 92596

ASMT: 476331004, APN: 476331004
EVA HERNANDEZ
34279 COVENTRY LN
WINCHESTER, CA. 92596

ASMT: 476332003, APN: 476332003
ANGELA PETROSUIS, ETAL
32788 LAMBETH ST
WINCHESTER, CA. 92596

ASMT: 476331005, APN: 476331005
BIANKA RODRIGUEZ GAY, ETAL
34267 COVENTRY LN
WINCHESTER, CA. 92596

ASMT: 476332004, APN: 476332004
NICHOLAS GUERRE
32800 LAMBETH ST
WINCHESTER, CA. 92596

ASMT: 476331006, APN: 476331006
DEEPA SAENZ, ETAL
32781 LAMBETH ST
WINCHESTER, CA. 92596

ASMT: 476332005, APN: 476332005
SIENNA II AVANTE II
2900 ADAMS ST NO C25
RIVERSIDE CA 92503

ASMT: 476331007, APN: 476331007
BEVERLY CARLSON, ETAL
38353 ESPLENDIDA WAY
TEMECULA CA 92592

ASMT: 476333001, APN: 476333001
LYNNETTE VARGAS, ETAL
34252 COVENTRY LN
WINCHESTER, CA. 92596



ASMT: 476333002, APN: 476333002
MARISOL BRONSON, ETAL
34264 COVENTRY LN
WINCHESTER, CA. 92596

ASMT: 476333009, APN: 476333009
RAYMOND DELNEGRO
6647 GOLDEN WEST AVE
ARCADIA CA 91007

ASMT: 476333003, APN: 476333003
CALLE CORAL INV
5312 BOLSA AVE STE 200
HUNTINGTON BEACH CA 92649

ASMT: 476333010, APN: 476333010
CHRISTOPHER LOREDO
32821 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476333004, APN: 476333004
DIANA SILLIN
32689 COTTONWOOD RD
WINCHESTER CA 92596

ASMT: 476333011, APN: 476333011
KELLY SMITH
32809 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476333005, APN: 476333005
JUAN RODRIGUEZ, ETAL
32881 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476333012, APN: 476333012
CELINA WAINWRIGHT, ETAL
32797 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476333006, APN: 476333006
OTAVIS HALL
32869 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476333013, APN: 476333013
JASON FEUZ
32785 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476333007, APN: 476333007
MARIE FREDERICK, ETAL
32857 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476333014, APN: 476333014
ESMERALDA CERVANTES, ETAL
32773 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476333008, APN: 476333008
KIM BARRIGA, ETAL
32845 WESTPORT WAY
WINCHESTER, CA. 92596

ASMT: 476333015, APN: 476333015
MARIA SOTO, ETAL
32761 WESTPORT WAY
WINCHESTER, CA. 92596



ASMT: 476340003, APN: 476340003
 JUANITA RISELING, ETAL
 32852 SHEPHARD CT
 WINCHESTER, CA. 92596

ASMT: 476340010, APN: 476340010
 MARK EDGREN
 32936 SHEPHARD CT
 WINCHESTER, CA. 92596

ASMT: 476340004, APN: 476340004
 DAVID MILLER
 32864 SHEPHARD CT
 WINCHESTER, CA. 92596

ASMT: 476340011, APN: 476340011
 FH RANCH
 71175 AURORA RD
 DSRT HOT SPG CA 92241

ASMT: 476340005, APN: 476340005
 KARISSA HARRILL, ETAL
 32876 SHEPHARD CT
 WINCHESTER, CA. 92596

ASMT: 476340012, APN: 476340012
 ANGI ELLINGTON, ETAL
 32927 SHEPHARD CT
 WINCHESTER, CA. 92596

ASMT: 476340006, APN: 476340006
 BARBARA LUCERO, ETAL
 413 BONITA VALLE
 FALLBROOK CA 92028

ASMT: 476340013, APN: 476340013
 DAYRIN MAGADAN, ETAL
 32915 SHEPHARD CT
 WINCHESTER, CA. 92596

ASMT: 476340007, APN: 476340007
 FREDRICK AMOS
 207 VIA ORO VERDE
 FALLBROOK CA 92028

ASMT: 476340014, APN: 476340014
 MIRIAM HEATH
 1601 N SEPULVEDA BLV 562
 MANHATTAN BEACH CA 90266

ASMT: 476340008, APN: 476340008
 MARIA MAPLE, ETAL
 32912 SHEPHARD CT
 WINCHESTER, CA. 92596

ASMT: 476340015, APN: 476340015
 JOHN SANMIGUEL, ETAL
 32891 SHEPHARD CT
 WINCHESTER, CA. 92596

ASMT: 476340009, APN: 476340009
 RACHEL DUFFY, ETAL
 32924 SHEPHARD CT
 WINCHESTER, CA. 92596

ASMT: 476340016, APN: 476340016
 DOUGLAS DICKSON, ETAL
 34376 HILLINGDON CT
 WINCHESTER, CA. 92596



EPC Holdings 781
3161 Michelson Drive Suite 452
Irvine CA 92612

EPC Holdings 781
3161 Michelson Drive Suite 452
Irvine CA 92612

ACS Consulting
PO Box 2252
Temecula CA 92593

ACS Consulting
PO Box 2252
Temecula CA 92593



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

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

Project Title/Case No.: Change of Zone No. 7805

Project Location: In the unincorporated area of Riverside County, southerly of Keller Road, westerly of Washington Street, and easterly of Coventry Lane in the Southwest Area Plan

Project Description: Change of Zone No. 7805 is a proposal to formalize the planning area boundaries for Planning Area 4 of Specific Plan No. 286, the Winchester 1800 Specific Plan.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: EPC Investment Holdings 781 LLC

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (_____)
- Statutory Exemption (_____)
- Other: Exempt per section 15182

Reasons why project is exempt: Pursuant to CEQA section 15182, this Change of Zone is within a Specific Plan that has a previously prepared EIR dated after 1980, and that has not been subject to the provisions of CEQA Guidelines Section 15162 (requirements for a subsequent EIR). No further environmental documents are required.

Matt Straite 951-955-8631
County Contact Person *Phone Number*

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 3/15/10: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

Please charge deposit fee case#: ZCZ7805 -

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1309283

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: EPC HOLDINGS 781 \$50.00
paid by: CK 3000709
paid towards: CFG05995 CALIF FISH & GAME: DOC FEE
CFG FOR CZ07805
at parcel #: 32455 KELLER RD WINC
appl type: CFG3

By _____ Sep 27, 2013 16:20
MGARDNER posting date Sep 27, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No.:
 Area Plan: Eastern Coachella Valley
 Zoning District: Lower Coachella Valley
 Supervisorial District: Fourth
 Project Planner: Paul Rull
 Planning Commission: November 6, 2013

CHANGE OF ZONE NO. 7495
 TENTATIVE PARCEL MAP NO. 33490
 E.A. NO. 41300
 Applicant: Robert Mainiero

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7495 is a change from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5).

TENTATIVE PARCEL MAP NO. 33490 is a schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit.

The proposed project will subdivide the parcel so that each dwelling units will be located on a separate parcel. Guest homes are permitted as an accessory use to a main single family residence on the same parcel. The existing guest house has been conditioned to pull building permits requiring the conversion of the guest house to a single family residence, along with the payment of any associated development fees prior to recordation of the parcel map.

The property is located on the northwest corner of 57th Avenue and Desert Cactus Drive.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre), Community Development: Business Park (CD: BP), Open Space: Water (OS: W), Rural Community: Estates Density Residential (RC: EDR) (2 Acre Minimum) |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural 20 Acre Minimum (R-A-20) |
| 4. Proposed Zoning (Ex. #2): | Residential Agricultural 5 Acre Minimum (R-A-5) |
| 5. Surrounding Zoning (Ex. #2): | Residential Agricultural 10 Acre Minimum (R-A-10), Residential Agricultural 20 Acre Minimum (R-A-20), Residential Agricultural 20 Acre Minimum (R-A-20), Watercourse, Watershed & Conservation Areas (W-1) |
| 6. Existing Land Use (Ex. #1): | Single Family Residence and unpermitted Polanco park |
| 7. Surrounding Land Use (Ex. #1): | Single Family Residence and vacant |
| 8. Project Data: | Total Acreage: 10.1
Total Proposed Parcel: 2 |

Proposed Min. Parcel Size: 5.0 Gross acre
Schedule: H

9. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41300**, 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,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7495, amending the zoning classification for the subject property from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33490**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) of the Eastern Coachella Valley Area Plan.
2. The proposed subdivision with residential parcels each 5 acres in size is consistent with the Community Development: Medium Density Residential (CD: MDR) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre), Community Development: Business Park, Open Space: Water, and Rural Community: Estates Density Residential (RC: EDR) (2 Acre Minimum).
4. The zoning for the subject site is Residential Agricultural 5 Acre Minimum (R-A-5) with approval of the change of zone.
5. The project site is surrounded by properties which are zoned Residential Agricultural 10 Acre Minimum (R-A-10), Residential Agricultural 20 Acre Minimum (R-A-20), Residential Agricultural 20 Acre Minimum (R-A-20), and Watercourse, Watershed & Conservation Areas (W-1).
6. The proposed parcels comply with the Development Standards of the Residential Agricultural 5 Acre Minimum zone.
7. Similar residential uses have been constructed and currently exist in the project vicinity.
8. This project not located within a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

9. Environmental Assessment No. 41300 has identified that there are no potentially significant impacts associated with the project.
10. The proposed Change of Zone will make the zoning more consistent with the General Plan designation than its original zoning classification of Residential Agricultural 20 Acre Minimum (R-A-20). 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.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) Land Use Designation, and with all other elements of the Riverside County General Plan, and would not preclude future development to the density.
2. The proposed project is consistent with the Residential Agricultural 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with approval of the change of zone.
3. The proposed project is consistent with the Schedule H 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 clearly 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 (CVMSHCP).

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. March Joint Powers Authority Jurisdiction.
 - b. A Criteria Cell
 - c. A Tribal Land.
 - d. A General Plan Policy Overlay Area.
 - e. A Specific Plan.
 - f. A Zoning Overlay Area.
 - g. An Agricultural Preserve.
 - h. A High Fire Area.
 - i. A Sphere of Influence
 - j. A Fault Zone.
 - k. A County Service Area.

CHANGE OF ZONE NO. 7495 AND TENTATIVE PARCEL MAP NO. 33490

Planning Commission's Staff Report: November 6, 2013

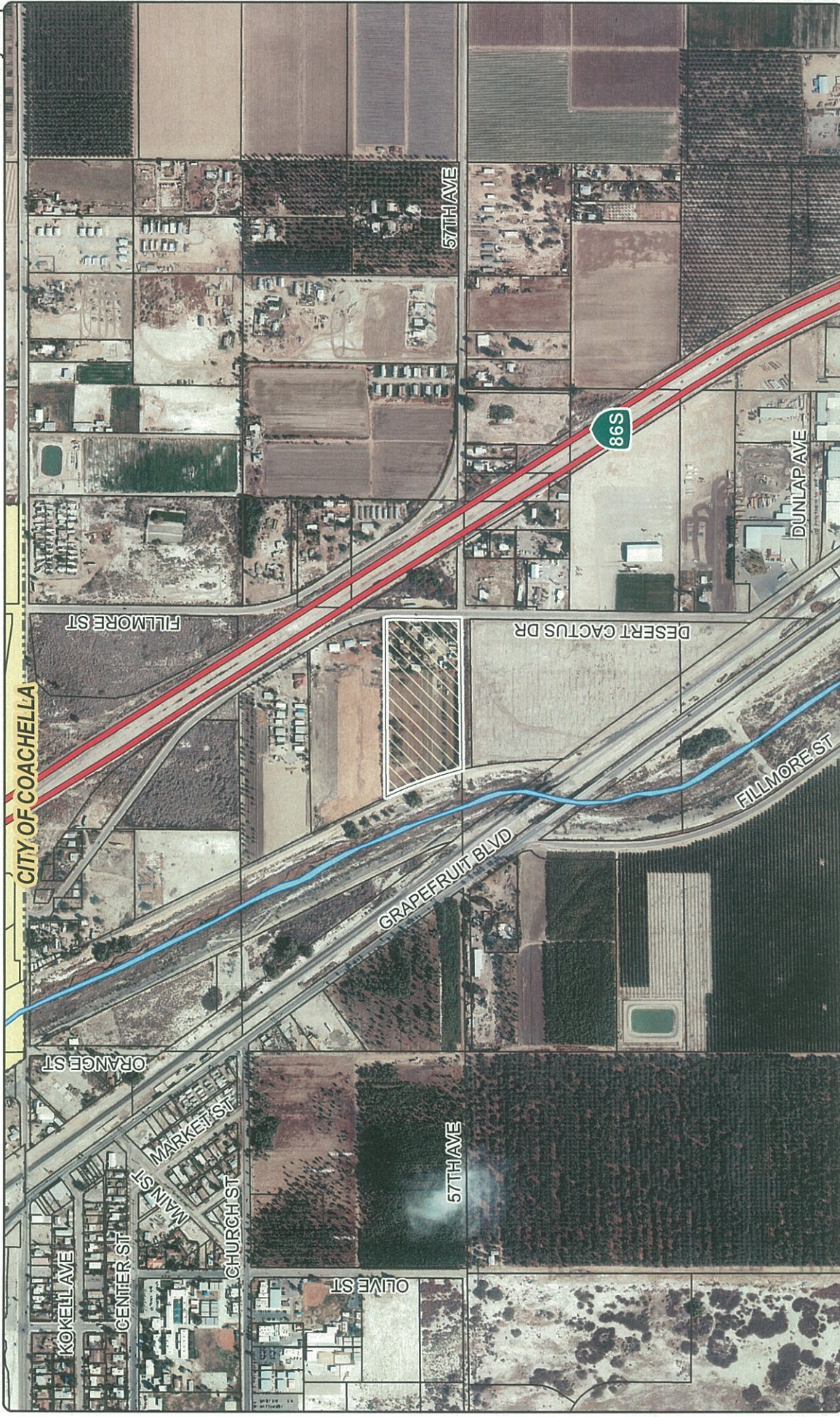
Page 4 of 4

- I. Zone B of Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar)).
3. The project site is located within:
 - a. A Flood Zone.
 - b. An Airport Influence Area or Airport Compatibility Zone D and E.
 - c. An area of High Liquefaction Potential.
 - d. An area Susceptible to Subsidence.
 - e. An area of High Paleontological Sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 757-080-016

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07495 PM33490
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 6/04/13
 Vicinity Map



Assessors Bk. Pg. 757-08
 Thomas Bros. Pg. 5531 H4
 Edition 2009

Zoning District: Lower Coachella Valley
 Township/Range: T6SR8E
 Section: 22

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) 985-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.alpha.co.riverside.ca.us/index.html>



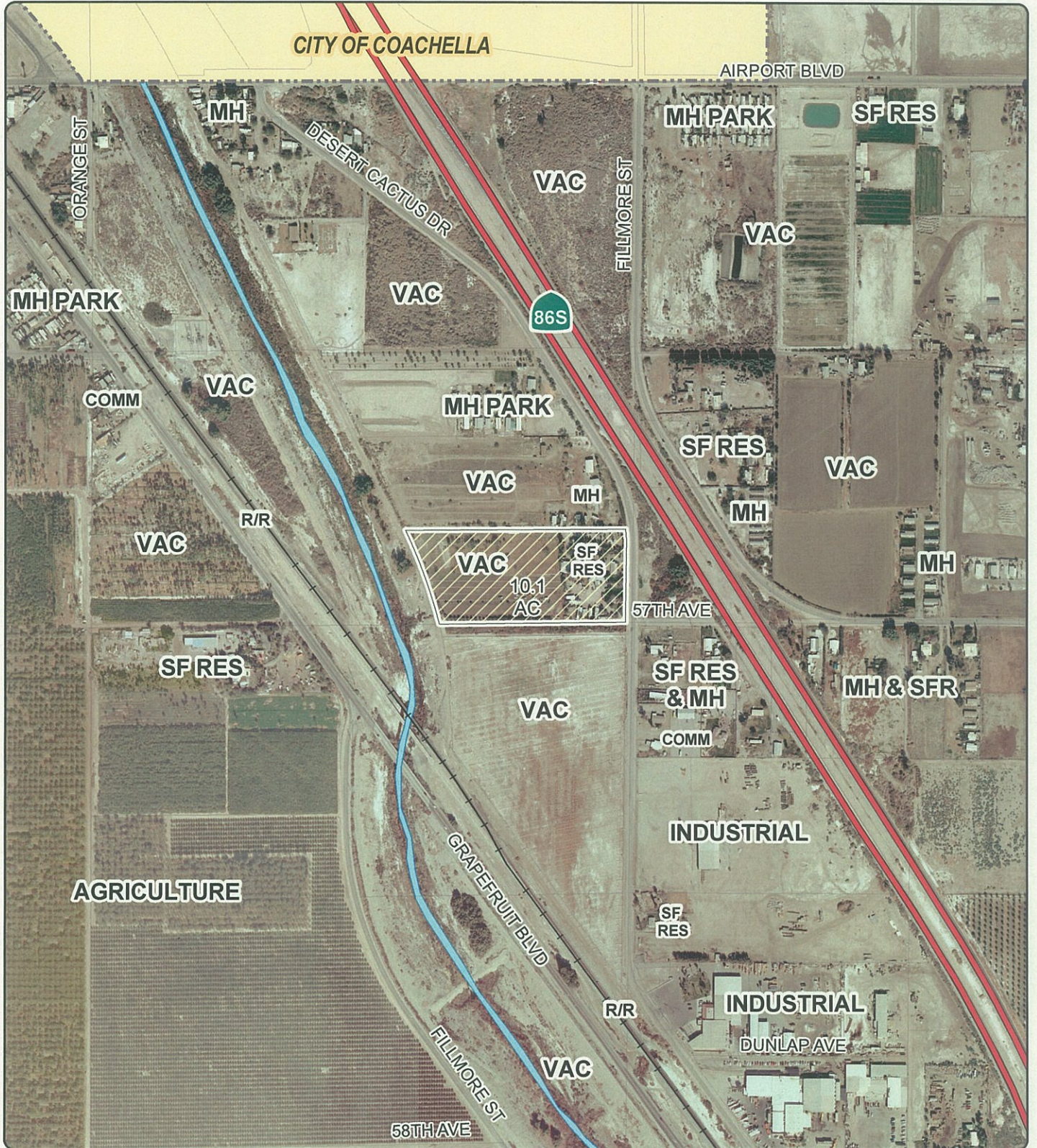
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07495 PM33490

LAND USE

Supervisor Benoit
District 4

Date Drawn: 6/04/13
Exhibit 1



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22

Assessors Bk. Pg. 757-08
Thomas Bros. Pg. 5531 H4
Edition 2009



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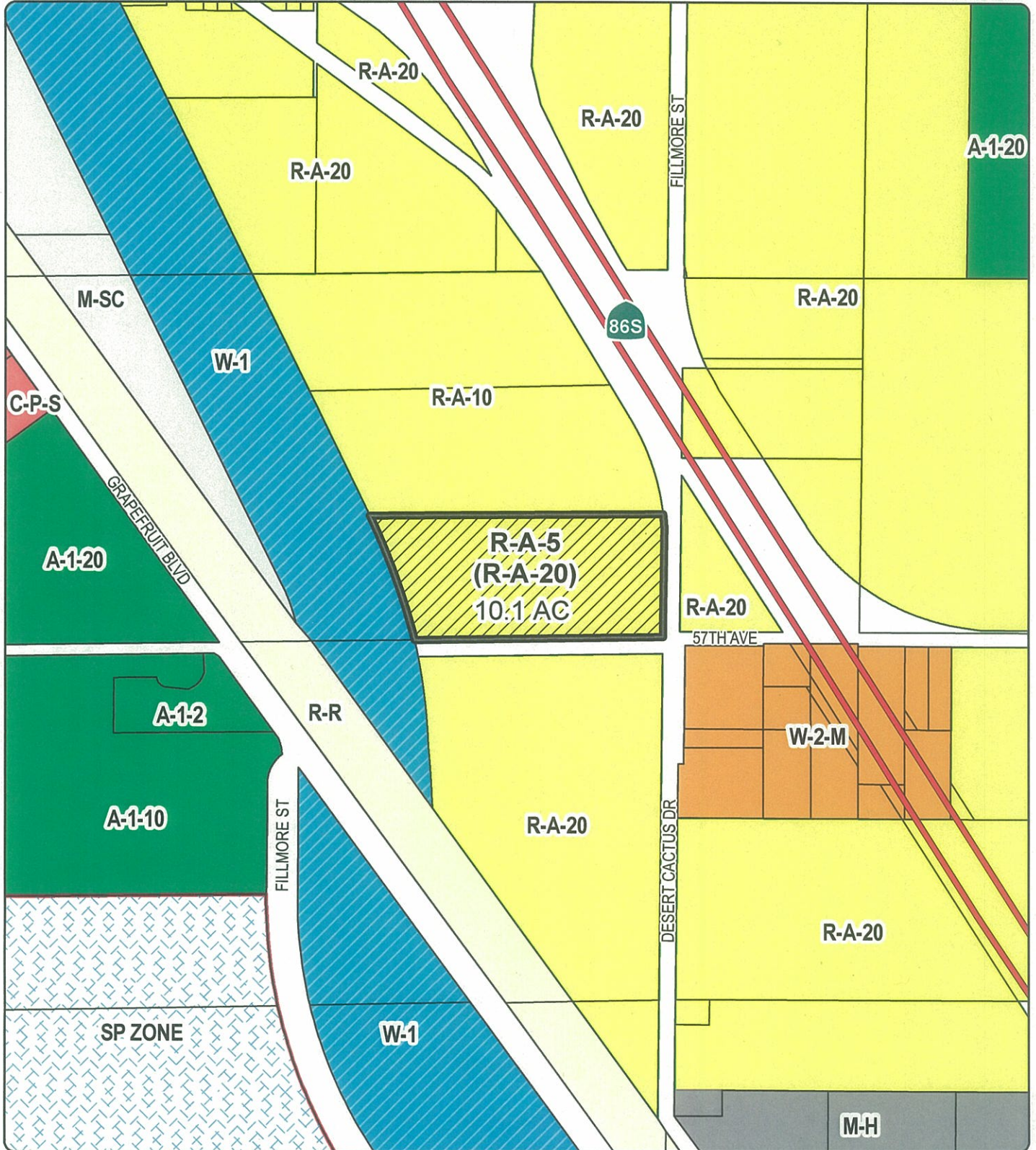
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07495 PM33490

PROPOSED ZONING

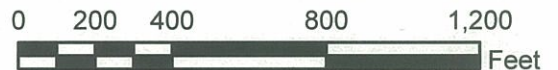
Supervisor Benoit
District 4

Date Drawn: 6/04/13
Exhibit 3



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22

Assessors Bk. Pg. 757-08
Thomas Bros. Pg. 5531 H4
Edition 2009



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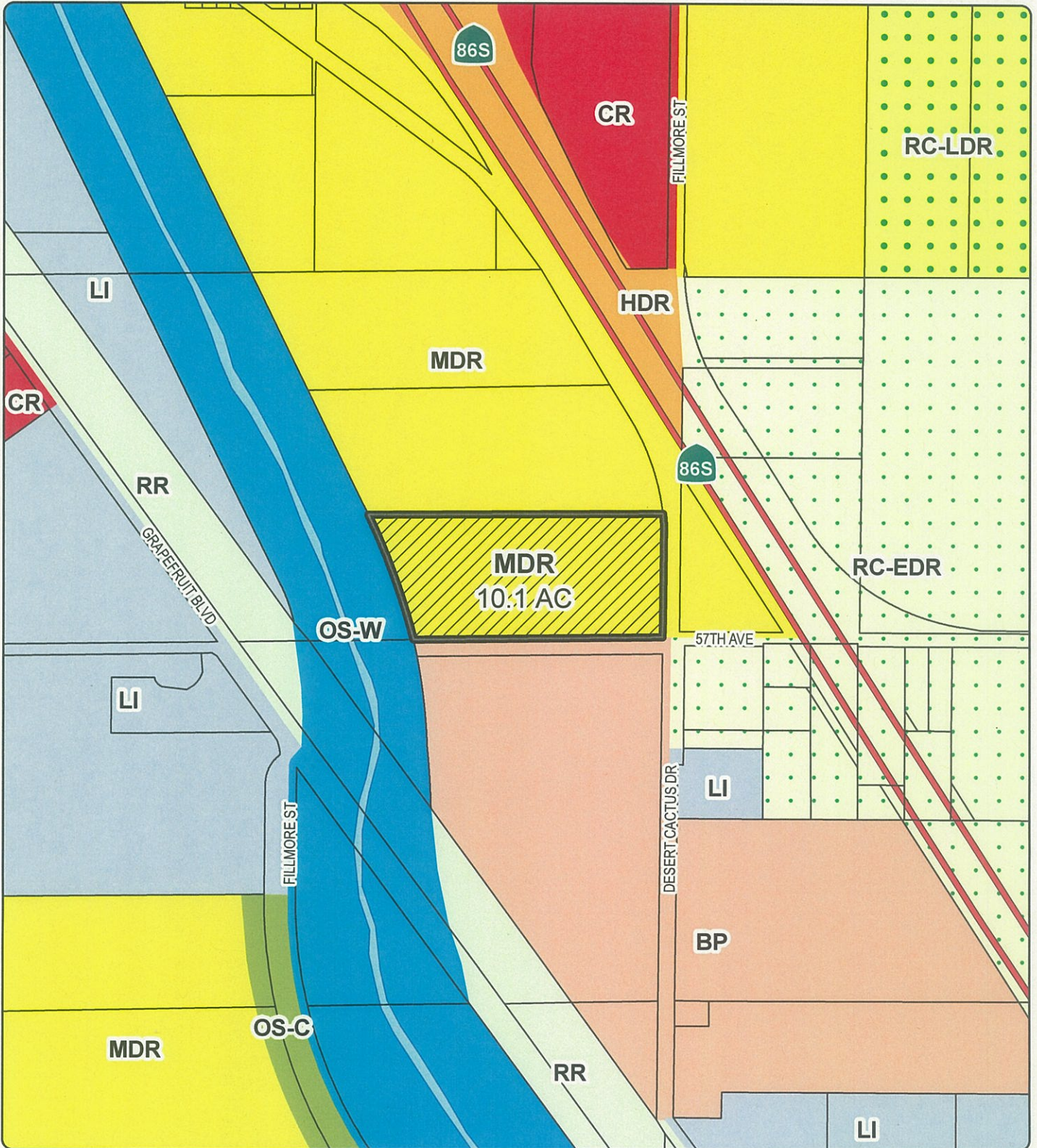
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07495 PM33490

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

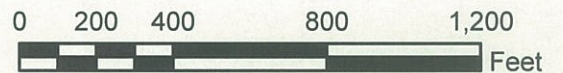
Date Drawn: 6/04/13
Exhibit 5



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22

Assessors Bk. Pg. 757-08
Thomas Bros. Pg. 5531 H4
Edition 2009

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NO.	REVISIONS	DATE
1	CONTRACT PREPARED AND REVIEWED BY PLANNER	
2	REVISIONS TO THE PLAN FOR COMMENTS	
3	REVISIONS TO THE PLAN FOR COMMENTS	
4	REVISIONS TO THE PLAN FOR COMMENTS	
5	REVISIONS TO THE PLAN FOR COMMENTS	
6	REVISIONS TO THE PLAN FOR COMMENTS	
7	REVISIONS TO THE PLAN FOR COMMENTS	
8	REVISIONS TO THE PLAN FOR COMMENTS	
9	REVISIONS TO THE PLAN FOR COMMENTS	
10	REVISIONS TO THE PLAN FOR COMMENTS	

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE
PARCEL MAP NO. 33490

INCLUDING
 CHANGE OF ZONE
 FROM R-10 TO R-11
 APRIL 2013
 SCHEDULE "H"

OWNERS
 JOSE C. AND MARIA MOTA
 THOMAS, CA. 92274
 (951) 794-9191

ENGINEER/APPLICANT
 ROBERT J. MANOVILO, P.E.
 PALM SPRINGS, CALIFORNIA 92533
 (951) 235-9494

GENERAL NOTES
 EXISTING LAND USE... FOR AGRICULTURE AND RELATED FACILITIES
 PROPOSED LAND USE... SAME
 EXISTING ZONING... R-10-5
 PROPOSED ZONING... R-11-5
 PROPOSED SEWAGE DISPOSAL SYSTEM... ON SITE
 CONFORMANCE WITH THE RIVERSIDE COUNTY FLOODPLAIN AND FLOODWAY DESIGNATION...
 COUNTY SERVICE AREA... NO. 123 STREETS AND LOTS
 CROSS AREA... 10.09 ACRES
 NET ACRES... 10.09 ACRES
 HYDROLOGIC MAP... USGS
 LOCATION POTENTIAL... HIGH
 THOMAS BIRD MAP (2005 EDITION)... PAGE 533 R/5
 NOT IN A SPECIFIC PLAN
 LEGAL DESCRIPTION
 THAT PORTION OF THE SOUTH 450 FEET OF THE SOUTHEAST QUARTER OF SECTION 22,
 TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO AND RIVERSIDE
 COUNTIES, CALIFORNIA, BEING MORE OR LESS THE FOLLOWING:
 COORDED THROUGH ANY PORTION LIND WITH VALDREZ STREET.

UTILITIES
 WATER... ON-SITE PRIVATE WELLS
 SEWER... ON-SITE SUB-SURFACE SEWAGE DISPOSAL SYSTEMS
 ELECTRIC... IMPERIAL IRRIGATION DISTRICT
 TELEPHONE... VERIZON TELEPHONE COMPANY
 GAS... SOUTHERN CALIFORNIA GAS COMPANY
 CABLE TV... THE WARRIOR CABLE
 SCHOOL DISTRICT... COACHELLA VALLEY SCHOOL DISTRICT
 (760)388-3654
 (760)332-1231
 (800)437-2000
 (760)345-1112
 (760)388-5137

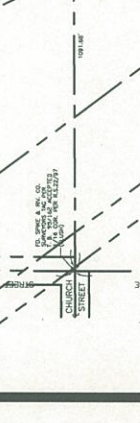
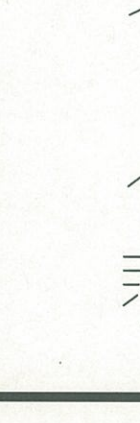
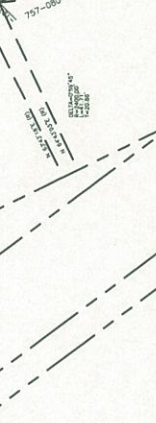
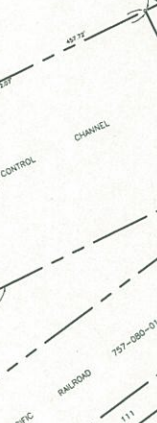
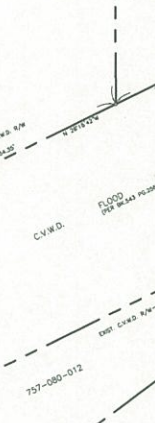
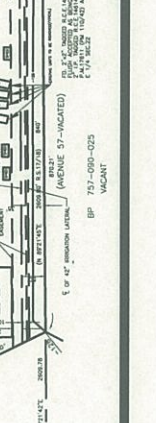
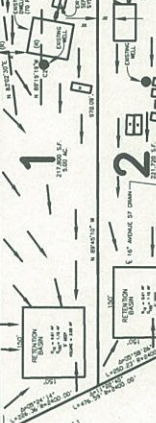
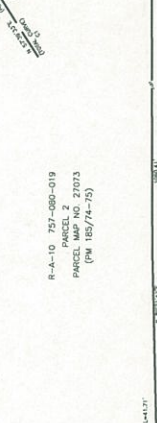
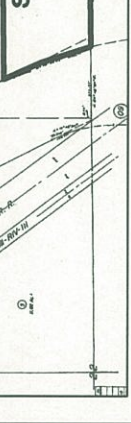
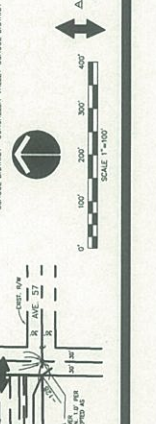
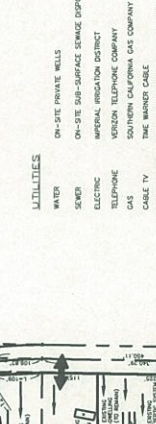
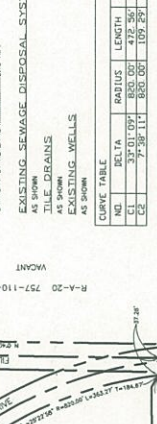
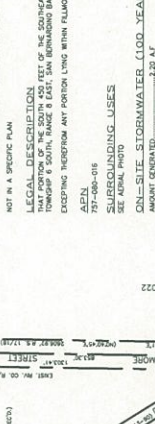
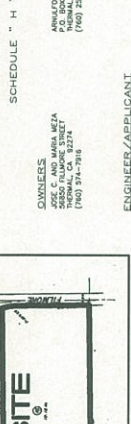
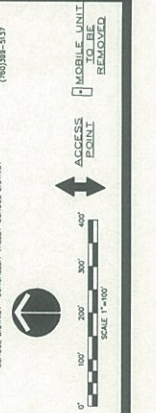
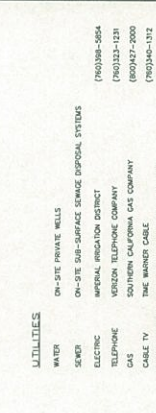
CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT
C1	37°01'09"	805.00'	492.56'	64.3' OH
C2	7°38'11"	363.00'	109.81'	24.74'

EXISTING WELLS
 AS SHOWN

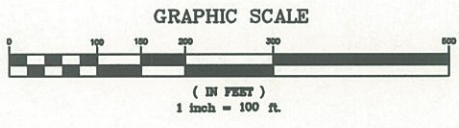
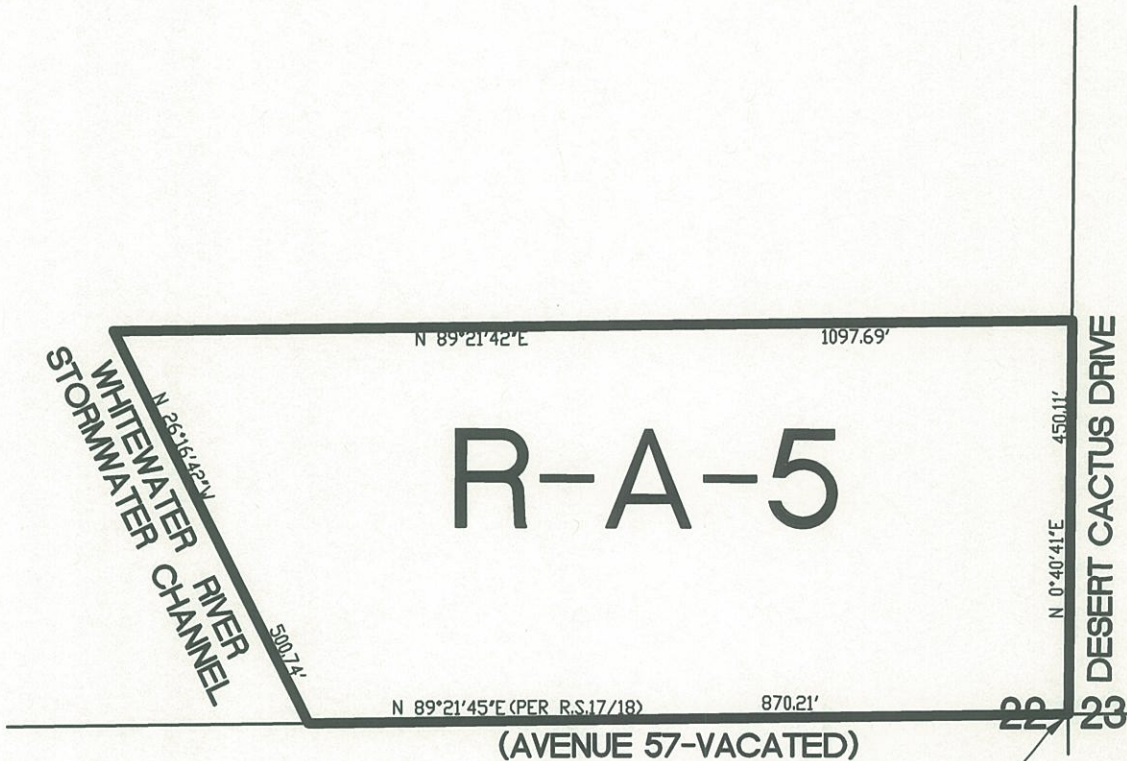
EXISTING SEWAGE DISPOSAL SYSTEMS
 AS SHOWN

EXISTING WELLS
 AS SHOWN



CASE #: PM33490 Amd.#1
DATED: 5/13/13
PLANNER: P. RULL

SECTION 22, T. 6 S., R. 8 E., S .B. M.



R-A-5 RESIDENTIAL AGRICULTURE(5-ACRE MINIMUM)

MAP NO.

CHANGE OF OFFICIAL ZONING PLAN
LOWER COACHELLA VALLEY
DISTRICT

CHANGE OF ZONE CASE NO. 07495
AMENDING ORDINANCE NO.
ADOPTED BY ORDINANCE N

JUNE , 2013

RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR'S PARCEL NO. 757-080-016

CASE #: CZ7495
DATED: 5/6/13
PLANNER: P. RULL

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41300
Project Case Type (s) and Number(s): Change of Zone No. 7495, Tentative Parcel Map No. 33490
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Robert Mainiero
Applicant's Address: P.O. Box 2410, Palm Springs, CA 92263

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7495 is a change from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 33490 is a Schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels, with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other parcel encompassing an existing guest dwelling unit.

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

C. Total Project Area: 10.1 gross acres

Residential Acres: 10.1	Lots: 2	Units: N/A	Projected No. of Residents: 7.4
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 757-080-016

E. Street References: Northwest corner of 57th Avenue and Desert Cactus Drive

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 22, Township 6 South, Range 8 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Eastern Coachella Valley Area Plan of the Riverside County General Plan. The surrounding properties include single family residences to the north and east, and vacant land to the south and west. The site currently contains exiting single family residence and Polanco park, and an existing guest dwelling unit and accessory structures. The topography of the project site is generally level.

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: Medium Density Residential (CD: MDR) (2 – 5 dwelling unit per acre) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with 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 all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area that has a high susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'H' subdivision of 10.1 gross acres into two (2) residential parcels with a five acre minimum lot size within the Residential Agricultural 5 acre minimum (R-A-5) proposed zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes) or indirectly (e.g. through the extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision. The proposed project meets all other applicable Housing Element policies with the approval of Change of Zone No. 7495.
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): Eastern Coachella Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2 – 5 dwelling units per acre)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Easter Coachella Valley Area Plan
2. **Foundation Component(s):** Community Development and Open Space

3. Land Use Designation(s):

To the North: Medium Density Residential (MDR) (2 – 5 dwelling units per acre)

To the South: Business Park (BP)

To the East: Medium Density Residential (MDR) (2 – 5 dwelling units per acre)

To the West: Open Space: Water

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

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural 20 Acre Minimum (R-A-20)

J. Proposed Zoning, if any: Residential Agricultural 5 Acre Minimum (R-A-5)

K. Adjacent and Surrounding Zoning:

To the North: Residential Agricultural 10 Acre Minimum (R-A-10)

To the South: Residential Agricultural 20 Acre Minimum (R-A-20)

To the East: Residential Agricultural 20 Acre Minimum (R-A-20)

To the West: Watercourse, Watershed & Conservation Areas (W-1)

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

5/29/13

Date

Paul Rull, Project Manager

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

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

Findings of Fact:

a) The Riverside County General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not 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
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a) The project site is located outside of the Palomar Observatory boundary and has no potential to interfere with nighttime use of the observatory. No impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will not create a new source of light as there is already the maximum number of existing dwellings on both of the proposed parcels. No new light sources are anticipated. Therefore, there is no impact.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of two residential lots, of which there are already two dwelling units. The amount of light that is created is consistent with existing levels and not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

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 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	<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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which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Findings of Fact:

a) The proposed project is designated as Other Lands, Urban-Built Up Land and Prime Farmland. However, even though a portion of the project site is designated Prime Farmland, the project will not be converting this area to a non-agricultural use. The project proposes a subdivision of the land which will not impact the current use of the Prime Farmland portion. Therefore, no impact will occur.

b) The project site is surrounded by large-lot single-family residential homes. The site is not located within an Agricultural Preserve. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, no impact will occur.

d) The project site 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. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b & c) The site has been used as single family residential, and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

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 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 Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. However, due to the fact that there are existing dwelling units on both proposed parcels; it is highly unlikely that any site preparation necessitating the use of grading equipment will occur. Therefore, no impact would occur.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

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 homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a two parcel subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California	<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
Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) Criteria Cell. A review was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present. The project site has had single-family buildings and activities for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as 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. Therefore, the impacts will be less than significant.

d-f) Although the site features no water bodies or waterways, it is adjacent to a Coachella Valley Water District Flood Control Channel on its western property line. The site contains no significant suitable habitat, as the entire site is actively used as single-family residential activities. Therefore the impacts will be less than significant.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the CVMSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak Trees on the site.

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 required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure OS-7, County Archaeologist Review, Project Application Materials,

Findings of Fact:

a) A Cultural Resource review by the County Archaeologist found no record of a historic site within the boundaries of the project site. The project will not alter or destroy a historic site. The project will have a less than significant impact.

b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. The proposed subdivision will not include any grading activities that could potentially expose historic resources and therefore monitoring is not recommended or required. A Cultural Resource review by the County Archaeologist has determined that the project will have a less than significant impact.

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

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-c) Based on the Cultural Resources review by the County Archaeologist, there is no possibility of archeological artifacts to be found on the project site. The proposed subdivision will not include any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading activities that could potentially expose archeological resources or disturb any human remains (as there are no cemeteries in the vicinity), and therefore monitoring is not recommended or required.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to RCLIS (GIS database) and reviewed by the County Geologist, the project site is located in an area that is designated as undetermined potential for paleontological sensitivity. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval Planning 60.PLANNING.5). The proposed subdivision will not include any grading activities that could potentially expose paleontological resources. Prior to any grading activities, monitoring would be required. However, since no grading activities is considered as part of this project, the impacts are less than significant.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones, GIS database, Geologist Comments

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of the aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Earth Systems Southwest's study, 2009

Findings of Fact:

a) According to RCLIS, there is a high potential for this site to be affected by seismically induced liquefaction. Based on the study prepared by Earth Systems Southwest's study, there is a high potential for soil liquefaction from a strong earthquake occurring along the San Andreas fault. The project has been conditioned that any modular structures should be designed and constructed as per the recommendations in the study (Conditions of Approval 10.PLANNING.03). Conditions of Approval 10.PLANNING.03 are not considered unique mitigation measures pursuant to CEQA. The project will have a less than significant impact.

Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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)

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2010) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

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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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:

a) The project site is generally flat and according to Figure S-5, the proposed project is not located within with slopes greater than 25%; and therefore no potential for landslides. The project site and surrounding area does not consist of rocky terrain and therefore the project is not subject to rock fall hazards. No impacts will occur as a result.

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) 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: On-site Inspection, 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) Based on a review by the County Geologist, the proposed project is not located within areas that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is less than significant impact.

Mitigation: No mitigation measures are required.

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: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The proposed subdivision will not include any grading activities, and therefore the project will have no impact to the existing topography.

b) The project will not cut or fill slopes greater than 2:1. The proposed subdivision will not include any grading activities, and therefore the project will have no impact.

c) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2010), 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: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, 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) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes (Condition of Approval. 10.BS GRADE. 4). However, the proposed subdivision will not include any grading activities, and therefore the project will have no impact on soil erosion or loss of topsoil.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) The area does not feature a sewer system. The residential structures ultimately resulting from this proposed land subdivision will require the use of individual septic tanks. This project will require the installation of a septic tank and leach lines. However, due to the large amount of acreage for the overall site; the installation of septic tanks will not cause significant environmental effects.

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?

b) Result in any increase in water erosion either on or off site?

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a-b) The project site is currently developed with existing an existing single-family residence and Polanco park and guest dwelling units. The proposed subdivision will not include any grading activities that would change the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, or result in the any increase in water erosion either on or off site, and therefore the project will no impact.

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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20. Wind Erosion and Blowsand from project either on or off site.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 project site lies within a high wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is consistent with the General Plan. Currently the existing small-scale residential development would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development associated with the current development does not exceed 2 primary units and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material beyond the use of typical household cleaners. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to 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. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

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, Airport Land Use Commission review

Findings of Fact:

a-d) The project site is located within Zone D and E of Jacqueline Cochran Airport Influence area. The project has been reviewed by the Airport Land Use Commission (ALUC) and they determined on September 23, 2008 that the proposed project is consistent with Jacqueline Cochran Airport Master Plan. ALUC recommendations have been added to the project's conditions of approval (10.PLANNING.26). The project will not result in an inconsistency with an Airport Master Plan.

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

Findings of Fact:

a) According to GIS, the project site is not located within a high fire area. No impacts will occur as a result of the proposed project.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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 receives minimal offsite runoff. Except for nuisance nature local runoff that may transverse portions of the property, the project is considered free from ordinary storm flood hazard. 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. The two proposed lots will receive potable water service from the Coachella Valley Water District (CVWD). Therefore, the project will have a less than significant impact.

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. The project is located adjacent to the Coachella Valley Stormwater Channel. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion (Condition of Approval 10.PLANNING.27). Therefore, the impact is considered less than significant.

e-f) The vacant portion of the project is located within a 100-year flood zone. The project will not place housing or structures 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. The project proposes no construction or grading activities. Furthermore, prior to any new construction or development, the developer shall require on-site retention of the incremental increase runoff from the 100-year storm (Condition of Approval 10.PLANNING.27). Therefore, the impact is considered less than significant.

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. Therefore, the impact is considered less than significant.

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: 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" 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) Since the project proposes no impervious surfaces, the existing absorption rates and the amount of surface runoff will not be affected. Therefore, no impact will occur.

c) The project site is located in an area susceptible to the impacts of the failure of levee or dam, Zone X protected by levee area. The project is adjacent to a Coachella Valley Water District Flood Control Channel on its western property line. The project site has historically and currently been utilized as a single family residence with a Polanco Park. The existing habitable buildings are located approximately 600 feet away from the edge of the channel closer to Desert Cactus Drive. The proposed project, a subdivision of 10.1 gross acres into two parcels, does not expose people or structures to risk of injury involving flood. Therefore, the impacts are considered to be less than significant.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows. Therefore, less than significant impacts to the amount of surface water are expected.

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

Source: Riverside County General Plan, GIS database, 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) The Tentative Parcel Map proposes a subdivision of 10.1 gross acres into two residential parcels with a minimum size of 5 gross acres. The subdivision is consistent with the Community Development Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) land use designation and surrounding area. The proposed change of zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5) is also consistent with its surrounding. The project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county boundary. No impact would occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is consistent with the standards for the Residential Agricultural 20 Acre Minimum (R-A-20) zoning with the approval of the proposed Change of Zone to Residential Agricultural 5 Acre Minimum (R-A-5). No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Residential Agricultural and Watercourse, Watershed and Conservation Areas. Therefore, the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by single family homes. The project is proposing five acre residential parcels which will be compatible with existing and future land uses in the area within the County.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Tentative Parcel Map proposes a subdivision of 10.1 gross acres into two residential parcels with a minimum size of five gross acres. This subdivision is consistent with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling unit per acre). This project is consistent with the policies of the General Plan.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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 checked="" type="checkbox"/>	<input 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) The proposed project is located within an area designates as MRZ-3a: "Areas where the available geologic information indicates that mineral deposits are likely to exist". However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would 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. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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.

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:

a-b) The project site is located within Zone D and E of Jacqueline Cochran Airport Influence area. The project has been reviewed by the Airport Land Use Commission (ALUC) and they determined on September 23, 2008 that the proposed project is consistent with Jacqueline Cochran Airport Master Plan. ALUC recommendations have been added to the project's conditions of approval (10.PLANNING.26). The project will not expose people to excessive noises. Therefore, impacts are considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

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.

32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA <input type="checkbox"/>	A <input checked="" type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, GIS database, County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

The proposed project has existing single family residence and Polanco park, and guest dwelling units onsite which is consistent with the surrounding existing neighborhood. No construction or grading will occur as part of this project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Exposure of persons to or generation of excessive	<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
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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

Findings of Fact:

a) The proposed project will not raise the current ambient noise levels in the area as the project site has already been developed and occupied with a single family residence and Polanco park, and guest dwelling unit which is the maximum number of homes permitted. The project proposes the creation of minimum 5-acre residential lots which are similar in intensity to properties in the vicinity. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project will not create any substantial temporary ambient noise levels during construction as there is no construction proposed as part of this project. Both proposed parcels contain existing single-family residences and driveway improvements have already been made. With no construction being proposed, there will be no temporary or periodic increase in ambient noise. Therefore, this impact is considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no 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"/>
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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"/>
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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"/>
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d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?	<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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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)?

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

Findings of Fact:

a) The proposed project site currently contains an existing single family residence and Polanco park, and guest dwelling unit. The map will not displace those living on the site. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

c) See 35a.

d) The project is located within the County's Redevelopment Project Area. However, since the site is developed with existing single family residence and Polanco park, and guest dwelling unit, the proposed subdivision will not significantly affect this project area. In addition, the project was transmitted to the County's Redevelopment Agency for comments dated March 22, 2007. The RDA provided a letter back with no comments. Therefore, impacts will be less than significant.

e) The project proposes the subdivision of 10.1 acres into two (2) residential parcels, which could equate to an increase to a total of seven persons¹. This population increase will not exceed official regional or local population projections.

f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

Source: Riverside County General Plan Safety Element

¹ According to 2010 United States Census Bureau data generation factor of 3.7

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

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.25). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not 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. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.25). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Schools

Source: 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) The Perris and Perris Union High School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING. 7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.25). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately seven persons to the area, it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Eastern Coachella Valley Area Plan. The project site is not located within a Community Service Area (CSA). Thus, impacts would not be considered significant.

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:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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?	<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 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 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 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, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

a) The proposed project will not increase vehicular traffic from existing levels as both proposed parcels already have existing single family residence, Polanco park and guest dwelling unit. The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c & d) The proposed project is located within an Airport Influence Area. The project will not change air or rail traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The design of the streets for the project includes no such features. Therefore, there is no impact.

f) The project will not cause an increase in the population of the area as there is an existing single-family residence and Polanco park and guest dwelling unit onsite. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

g) The project is located in a rural area with minimal residents. The project is located on a two-way local road. There is no construction proposed as part of this subdivision. Therefore no impact will occur.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby and designated bike trails. Therefore, there is no impact.

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?

b) Have sufficient water supplies available to serve

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Coachella Valley Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.

b) The proposed project will be served by the Coachella Valley Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

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?

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?

Source: Department of Environmental Health Review

Findings of Fact:

a) The project has existing onsite wastewater treatment systems that are connected to each dwelling unit. A C42 certification was submitted for each treatment system and was determined to be satisfactory by the County's Department of Environmental Health. There will be no new construction of wastewater treatment facilities. Therefore, no impact will occur.

b) The proposed project features onsite septic. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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)?	<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:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

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 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: Riverside County General Plan

Findings of Fact:

a,b,c) The project proposes no construction as there exists a single family dwelling and Polanco park, and guest dwelling unit onsite. Residences have existing connections to electricity, natural gas and communication systems. No construction is required to connect utilities to the existing homes. Therefore, no impact will occur.

d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. There will be no impacts to the surrounding areas.

e) Cumulative traffic impacts from the project will not result in the need for additional street lights. Should the Community Services District elect to require any street lights at the building permit stage,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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electricity is available at the project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

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) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

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

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

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)?

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?

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:

CAPCOA, CEQA and Climate Change, January 2008.

GIS: Riverside County Geographic Information System database.

WRCMSHCP: Western Riverside County Specie's Habitat Conservation Program, Adopted June 17, 2003.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County General Plan, Adopted October 7, 2003.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

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.

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PARCEL MAP Parcel Map #: PM33490

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33490 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33490, Amended No. 1, dated 5/13/13.

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 10.1 gross acres into two residential, with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and polanco park and the other parcel encompassing an existing guest dwelling unit.

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. 5 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

PARCEL MAP Parcel Map #: PM33490

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10. GENERAL CONDITIONS

10. EVERY. 5 MAP - HOLD HARMLESS (cont.) RECOMMND

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 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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Parcel Map No. PM 33490 proposes two retention basins as part of this subdivision. The grading of these basins will require a grading permit. 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.

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.

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10. GENERAL CONDITIONS

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. 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 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

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10. GENERAL CONDITIONS

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

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. 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. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

flood hazards, by a method acceptable to the Building & Safety Department 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 Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 20 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. 21 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought 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. 22 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.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK RECOMMND

The site plan and satellite photographs indicate numerous structures and mobile homes on the property, as well as septic systems and wells drilled. County records at this time indicate that no building permits for any of the buildings, structures, mobile homes, septic system installation, or drilled wells exist.

PRIOR TO MAP RECORDATION, the applicant shall obtain demolition permits for each mobile home, building

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK (cont.) RECOMMND

structure, septic tank etc... for the removal of any such items placed on the property without permit.

All demolition permits and verification of the removal of such items shall be done prior to recordation of the map.

Due to public safety concerns, please be aware that at no time shall any unpermitted mobile home, building or structure be occupied or in use for any reason until an approved final inspection of approval has been received by the building department.

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. 3 MAP-#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 500 feet of the driveway entrance as measured along approved vehicular travelways. Minimum fire flow shall be 500 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Parcel Map 33490 proposes to divide approximately ten acres into 2 parcels with waiver of the final map. The project is located northerly of 57th Ave, Southerly of 56th Ave, easterly of CVSWC and westerly of Fillmore St.

The site is located outside of the boundaries of the Riverside County Flood Control and Water Conservation District and flooding and drainage related issues and concerns are under the authority of another agency. The project is located within a Zone X protected by levee area.

The District does have jurisdiction over compliance with

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10. GENERAL CONDITIONS

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

the water quality requirements of the Regional Water Quality Control Board. However, there is no additional grading or other improvements which will increase the impervious area of the site are proposed. Therefore, no Water Quality Management Plan (WQMP) will be required by the District at this time.

The District does not object to this request.

PLANNING DEPARTMENT

10.PLANNING. 12 MAP - IF HUMAN REMAINS FOUND RECOMMND

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 reasonable 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. 13 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental 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 representative and the Planning Director to discuss the significance of

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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.

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. 14 MAP - GEO02133 RECOMMND

County Geologic Report (GEO) No. 2133, submitted for this project (PM33490), was prepared by Earth Systems Southwest and is entitled: "Limited Soils Engineering Report to Address Qualitative Assessment of Soil Liquefaction and Recommendations for Modular Structure Foundations, 56850 Desert Cactus Drive, APN 757-080-016; TPM 33490, Thermal, California, File No.: 10813-02, Doc. No.: 09-02-714", dated February 3, 2009. In addition, Earth Systems Southwest submitted "Addendum to Limited Soils Engineering Report to Address Qualitative Assessment of Soil Liquefaction and Recommendations for Modular Structure Foundations", dated June 1, 2009. This document is herein incorporated as apart of GEO02133.

GEO02133 concluded:

1.The probability for fault rupture across the site is extremely remote.

2.The site is likely to have a potential for soil liquefaction from a strong earthquake occurring along the San Andreas Fault.

3.The potential for rock fall hazards is nil.

4.The potential for differential ground subsidence is low.

GEO02133 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - GEO02133 (cont.) RECOMMND

1.The modular structures should be designed and constructed using the recommendations given in Earth Systems Southwest's February 3, 2009 report (minimum goal of life-safety).

2.Flexible utility connections should be used for water and gas lines where the lines enter the residence, able to accommodate lateral or vertical movement.

GEO02133 satisfies the requirement for a Geologic study for Planning /CEQA purposes. GEO02133 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. 15 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 H, unless modified by the conditions listed herein.

10.PLANNING. 16 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. 21 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural 5 Acre Minimum (R-A-5) zone.

10.PLANNING. 22 MAP - NO OFFSITE SIGNAGE RECOMMND

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

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10. GENERAL CONDITIONS

- 10.PLANNING. 22 MAP - NO OFFSITE SIGNAGE (cont.) RECOMMND
679.3 (Kiosk Program).
- 10.PLANNING. 24 MAP - ORD 875 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. 875, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 875 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 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. 25 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.

The fee shall be paid for each residential unit to be constructed within this land division. 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

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 26 MAP - ALUC CONDITIONS RECOMMND

1.Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655 (if applicable).

2.The following uses shall be prohibited:

- a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c) any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- d) any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- e) Children's schools, hospitals, and nursing homes.

3. The maximum elevation of any structure at top point shall not be less than 43 feet below sea level.

4. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

10.PLANNING. 27 MAP - CVWD CONDITIONS 9/17/12 RECOMMND

The applicant shall comply with all the requirements outlined in the Coachella Valley Water District letter dated September 17, 2012.

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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. 7 MAP - PREAMBLE 1 RECOMMND

The required improvements, as reflected in the following conditions, shall be completed or a Performance Security in lieu thereof shall be posted in accordance with Riverside County Ordinance No. 460, Article XVII prior to recordation of the final map. The improvements are required based on the following findings:

- a) The improvements are a necessary prerequisite to the orderly development of the surrounding area.
- b) The improvements are necessary for the public health and safety.

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10. GENERAL CONDITIONS

10.TRANS. 8 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 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 of the conditions shall be referred to the Transportation Department.

10.TRANS. 9 USE - ENCROCHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the county road right-of-way.

10.TRANS. 10 MAP- SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP- SOUTH VALLEY PARKWAY (cont.) RECOMMND

have the option of paying an estimated RBBD fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

10.TRANS. 11 MAP- FLOOD HAZARD REPORT 1 RECOMMND

This is a proposal to subdivide 10 acres into two (2) residential parcels. The project proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm event.

10.TRANS. 12 MAP- FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone C on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 13 MAP- FLOOD HAZARD REPORT 3 RECOMMND

The project proponent shall accept and properly dispose of all offsite drainage flowing onto or through the site. The project proponent will obtain approval from Riverside County Transportation Department regarding the offsite storm water diversion, channel design and related erosion control measures.

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.

10.TRANS. 14 MAP- RETENTION BASIN RECOMMND

The project proponent will need to construct retention basins on each of the parcels to retain 100 year storm flows that originate on the lots. The project proponent will obtain approval from Riverside County Transportation Department regarding the adequacy of the basin design. Design for retention basins for this area must consider high groundwater levels and clay soils.

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10. GENERAL CONDITIONS

10.TRANS. 15 MAP - PERP DRAIN PATT/FACILITY RECOMMND

Development of this property shall be coordinated with the development of adjacent properties. This may require the construction of temporary and/or permanent drainage facilities or offsite construction and grading.

10.TRANS. 16 MAP - 10-YR & 100-YR ST CONVEY RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

10.TRANS. 17 MAP - DRAINAGE PROTECTION RECOMMND

The project proponent shall protect downstream properties from damages caused by alteration of 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.

10.TRANS. 18 MAP - SLOPE PROTECTION RECOMMND

Approval of Change of Zone No. 7495 and TPM 33490 does not include any new construction or development. However, there may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 MAP - GUEST HOME CONVERSION RECOMMND

The applicant shall pull building permits for the conversion of the existing guest home to a single family residence within 2 weeks of Parcel Map No. 33490 being recorded as referenced in Conditions of Approval 50.PLANNING.25 and constructed soon after.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - NO WATER SYSTEM THERE INEFFECT

The following statement must be stamped on the recorded map in quarter inch high letters: No water system is provided for this Land Division as of the Date of Recordation of this Map.

50.E HEALTH. 4 QSP CERTIFICATION w/ PLOT PLAN RECOMMND

All existing septic systems shall be certified by a qualified service provider (i.e. C42, General A, C36 - refer to the Department of Environmental Health (DEH) Technical Guidance Manual). An original copy of this certification along with a detailed contoured plot plan wet signed by the qualified service provider shall be submitted to DEH for review.

50.E HEALTH. 5 MAP-UNPERMITTED TRAILERS RECOMMND

Unpermitted trailers to be removed and the septic systems which serve these trailers are to be abandoned under permit prior to map recordation (unpermitted trailers cross proposed property lines).

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. 2 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

B. All lots on the FINAL MAP shall have a minimum lot size of 5 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural 5 acre minimum zone, and with the Riverside County General Plan.

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.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7495 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

50.PLANNING. 4 MAP - REQUIRED CHANGE OF ZONE RECOMMND

The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - FEE BALANCE (cont.) RECOMMND
 shall be paid by the land divider and/or the land
 divider's successor-in-interest.

50.PLANNING. 25 MAP - GUEST HOUSE CONVERSION RECOMMND
 Prior to recordation, building plans for a guest home
 conversion to a single family residence must be submitted,
 paid for, reviewed and approved by the Building and Safety
 Department.

TRANS DEPARTMENT

50.TRANS. 5 MAP - IMPROVEMENTS RECOMMND
 Filmore Street (Desert Cactus Drive) is a County maintained
 road and shall be improved with asphalt concrete dikes
 located 20-feet from centerline and match up asphalt
 concrete paving or reconstruction as determined by the
 Transportation Department within a 30-foot half-width
 dedicated right-of-way.

50.TRANS. 6 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. 10 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 project boundaries at a
 grade and alignment as approved by the Riverside County
 Transportation Department. Completion of road improvements
 does not imply acceptance for maintenance by County.

50.TRANS. 13 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26 MAP - CORNER CUT-BACK I RECOMMND

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

50.TRANS. 31 MAP - UTILITY PLAN GP ROADS RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines located on a General Plan road, 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. 32 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating

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50. PRIOR TO MAP RECORDATION

50.TRANS. 32 MAP - SOUTH VALLEY PARKWAY (cont.) RECOMMND

cumulative impacts or as approved by the Transportation Department.

50.TRANS. 33 MAP-FINAL MAP DRAIN EASEMENT 1 RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. 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 Transportation Department prior to recordation of the final map. The project proponent shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed." The project proponent shall also delineate and record that all the drainage easement will be maintained by the property owner(s).

50.TRANS. 34 MAP-FINAL MAP DRAIN EASEMENT 2 RECOMMND

The minimum drainage easement width shall be 20-feet unless otherwise approved by the Director of Transportation.

50.TRANS. 35 MAP - UTILITY CLEARANCE 1 RECOMMND

There are existing Bureau of Reclamation and Coachella Valley Water District facilities not shown on the development plans. There may be conflicts with these facilities. Final map will not be approved or recorded until utility clearances have been completed with Coachella Valley Water District. The Bureau of Reclamation and Coachella Valley Water District facilities include but are not limited to lateral 99.8-0.51 and Avenue 57 E Drain.

50.TRANS. 36 MAP - UTILITY CLEARANCE 2 RECOMMND

This area is underlain with agricultural drainage lines. Stormwater runoff cannot be discharged into the agricultural drainage system.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 37 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Filmore Street (Desert Cactus Drive) and so noted on the final map, with the exception of one driveway per each lot as per Exhibit A, Amended No. 1, for safety of public traffic.

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 www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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. 11 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP - PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 15 MAP- PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 16 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 17 MAP - GRADING FOR BASINS RECOMMND

Parcel Map No. 33490 proposes 2 basins for the the 2 parcel subdivision. A grading permit is required for the basins unless otherwise reviewed and approved by another agency.

60.BS GRADE. 18 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- MBTA NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 2

- MBTA NESTING BIRD SURVEY

RECOMMND

The following condition shall be met prior to removal or disturbance of vegetation or any other potential nesting bird habitat. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5

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 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:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D.If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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 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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of this condition and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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.

60.PLANNING. 17 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from CVWD shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated 9/17/12.

60.PLANNING. 21 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 10.1 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. 22 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7495 has been approved and adopted by the Board of Supervisors and has been made effective.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBD) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBD is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBD. These additional studies will provide the basis for establishing the RBD fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBD fee once it has been established and adopted. In the event the RBD is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBD fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 2 MAP - 10-YR & 100-YR ST CONVEY RECOMMND

The 10-year storm flow shall be contained within the curb and 100-year storm Flow shall be contained within the public street right-of-way. In either situation the (Flow depth X Flow velocity) shall be less than or equal to 6. The typical street section shall be in accordance with Ordinance 460 and Ordinance 461.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 MAP - DRAINAGE SUBMIT PLANS 1 RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation Department for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 4 MAP - DRAINAGE SUBMIT PLANS 2 RECOMMND

The project proponent shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60.TRANS. 5 MAP - DRAINAGE SUBMIT PLANS 3 RECOMMND

Prior to approval of plot plans or issuance of grading permits associated with Change of Zone No. 7495 and Tentative Parcel Map No. 33490, the developer shall be required to pay fees and submit plans to Coachella Valley Water District as part of the hydraulic analysis review by Coachella Valley Water District for the concrete slope protection for the Coachella Valley Stormwater Channel. A portion of this area is adjacent to the right-of-way of the Coachella Valley Stormwater Channel. Coachella Valley Water District requests that the developer be required to install suitable facilities to prohibit access to this right-of-way. The developer shall obtain an encroachment permit from Coachella Valley Water District prior to any activity within the right-of-way of the Coachella Valley Stormwater Channel.

60.TRANS. 6 MAP - DRAIN EASEMENT MAINTENAN RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. 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 Transportation Department. The project proponent shall delineate and record all drainage easements to the benefit of the public and agencies for flood control purposes unless otherwise

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 MAP - DRAIN EASEMENT MAINTENAN (cont.) RECOMMND

agreed to by the Director of Transportation. The project proponent shall also delineate and record that the drainage easement will be maintained by the property owner(s).

60.TRANS. 7 MAP - RETENTION BASIN RECOMMND

The project proponent will need to construct retention basins on each of the parcels to retain 100-year storm flows that originate on the lots. The project proponent will obtain approval from Riverside County Transportation Department regarding the adequacy of the basin design. Design for retention basins for this area must consider high groundwater levels and clay soils.

60.TRANS. 8 MAP - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 MAP - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

An adequate/satisfactory detailed soils percolation testing conducted in accordance with the procedures outlined in the Riverside County Waste Disposal booklet entitled "Waste Disposal for Individual Homes, Commercial, and Industrial"

80.E HEALTH. 3 MAP - SEPTIC PLANS RECOMMND

A set of two detailed plan drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 MAP - SEPTIC PLANS (cont.) RECOMMND

is required to be submitted to the Department of Environmental Health.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

80.FIRE. 2 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

If no public water system exists condition map 50 A will apply.

Also a map or APN page showing the location of the fire hydrant and access to the property.

PLANNING DEPARTMENT

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Coachella Valley Unified District shall be mitigated in accordance with California State law.

80.PLANNING. 9 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.

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90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP-FEMA FORM APRVVL REQUIRED INEFFECT

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.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, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVVL 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:

1.Requesting a Precise Grade Inspection and obtaining

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL (cont.)

RECOMMND

precise grade approval from a Riverside County inspector.

2.Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

MAP - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

90.TRANS. 4

MAP - DRAINAGE IMPR COMPLETE

RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems shall be completed prior to occupancy.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson, Agency Director

Planning Department

Ron Goldman, Planning Director

DATE: **January 13, 2009**

EXHIBIT A, AMENDED NO. 1

TO: **BUILDING & SAFETY:
GRADING
TRANSPORTATION (2)
HEALTH DEPARTMENT (2)
FIRE PROTECTION
FLOOD CONTROL DISTRICT: CVWD
RIV. CO. PARKS
RIV. CO. GEOLOGIST
RIV. CO. ARCHAEOLOGIST
DESERT FILE/ CENTRAL FILE**

TENTATIVE PARCEL MAP NO. 33490 - EA No. 41300 –
Applicant: Robert J. Mainiero – Engineer/Representative: Robert J. Mainiero – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) – Location: Northerly of 57th Avenue, southerly of 56th Avenue, easterly of CVSWC, westerly of Fillmore Street – Zoning: Residential Agriculture (R-A-20) (20 Acre Min.) Zone – 10 Gross Acres – REQUEST: The tentative parcel map proposes to divide approximately ten acres into 3 parcels with waiver of the final map.
APN: 757-080-016
CONCURRENT CASE: CZ07495
RELATED CASES: NONE

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS **ASAP**.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Judy Deertrack, Project Planner at (760) 863-8277.

COMMENTS:

DATE: _____ SIGNATURE: _____
PRINT NAME: _____ TITLE: _____

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

TML: mcc

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

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
• Fax (951) 600-6145

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 26, 2013

TO

Riv. Co. Transportation Dept. - Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept. - Palm Desert

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

TENTATIVE PARCEL MAP NO. 33490, AMENDED NO. 1 - EA No. 41300 – Applicant: Robert J. Mainiero – Engineer/Representative: Robert J. Mainiero – Fourth/Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) – Location: Northerly of 57th Avenue, southerly of 56th Avenue, easterly of CVSWC, westerly of Fillmore Street – Zoning: Residential Agriculture (R-A-20) (20 Acre Min.) Zone – 10 Gross Acres – REQUEST: The tentative parcel map proposes to divide approximately ten acres into 2 parcels with waiver of the final map. APN: 757-080-016 **CONCURRENT CASE: CZ07495**

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 **LDC Comment Agenda on March 21, 2013** 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 **Paul Rull, (951) 955-0972**, Project Planner, or e-mail at **prull@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.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Pefer Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

September 17, 2012

File: 0163.1
0421.1
0721.1
060822-1

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501



Dear Mr. Rull:

Subject: Tentative Parcel Map No. 33490, Change of Zone 7495

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

Approval of Tentative Parcel Map No. 33490 and Change of Zone No. 7495 does not include any new construction or development. Therefore, slope protection is not required at this time. However, there may be erosion of the banks of the Coachella Valley Stormwater Channel during periods of unusual rainfall and discharge. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion.

Prior to approval of plot plans or issuance of grading permits associated with Tentative Parcel Map No. 33490 and Change of Zone No. 7495, the developer will be required to pay fees and submit plans to the District as part of the hydraulic analysis review by our consultant, Northwest Hydraulic Consultants, for the concrete slope protection for the Coachella Valley Stormwater Channel.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service. The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Sewers shall be designed and constructed so as to readily facilitate connection with an imminent future regional trunk sewer. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by CVWD prior to issuance of a building permit.

There are existing United States Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the County of Riverside to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the USBR facilities and associated right-of-way and provided the County of Riverside with written confirmation that there is no interference. The USBR conflicts include but are not limited to Lateral 99.8-0.51.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. We request the County of Riverside to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provide the County of Riverside with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Avenue 57 East Drains.

Paul Rull
Riverside County
Planning Department

3

September 17, 2012

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: See attached list

JC:\ch\eng\sw\12\TPM 33490



cc: Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Jose and Maria Meza
58-850 Filmore Street
Thermal, CA 92274

Arnulfo and Teresa Rodriguez
P.O. Box 820
Thermal, CA 92274

JC:cheng'sw\12\TPM 33490



REPORT LAND USE COM. ISSION

RIVERSIDE COUNTY RECEIVED

OCT 01 2008
Riverside County
Planning Department
Desert Office

September 23, 2008

CHAIR
Simon Housman
Rancho Mirage

Maurice Borrows

VICE CHAIRMAN
Rod Ballance
Riverside

Riverside County Planning Department - Palm Desert office

Mail Stop #4035

COMMISSIONERS

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

Arthur Butler
Riverside

File No.: ZAP1010TH08

Related File No.: CZ 07495 (Change of Zone) *CPM33490*

Robin Lowe
Hemet

APN: 757-080-016

John Lyon
Riverside

Dear Mr. Borrows:

Glen Holmes
Hemet

On September 11, 2008, the Riverside County Airport Land Use Commission (ALUC) found the above-referenced project CONSISTENT with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, pursuant to Policy 3.3.6 of the Countywide Policies section of the Riverside County Airport Land Use Compatibility Plan, based on the following findings of fact, and provided that the conditions stated herein are applied to the associated parcel map:

Melanie Fesmire
Indio

STAFF

Director
Ed Cooper

FINDINGS OF FACT:

John Guerin
Brenda Ramirez
Sophia Nolasco
Barbara Santos

1. The following factors, considered together, constitute extraordinary circumstances related to the terrain and specific location of the site, and the character of surrounding land uses:
 - a. A stormwater channel or wash is located directly adjacent to the site, between the site and the airport.
 - b. The site is located in a largely vacant or open area that is bounded by a railroad line on the west and State Highway Route 86 on the east, both of which are substantial noise sources.
 - c. The site lies well beyond the 55 dB(A) CNEL contour on Map JC-3 of the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, which depicts noise contours based on the ultimate activity levels at that airport pursuant to the adopted Master Plan.
 - d. The site is split by the boundary between Airport Zones D and E. It is located more than 6,000 feet from the runway and more than 1,500 feet from the extended runway centerline.

County Administrative Center
4080 Lemon St., 9th Floor,
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Airport Land Use Commission

Page 2

2. The land use will not result in a significant safety hazard for people on the ground or aircraft in flight because there is ample open area available in the vicinity for an emergency landing, including the adjacent flood wash and various public rights-of-way associated with the railroad line, roads, and highway.
3. The close proximity of the project site to a major highway and an active railroad line diminishes the impact of aircraft related noise on the property. The landowners, who are the current residents on the property, have testified that the noise from the railroad is considerably more noticeable than noise from aircraft at this location.

CONDITIONS (to be applied to the associated Parcel Map):

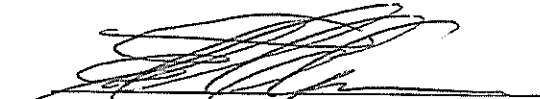
1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655 (if applicable).
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, hospitals, and nursing homes.
3. The maximum elevation of any structure at top point shall not be less than 43 feet below sea level.
4. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Airport Land Use Commission
Page 3

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JG:bks

Attachments: Notice of Airport in Vicinity

cc: ALUC Staff
Robert J. Mainiero
Jose and Maria Meza
Arnulfo and Teresa Rodriguez
Riverside County EDA – Aviation Division (Riverside office) – Attn.: Chad Davies
Riverside County EDA (Indio office) – Attn.: Colby Cataldi

Y:\ALUC\JCRA\ZAP1010TH08.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Profession Code 11010 12(A)

ROBERT J. MAINIERO, P.E.
Civil Engineering and Related Assistance
P.O. Box 2410
Palm Springs, CA 92263
(760) 413-7127 cell
(760) 778-6904 fax
psbob596@aol.com

December 16, 2008

Mr. Paul Clark, Senior Planner
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Re: *Withdrawal of Request for Waived Final Map*
Tentative Parcel Map No. 33490 - Schedule H
Previously Requested Waived Final Map
West Side of Cactus Drive/Fillmore Street
Northeast Quarter of Section 22, T6S, R8E, SBM
APN 757-080-016 10 Acres
Arnulfo B. and Teresa M. Rodriguez/Jose C. and Maria A. Meza

Dear Paul:

When this Tentative Parcel Map was originally submitted, a Waived Final Map was requested. However, after meeting with the Transportation Department and conferring with the subject property owners, it was decided that the request for a Waived Final Map should be withdrawn. Therefore, on behalf of the Meza Family members, I hereby request that the previous request for a Waived Final Map be withdrawn.

If you have any questions in regard to the above, or if you need any additional information or material, please do not hesitate to contact me.

Very truly yours,



Robert J. Mainiero, P.E.

cc: George Meza

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPM 33490/EA41300 DATE SUBMITTED: 3/6/07
2207495/05084675

APPLICATION INFORMATION

Applicant's Name: Robert J. Mainiero, P.E. E-Mail: rsb06596@aol.com

Mailing Address: P.O. Box 2410
Palm Springs, CA 92263
City Street State ZIP

Daytime Phone No: (760) 413-7127 Fax No: (760) 778-6904

Engineer/Representative's Name: SAME E-Mail: AS ABOVE

Mailing Address: SAME AS ABOVE
City Street State ZIP

Daytime Phone No: () _____ Fax No: () _____

Property Owner's Name: JOSE C. and MARIA A. MEZA E-Mail: ARNULFO B. and TERESA M. RODRIGUEZ

Mailing Address: 56850 Fillmore Street
Thermal, CA 92274
City Street State ZIP

Daytime Phone No: (760) 574-7916 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.

Robert J. Mainiero, P.E. Robert J. Mainiero
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.

Arnolfo Rodriguez, TERESA RODRIGUEZ Arnolfo Rodriguez, Teresa Rodriguez
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
JOSE G. MEZA, MARIA MEZA Jose G. Meza, Maria Meza
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): 757-080-016
Section: 22 Township: 6 South Range: 8 East
Approximate Gross Acreage: 10 Acres
General location (street address, cross streets, etc.): North of AVENUE 57, South of AVENUE 56, East of C.V.S.C., West of FILLMORE STREET
Thomas Brothers map, edition year, page number, and coordinates: 2005 5531 H/5

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 the 10 Acre parcel into
three parcels

SCHEDULE H - WAIVED FINAL MAP

Related cases filed in conjunction with this request:

CHANGE OF ZONE

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). Parcel Map No. 27073 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) MORE THAN ONE MILE

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) MORE THAN ONE MILE

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? NONE

Estimated amount of cut = cubic yards: NONE

Estimated amount of fill = cubic yards NONE

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export? N/A

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/20/2013,

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

APN (s) or case numbers Pm 33490 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

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

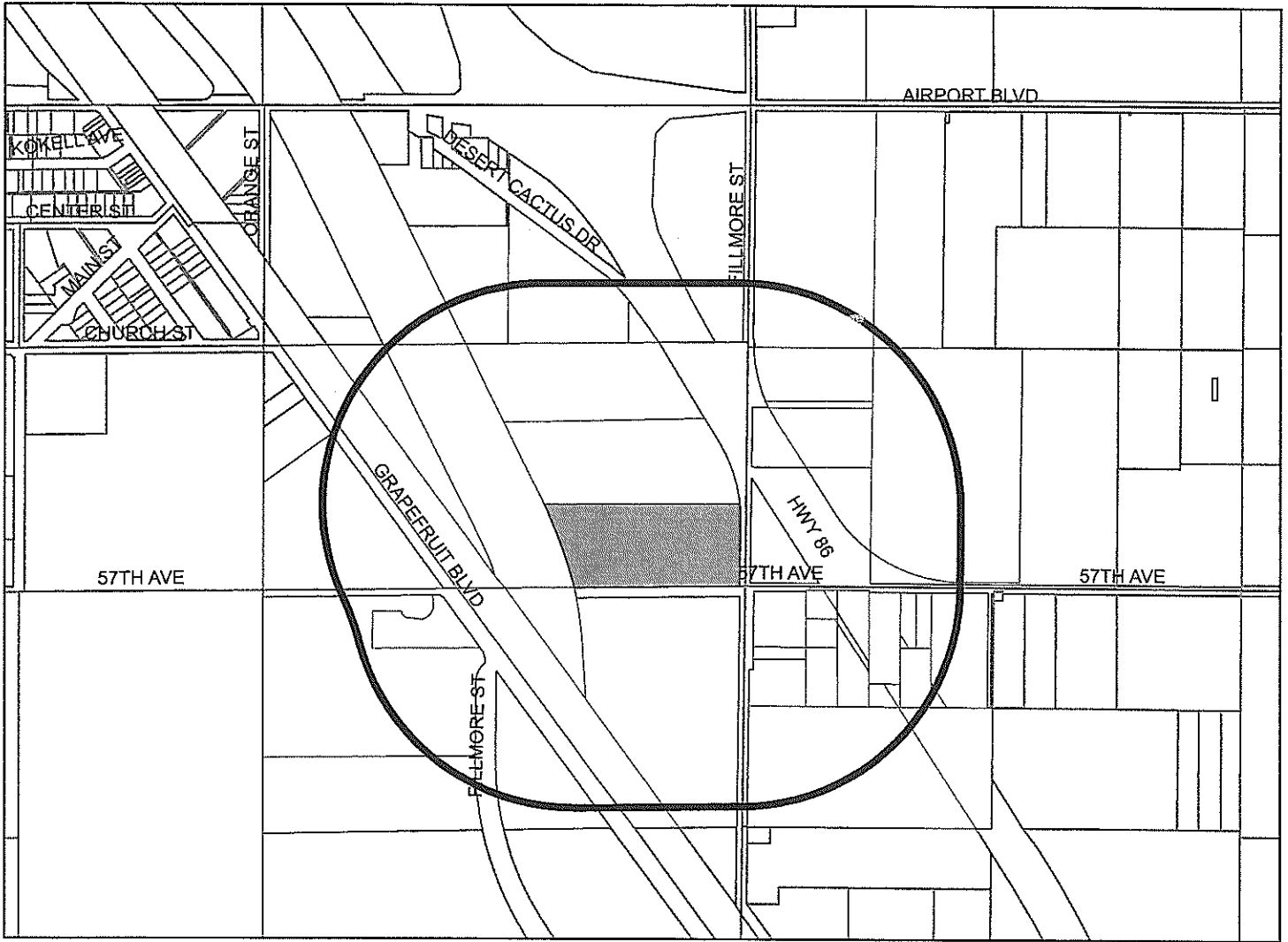
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PM33490 (1200 feet buffer)



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 757-100-002 | 757-070-052 | 757-100-015 | 757-080-016 | 757-090-025 | 757-140-049 | 757-080-005 | 757-090-022 | 757-070-020 | 757-080-011 |
| 757-090-012 | 757-090-014 | 757-080-012 | 757-090-020 | 757-140-057 | 757-140-021 | 757-070-037 | 757-110-029 | 757-110-023 | 757-140-043 |
| 757-080-018 | 757-090-024 | 757-140-020 | 757-140-004 | 757-070-015 | 757-140-036 | 757-070-031 | 757-110-027 | 757-140-047 | 757-110-025 |
| 757-140-030 | 757-140-045 | 757-140-051 | 757-110-031 | 757-080-013 | 757-090-015 | 757-100-016 | 757-110-022 | 757-110-026 | 757-110-032 |
| 757-140-016 | 757-140-033 | 757-140-042 | 757-140-044 | 757-140-046 | 757-140-048 | 757-140-050 | 757-140-052 | 757-140-055 | 757-080-019 |
| 757-140-058 | | | | | | | | | |



830 415 0 830 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: 757070015, APN: 757070015
JOSE GONZALEZ, ETAL
C/O JOSE G GONZALEZ
P O BOX 1408
THERMAL CA 92274

ASMT: 757090014, APN: 757090014
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 757070031, APN: 757070031
14093 COLLINS RANCH PL
SAN DIEGO CA 92130

ASMT: 757090015, APN: 757090015
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 757070037, APN: 757070037
GENARO PEREZ
74465 GOLETA AVE
PALM DESERT CA 92260

ASMT: 757090020, APN: 757090020
DOROTHY DUNLAP, ETAL
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649

ASMT: 757070052, APN: 757070052
AIRPORT 86 PARTNERS
STE 101
77933 LAS MONTANAS RD
PALM DESERT CA 92211

ASMT: 757090022, APN: 757090022
COCOPAH NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

ASMT: 757080016, APN: 757080016
TERESA RODRIGUEZ, ETAL
56850 DESERT CACTUS DR
THERMAL CA 92274

ASMT: 757090024, APN: 757090024
JOE CHAVEZ
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INDIO CA 92201

ASMT: 757080018, APN: 757080018
BERTHA CAMPOS, ETAL
56523 DESERT CACTUS DR
THERMAL, CA. 92274

ASMT: 757100002, APN: 757100002
MONA HALUM, ETAL
55600 PEBBLE DR
LA QUINTA CA 92253

ASMT: 757080019, APN: 757080019
RAFEAL MUNOZ, ETAL
2264 OAK CREST DR
PALM SPRINGS CA 92264

ASMT: 757100015, APN: 757100015
PAUL BABICH, ETAL
2249 HISTORIC DECATUR 79
SAN DIEGO CA 92106



ASMT: 757110022, APN: 757110022
STATE OF CALIF
C/O DEPT OF TRANS
P O BOX 85406
SAN DIEGO CA 92186

ASMT: 757140020, APN: 757140020
DONNA HUFF, ETAL
4626 DEON SE
SALEM OR 97301

ASMT: 757110023, APN: 757110023
HOUSING AUTHORITY COUNTY OF RIVERSIDE
C/O REAL PROPERTY DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 757140021, APN: 757140021
FRANCISCO FELIX
57080 DESERT CACTUS DR
THERMAL CA 92274

ASMT: 757110025, APN: 757110025
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THERMAL CA 92274

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82153 MILES
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P O BOX 85405
SAN DIEGO CA 92133

ASMT: 757110029, APN: 757110029
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56540 FILLMORE ST
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ASMT: 757140036, APN: 757140036
ANGELA AYALA, ETAL
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ASMT: 757110031, APN: 757110031
ROSA GARCIA
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ASMT: 757140043, APN: 757140043
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P O BOX 127
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ASMT: 757140004, APN: 757140004
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ASMT: 757140047, APN: 757140047
MARIANNITA AVILA
88051 AVENUE 57
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ASMT: 757140049, APN: 757140049
BELK HOLDINGS
P O BOX 24
COACHELLA CA 92236

ASMT: 757140050, APN: 757140050
STATE OF CALIF
C/O DEPT OF TRANSP DIST 11
P O BOX 84506
SAN DIEGO CA 92138

ASMT: 757140051, APN: 757140051
DAVID GARCIA, ETAL
1429 N CRESCENT
SAN BERNARDINO CA 92405

ASMT: 757140055, APN: 757140055
STATE OF CALIF
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464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 757140057, APN: 757140057
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P O BOX 1154
THERMAL CA 92277

ASMT: 757140058, APN: 757140058
YOLANDA CANTU
88345 57TH AVE
THERMAL, CA. 92274

Coachella Valley Unified School District
87-225 Church Street
P.O. Box 847
Thermal CA 92274

Thermal Community Council
Attn: Sergio Meza, Chairman
P.O. Box 1231

Coachella Valley Water District
85995 Avenue 52
Coachella CA 92236

Airport Land Use Commission
Attn: John Guerin
Mail Stop 1070

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85995 Avenue 52
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Attn: John Guerin
Mail Stop 1070

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Thermal CA 92274

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Arnulfo & Teresa Rodriguez
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Thermal CA 92274

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Palm Springs
CA 92263

Arnulfo & Teresa Rodriguez
56-850 Fillmore Street
Thermal CA 92274

Virginia Mojica
21461 Ellis Avenue
Perris CA 92570

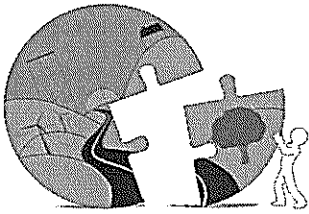
Love Engineering
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CA 92263

Arnulfo & Teresa Rodriguez
56-850 Fillmore Street
Thermal CA 92274

Robert Mainiero
P.O. Box 2410
Palm Springs
CA 92263

Arnulfo & Teresa Rodriguez
56-850 Fillmore Street
Thermal CA 92274



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. 7495 and Tentative Parcel Map No. 33490

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)

Robert Mainiero

Project Applicant

P.O. Box 2410 Palm Springs, CA 92263

Address

Northwest corner of 57th Avenue and Desert Cactus Drive

Project Location

A Change of Zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). A schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____ and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$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 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\PM33490\DH-PC-BOS Hearings\NOD Form.docx

Please charge deposit fee case#: ZEA41300 ZCFG04675 .

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7495 and Tentative Parcel Map No. 33490

Based on the Initial Study, it has been determined that the proposed project, 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: Paul Rull Title: Project Planner Date: June 3, 2013

Applicant/Project Sponsor: Robert Mainiero Date Submitted: March 6, 2007

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

The 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 Paul Rull, Project Manager at 951-955-0972.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM33490\DH-PC-BOS Hearings\Negative Declaration.docx

Please charge deposit fee case#: ZEA41300 ZCFG04675

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1300448

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: MAINIERO ROBERT J PE \$146.25
paid by: CK 1861
CFG FOR EA41300 (PM33490/CZ07495)
paid towards: CFG04675 CALIF FISH & GAME: DOC FEE
at parcel: 56850 FILMORE ST THER
appl type: CFG3

By _____ Feb 20, 2013 16:10
JCMITCHE posting date Feb 20, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$146.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1000641

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: MAINIERO ROBERT J PE \$133.50
paid by: CK 2151
CFG FOR EA41300 (PM33490/CZ07495)
paid towards: CFG04675 CALIF FISH & GAME: DOC FEE
at parcel: 56850 FILMORE ST THER
appl type: CFG3

By _____ Mar 09, 2010 12:05
JCMITCHE posting date Mar 09, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$133.50

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I0801559

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: MAINIERO ROBERT J PE \$1,876.75
paid by: CK 105
CFG FOR EA41300 (PM33490/CZ07495)
paid towards: CFG04675 CALIF FISH & GAME: DOC FEE
at parcel: 56850 FILMORE ST THER
appl type: CFG3

By _____ May 27, 2008 09:07
KHAFLIGE posting date May 27, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3.5
Area Plan: Temescal Canyon
Zoning District: Glen Ivy
Supervisory District: First/First
Project Planner: Matt Straite/ Dave Jones
Planning Commission: November 6, 2013

SURFACE MINING PERMIT NO. 139, REVISED
PERMIT NO. 1
Environmental Assessment No. 42476
Applicant: Mayhew Aggregates & Mine
Reclamation
Engineer/Representative: Todd Pendergrass

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Surface Mining Permit No. 139 Revision No. 1 (SMP00139R1) proposes to consolidate PP01828, RCL00106, and SMP00139; reduce permitted annual tonnage allowed from 5,000,000 to 2,000,000; reconfigure areas subject to mining activities on-site to include the existing slopes and setback areas located along the western and southern boundaries of the site; and extend the expiration date of the permits from January 2018 to December 31, 2068 (50-years). No changes in the existing approved mining and trucking method or intensity proposed. Further, the SMP proposes to construct an inert debris engineered fill operation (IDEFO) to be located within the limits of the SMP00139 mine site.

The project is located in the Temescal Valley Area Plan, more specifically it is located southerly of I-15, easterly of Glen Ivy Hot Springs, and westerly of the Sycamore Creek Specific Plan (SP256A2).

ISSUES OF POTENTIAL CONCERN:

Shared Slopes

As explained above, the project proposes to take existing man-made slopes between different mining permits and use the material within those slopes. Naturally, half of the existing slope is within the current project, SMP139, and the other half is in another permitted mine. Because the applicants cannot use the material within SMP139 without changing the slopes in the neighboring mine, a condition of approval has been added explaining that they cannot use the materials in those slope areas until the neighboring mining entitlements have been revised to reflect the removal of material from the neighboring entitlement (COA 70.Planning.1 for slopes shared by SMP133, and 70.Planning.2 for slopes shared by SMP143).

Access

Marti Road which provides access to a number of mining operations has already been vacated. Because this permit is requesting an extension, conditions of approval have been added to the project requiring the applicant to continue to provide viable access to the other mines through Marti Road former right of way until such time that access is no longer required. Additionally, an alternative access can be provided to the satisfaction of the Planning Director.

CEQA review of shared slopes

Because the modifications to the neighboring mine entitlements are required in order to permit the mining of these slopes in SMP139, the potential CEQA impacts of the total slope removal (use) needed to be reviewed. This was essential to address any potential of CEQA piecemealing. Therefore, the attached EAMND analyzes the full impacts of the entire slope removal (use).

Further, there are mitigation measures in the CEQA document (Mitigated Negative Declaration and Environmental Assessment No.42476) that were not made a condition of approval for SMP139R1 because it relates to the neighboring mine, SMP182 and 143, 150, and/or 202. However, the trigger for the mitigation measures (M-BI-1 and 4) is any revision to mines. Because any revision of SMP182 or

M.S. for D.M.

other mines contiguous to the project will tier off of the EA created for SMP139R1, the mitigation will be implemented with that project at the time those mines are revised.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Open Space: Mineral Resources (OS-MIN) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Open Space: Mineral Resources (OS-MIN) to the south, west and north, Open Space: Conservation (OS-C) to the east. |
| 3. Existing Zoning (Ex. #2): | Mineral Resources and Related Manufacturing (M-R-A). |
| 4. Surrounding Zoning (Ex. #2): | Mineral Resources and Related Manufacturing (M-R-A) to the south, and west, Specific Plan (SP) to the north and east, Manufacturing, Service Commercial (M-SC) to the north. |
| 5. Existing Land Use (Ex. #1): | Mining |
| 6. Surrounding Land Use (Ex. #1): | Single Family residential to the north and east, open space and resort to the west, open space to the south. |
| 7. Project Data: | Total Acreage: 215 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42476**, 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. 139 REVISED NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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 Open Space: Mineral Resources (OS-MIN) on the Temescal Area Plan.
2. The proposed use, surface mining, is a permitted use in the in the Open Space: Mineral Resources (OS-MIN) designation.
3. The project site is surrounded by properties which are designated Open Space: Mineral Resources (OS-MIN) to the south, west and north, Open Space: Conservation (OS-C) to the east.
4. The zoning for the subject site is Mineral Resources and Related Manufacturing (M-R-A).

5. The proposed use, surface mining, is a permitted use, subject to approval of a Surface Mining Permit in the Mineral Resources and Related Manufacturing (M-R-A).
6. The proposed use, surface mine, is consistent with the development standards set forth in the Mineral Resources and Related Manufacturing (M-R-A) zone.
7. The project site is surrounded by properties which are zoned Mineral Resources and Related Manufacturing (M-R-A) to the south, and west, Specific Plan (SP) to the north and east, Manufacturing, Service Commercial (M-SC) to the north.
8. Similar mining uses have been constructed and are operating in the project vicinity.
9. This project is located within Criteria Area 3348 of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such was required to complete the HANS review. This project fulfills those requirements.
10. This project is within the City Sphere of Influence of Corona.
11. This land division is located within a very high fire hazard severity zone.
12. This surface mine has been designed so that the project is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
13. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
14. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by requiring road standards for fire equipment access, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use, and fuel brakes and green belts.
15. Environmental Assessment No. 42476 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. 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.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Mineral Resources (OS-MIN) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Mineral Resources and Related Manufacturing (M-R-A) 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 project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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 County Service Area (CSA);
 - b. A dam inundation area;
 - c. An area drainage plan;
 - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - e. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The city of Corona sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A fault area;
 - d. An area of low to moderate liquefaction; and,
 - e. A high fire area.
4. The subject site is currently designated as Assessor's Parcel Numbers 290-060-043, 290-110-012, -015, -017, -019, -024, -025.

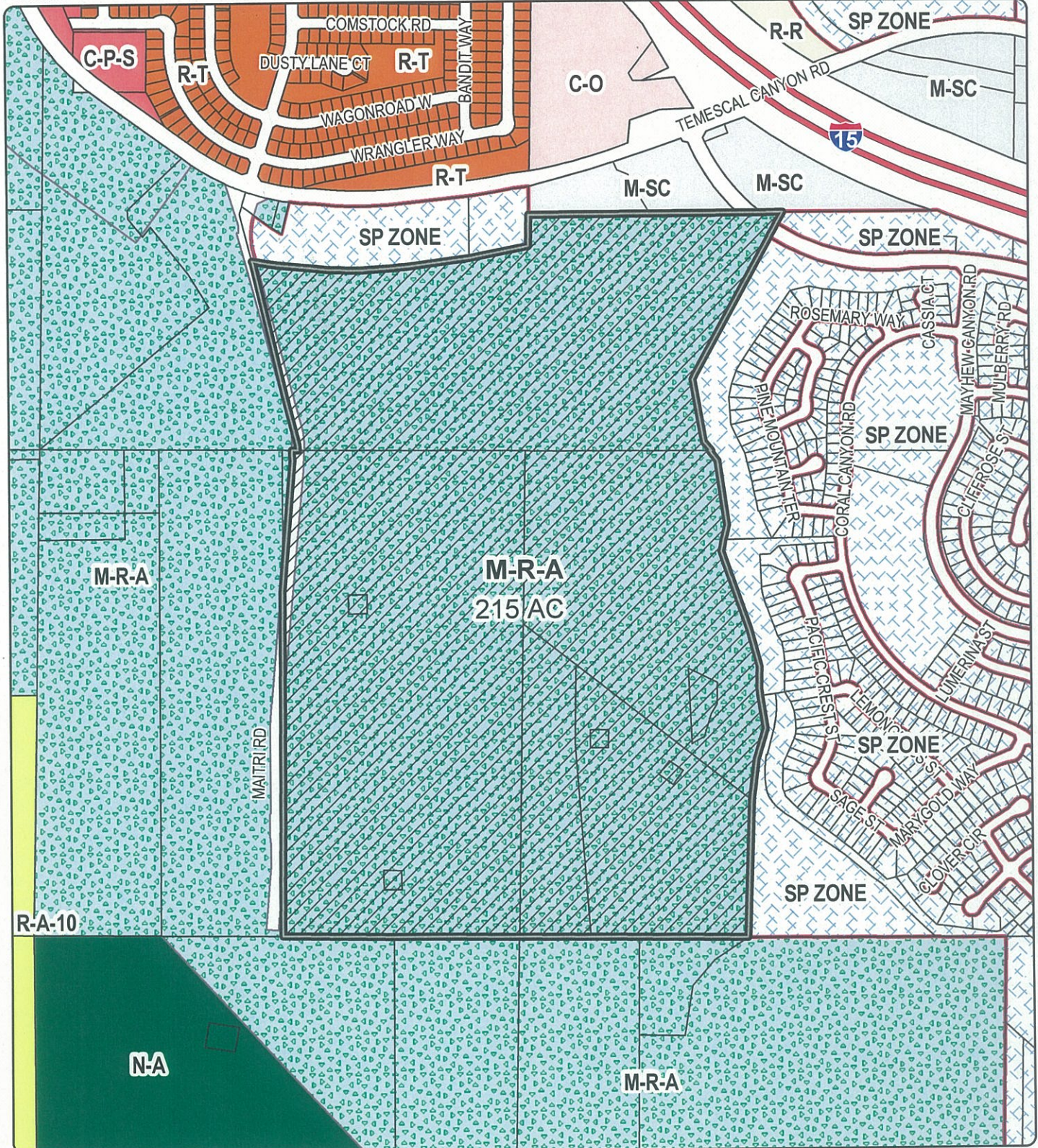
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00139R1

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 7/30/13
Exhibit 2



Zoning Area: Glen Ivy
Township/Range: T5SR6W
Section: 2, 11



Assessors Bk. Pg. 290-06, 11
Thomas Bros. Pg. 834 F1
Edition 2009



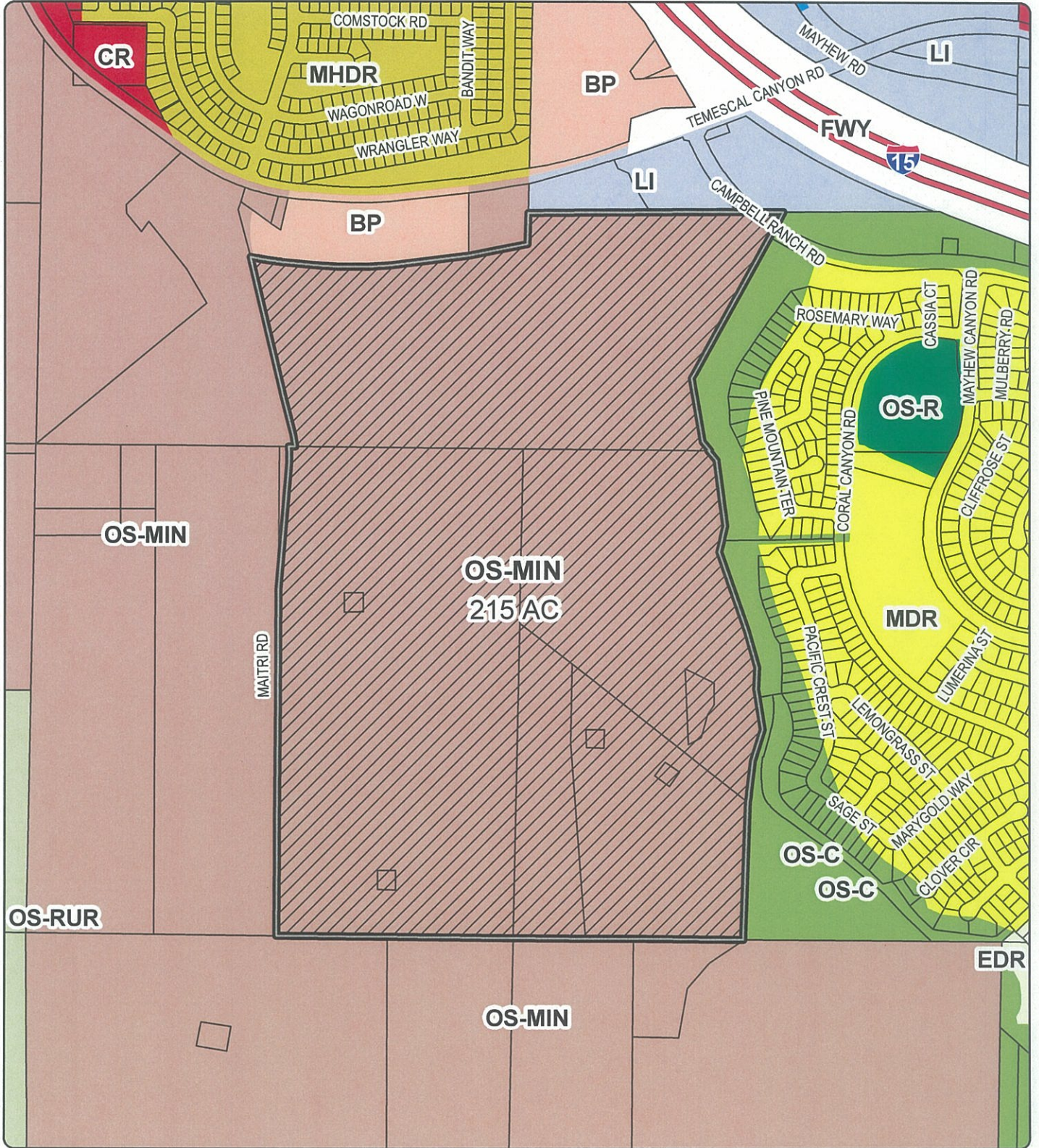
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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
SMP00139R1

Supervisor Jeffries
 District 1

EXISTING GENERAL PLAN

Date Drawn: 7/30/13
 Exhibit 5



Zoning Area: Glen Ivy
 Township/Range: T5SR6W
 Section: 2, 11



Assessors Bk. Pg. 290-06, 11
 Thomas Bros. Pg. 834 F1
 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.lima.co.riverside.ca.us/index.html>



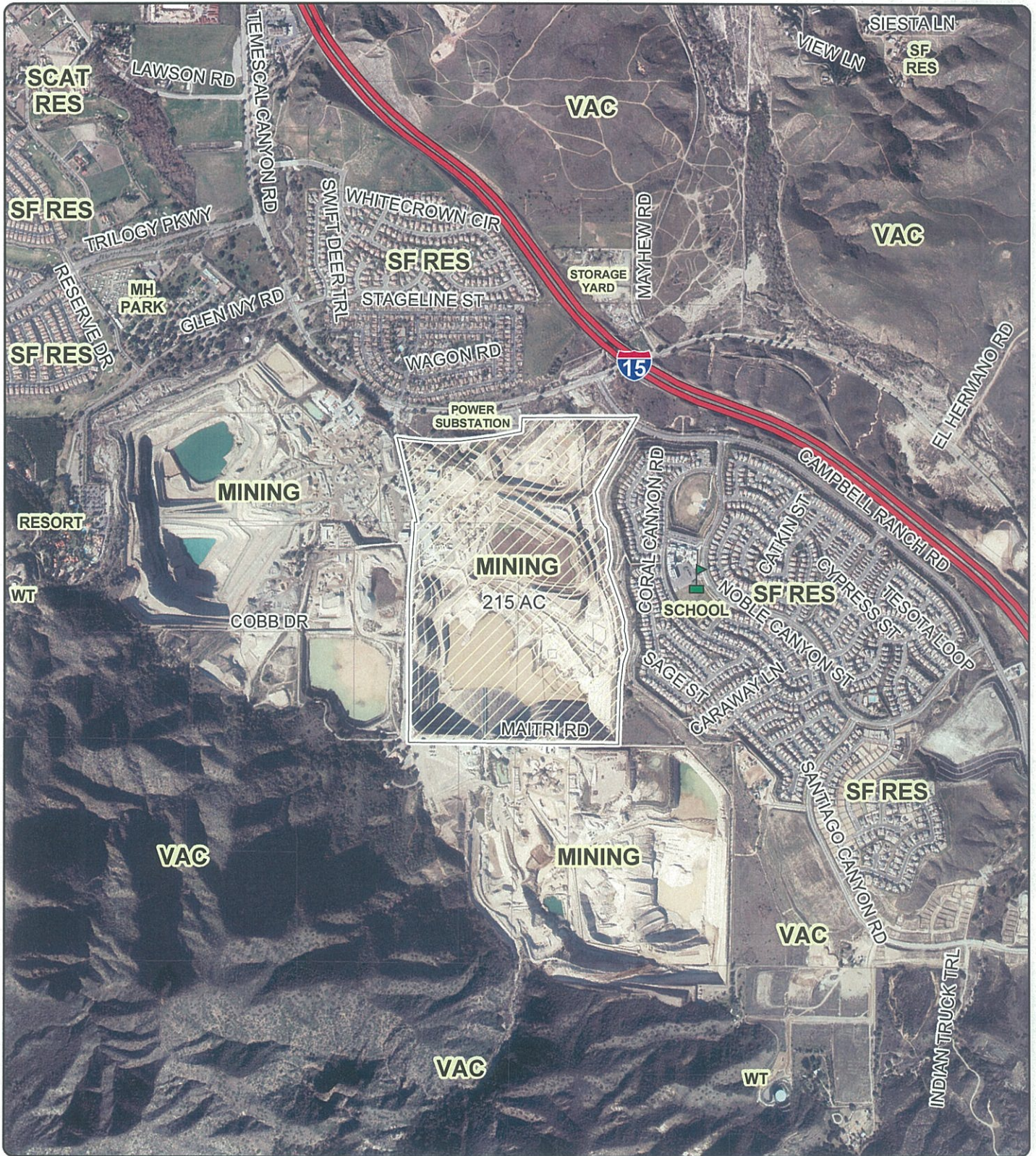
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00139R1

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 7/30/13
Exhibit 1



Zoning Area: Glen Ivy
Township/Range: T5SR6W
Section: 2, 11



Assessors Bk. Pg. 290-06, 11
Thomas Bros. Pg. 834 F1
Edition 2009



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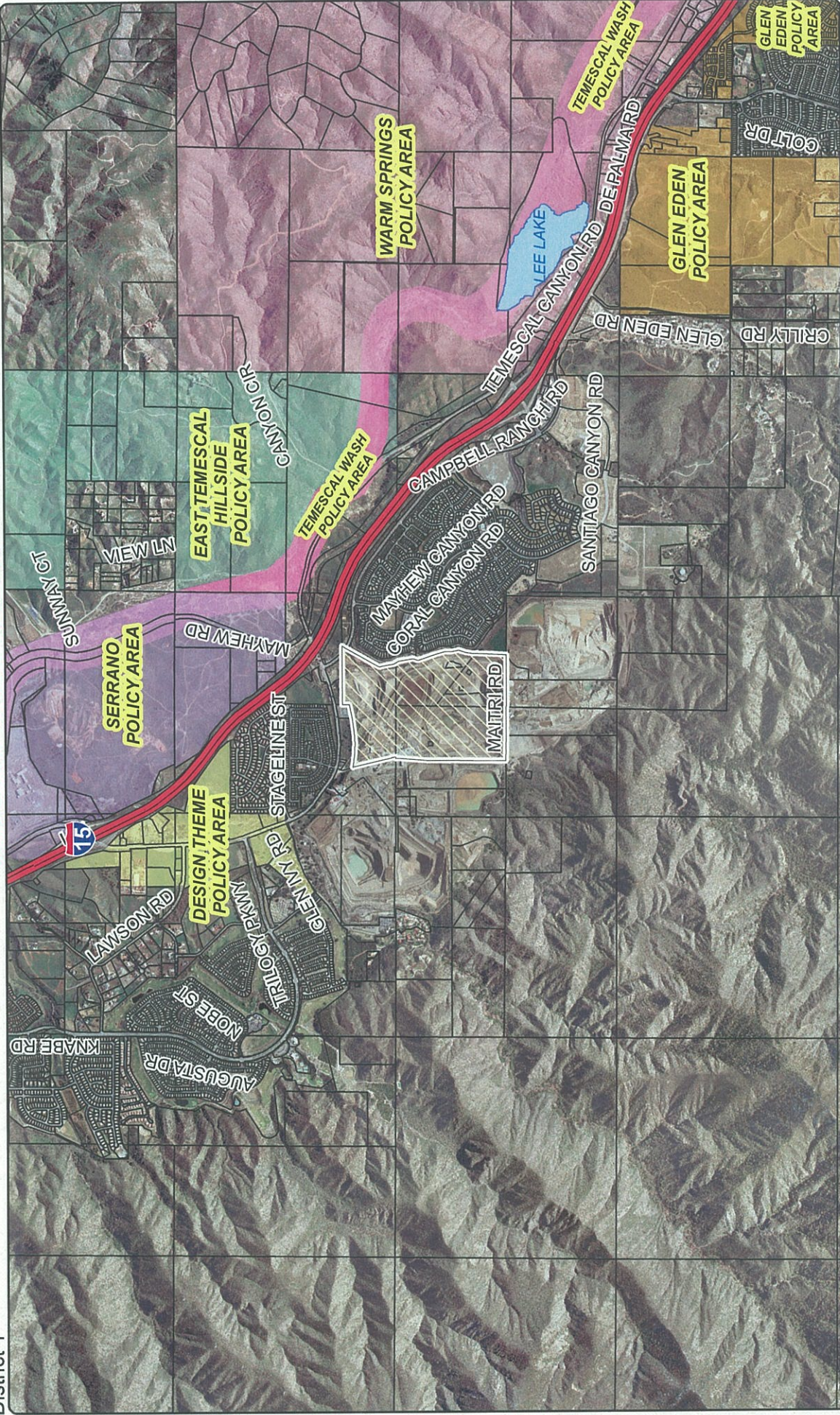
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07692 PM35849

VICINITY/POLICY AREAS

Date Drawn: 7/30/13
Vicinity Map

Supervisor Jeffries
District 1




Assessors Bk. Pg. 290-06, 11
Thomas Bros. Pg. 834 F1
Edition 2009








Zoning Area: Glen Ivy
Township/Range: T5SR6W
Section: 2, 11

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) 951-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ftmsa.co.riverside.ca.us/index.html>




 CASE: SMP00139R1
 EXHIBIT: E
 DATE: 10/2/13
 PLANNER: M. STRAITE

Legend

-  Property Limits
-  Project Impact Area
-  Avoidance Area
-  Southern Willow Scrub - Riparian Habitat
-  Potential Habitat - Slender horned Spineflower



**MAYHEW AGGREGATES
 AND MINE RECLAMATION PROJECT**
 HANS Riparian/Riverine Map

GLENN LUKOS ASSOCIATES



Mayhew Aggregates and Mine Reclamation

SMP139R1

Exhibit C—Project Description

April 2013

Introduction

The Temescal Canyon area is home to a number of surface mining operations, most of which have been in operation since the 1970's and 80's, and is the source of large quantities of construction grade aggregates for Riverside, Orange, San Diego and San Bernardino Counties. The alluvial fans of Mayhew Canyon and Coldwater Canyon have both been recognized as having geological resources significant to the State of California. It is the point where these two alluvial fans converge where Mayhew Aggregates & Mine Reclamation ("MAMR") has its surface mining operation.

More specifically, MAMR's surface mining operation located at 24890 Maitri Road in Riverside County, California near the city of Corona, and is presently governed under 3 separate entitlements. C.L. Pharris was the original operator of the site, and permitted the site as Plot Plan 1828 ("PP1828") in 1975. In 1978, to satisfy the requirements of the Surface Mining and Reclamation Act (SMARA), a Reclamation Plan was prepared for the mining operations approved under PP 1828, and was ultimately approved by Riverside County as Reclamation Plan 106 ("RCL106").

In 1982, an area just outside the southeast corner of PP1828 was added as Surface Mining Permit 139 ("SMP139"), with the disturbance created by SMP139 added to the area to be reclaimed under RC L106. SMP139 and RCL106 do not have expiration dates, but PP1828 currently has an expiration date in 2018.

This application will consolidate multiple permits (PP 1828, RCL106, and SMP139) into a single, comprehensive entitlement for the property. All uses currently permitted under PP1828, SMP139, and RCL106, including the existing, on-site concrete batch-plant would be combined under the new SMP139 Revision 1 ("SMP139R1") entitlement.

The adjoining pits consist of Werner Corporation's Mayhew mines (SMP 143, 150, and 182), which lie directly to the south of MAMR, and Chandler's Sand and Gravel (SMP202), which is directly to the west of MAMR. Both mining operations share common boundaries with MAMR which can be mined and reclaimed. The additional reserves made accessible in this application will total approximately 46,000,000 tons, and would be included as part of the SMP139R1 entitlement, which is currently permitted through January, 2018. By maintaining, and not increasing production or operational levels, the operation will be extended by 50 years, based on a combination of current levels and demand forecasts. The new permit would have an expiration date of December 31, 2068.

To help achieve final reclamation of the property, MAMR will be operating an Inert Debris Engineered Fill Operation ("IDEFO"), which is described later in this application. The IDEFO operation would be permitted as part of the Reclamation Plan for SMP 139R1. Generally, the IDEFO would allow for the importation and processing of inert construction debris to aid in the reclamation of the current mining operation. The IDEFO would be an instrumental part of MAMR's plan to start reclaiming the property along the east property line of the project, initially flattening existing slopes, then filling portions of the project site to create developable and usable parcels. The IDEFO will serve as a compliment to existing reclamation activities on the site, which currently utilize silts and clays both on site and from the adjacent mining operations.

CASE: SMP00139R1
EXHIBIT: C
DATE: 1/3/13
PLANNER: M. STRAITE



Site and Area Characteristics

Access

Access to the project site is via Maitri Road, south off of Temescal Canyon Road. Customers and employees commuting to the site would typically exit Temescal Canyon Road or Indian Truck Trail off of Interstate 15 in the unincorporated area of Riverside County between the cities of Corona and Lake Elsinore. Maitri Road is now a private roadway which provides access for all utilities and essential public services. Surface Mines 143, 150, and 182 also have their access using this roadway. These will all continue to have access to the site by way of recorded easements. Security and public safety will be enhanced through the use of controlled access, with security during off-hours, near the intersection of Maitri Road and Temescal Canyon Road.

Utilities

Water is used on site for dust control and aggregate processing. Although Elsinore Valley Municipal Water District ("EVMWD") is the primary source of water, the operation is capable of recycling a very large percentage of its process water through a system of hydro-cyclones, clarifying tanks, and de-silting basins. Although runoff from the Mayhew Creek is detained within the southern portion of the site, flows from Mayhew Creek are not utilized in any site operations. Sewage disposal for the project will be handled through an existing septic system.

Commercial (or line) power is used to operate processing equipment and administrative operations (offices, scalehouse, shop, etc). Southern California Edison provides electricity to the site via their existing network of transmission lines. Back-up generators are available locally if needed to supplement operations if there is a disruption in electrical service. Telephone and internet are provided to the site by Verizon, and no other utilities, including gas, are required at this time. Per the recorded utility easements, the property owners will be responsible for the relocation, and cost of relocation, of Maitri Road and all affected utilities.

Land Use

The project site, which consists of approximately 215 acres, is designated "Open Space – Mineral Resources (OS – MIN)" and is zoned "M-R-A (Mineral Resources and Related Manufacturing)," which permits mining and reclamation activities subject to a mining permit under County Ordinance 555.

The project site lies specifically within the Temescal Canyon Area Plan of the County of Riverside's General Plan, and does not fall within a General Plan Policy Area (as evidenced by the October 2003 County of Riverside General Plan - Temescal Canyon Area Plan - Policy Area Map (Figure 4/Page 31) or a General Plan Policy Overlay Area. Riverside County's General Plan and the Temescal Canyon Area Plan list the Land Use Designation for the subject site as Open Space Mineral (OS-MIN) which allows for the currently permitted use of mineral extraction and processing facilities. This application is proposing to extend the life of the currently permitted reserves as well as expand the permitted reserves to include the reserves currently within the slopes and setbacks between the contiguous Surface Mining Permits (SMP). Said application is designed to conform to the current Open Space Mineral (OS-MIN) Designation and will not require an amendment to the General Plan. In addition, the subject site is zoned M-R-A (Mineral Resources and Related Manufacturing) per its Ordinance 348 Zoning Designation and again, this application will not require a change to the current zoning.

The proposed Inert Debris Engineered Fill Operation (IDEFO) will be the primary mechanism for implementing our required reclamation for the subject site. Therefore, with the IDEFO as a compatible use to implement ultimate reclamation of the site, the proposed application will conform to both the current General Plan Designation of

Open Space Mineral (OS-MIN) and M-R-A zoning. Specifically, mining activities and the proposed IDEFO operation are permitted uses pursuant to Section 12.60.b.(1) of Ordinance 348, which indicates that the M-R-A zone allows for *“Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone, metallic ores, and similar materials, and the rehabilitation of the resulting excavations.”*

The adjacent land uses to the West and South are comprised of other permitted mining operations which include industrial uses in the form of three (3) Ready-Mix Concrete Batch Plants and an Asphalt Plant. The nearest residential areas are the Sycamore Creek development to the east and Butterfield Estates across Temescal Canyon Road to the north. The closest residence within Sycamore Creek is more than 250 feet from the property line, while the closest residence within Butterfield Estates is over 500 feet from the site. To the south of SMP 143 is forest land consisting of Cleveland National Forest.

Zoning on surrounding properties includes M-R-A, M-SC, N-A, and SP Zone. Other than the parcels fronting Temescal Canyon Road, which are not a part of this application, all designations for the site are “Open Space - Mineral Resources (OS-MIN).” Exhibit “A” includes a project Site Vicinity Map, and shows the project site.

The site is part of the Temescal Valley-Orange County Production-Consumption Region (P-C Region) which is classified by the California Division of Mines and Geology (DMG) as a Mineral Resource Zone (MRZ-2) as found in *Map Sheet 52 (MS52 – Updated 2006) Aggregate Availability in California Report & Map*. This area is classified as such, due to data that has been presented, which demonstrates the existence of significant deposits of PCC-grade aggregate. Furthermore, the continued production of aggregates from the area, and this site in particular, are vital to supplying the construction material needs of the local economy.

Construction aggregate is the largest non-fuel mineral commodity produced in California, and aggregate production plays a major role in the economy of Southern California. Demand for aggregate is expected to increase as the state’s population continues to grow and infrastructure is maintained and improved. In 2006, the 50-year forecast demand for aggregates was 1,122 million tons, while the permitted aggregate resources were only 355 million tons (Exhibit F - Aggregate Availability in California, December 2006). This project will provide additional reserves, while not increasing environmental impacts.

Exhibit D is an aerial orthophoto of the site, with the project boundary shown in red. The site was photographed in January 2011. Exhibit E is a U.S. Geological Survey Quadrangle Map delineating the site boundaries.

EXHIBIT "D" AERIAL ORTHOPHOTO EXHIBIT

SMP00139R1
COUNTY OF RIVERSIDE, CA

SITE

An aerial orthophoto showing a quarry site outlined with a red dashed line. The site contains several large pits and mounds of earth. To the right of the site is a residential development with a baseball field. To the left is a large, irregularly shaped area, possibly a reservoir or another quarry. The terrain is rugged and hilly.

NORTH

A stylized north arrow symbol consisting of a triangle pointing upwards with the word "NORTH" written inside it.

OWNER/APPLICANT: MAYHEW AGGREGATES
& MINE RECLAMATION

SOURCE OF ORTHOPHOTO: AERIAL TOPOGRAPHIC
SURVEY DATED JANUARY 11, 2011, PERFORMED BY
COOPER AERIAL SURVEYS, INC.

1,000 500 0 1,000
FEET
GRAPHIC SCALE: 1" = 1,000'

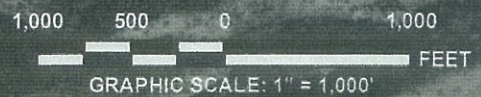
A graphic scale bar showing a scale of 1 inch equals 1,000 feet. The bar is divided into segments representing 1,000, 500, 0, and 1,000 feet.

EXHIBIT "E" USGS QUADRANGLE MAP (24K/7.5-SERIES DRG)

SMP00139R1
COUNTY OF RIVERSIDE, CA

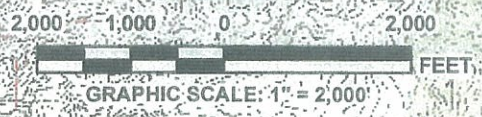
SITE

Temescal Valley



OWNER/APPLICANT: MAYHEW AGGREGATES
& MINE RECLAMATION

QUADRANGLES: "LAKE MATHEWS" & "ALBERHILL"



AGGREGATE AVAILABILITY IN CALIFORNIA

Fifty-Year Aggregate Demand Compared to Permitted Aggregate Resources

By
Susan L. Kohler

Department of Conservation
California Geological Survey

December 2006

Contributions By:
L. L. Busch and R. V. Miller

GIS Design and Map Layout By:
Milton Fonseca



Legend



Areas With Short Term Aggregate Supply



Aggregate Production Areas

(Symbols represent one or more aggregate mines; acreage represents 2005 annual production)



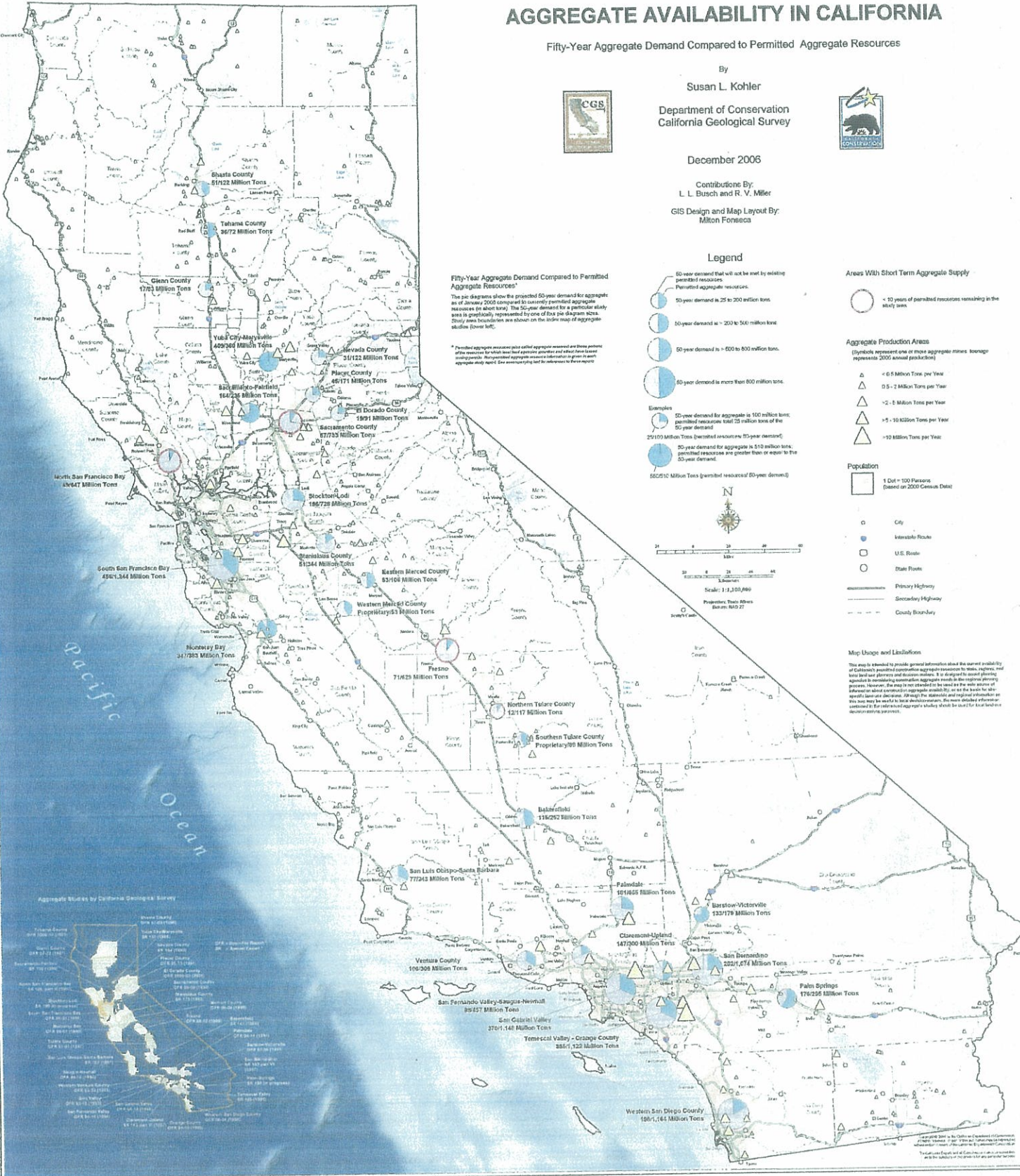
Population

1 Dot = 100 Persons (based on 2000 Census Data)



Map Usage and Limitations

This map is intended to provide general information about the current availability of California's permitted aggregate resources. It is not intended to be used for planning and decision-making. It is designed to assist planning agencies in identifying aggregate resources in the region. Planning agencies should consult with the California Geological Survey for more information about aggregate availability, or for the basis for site-specific resource decisions. Although the statistical and regional information on this map may be useful to local decision-makers, the more detailed information contained in the California Geological Survey study should be used for local-level decision-making purposes.



Visibility

The site is partially visible from residences located north and northeast of the site, and from Temescal Canyon Road, which borders the north end of the property. No operational changes to the processing plant or its location are planned at this time; therefore, no changes to the current view-shed would occur. At some point in the future, mining operations may transition to the original Phase IV area (area of aggregate reserves located under the current processing plant). Should that occur, the processing plant will be relocated below current ground elevation, improving the view of the project. Photographs taken from Maitri Road, Temescal Canyon Road, and the project's south property line adjacent to Werner Corporation (Photographs 1, 2 & 3 respectively) show the current site conditions including the vegetation and landscaped visual-buffer berms that have been in place for many years. These photos clearly demonstrate the effective buffering on visual resources in the area from the project.



View from Temescal Canyon Road, looking southwest (*Photograph 1*)



View from Maitri Road, looking northeast (*Photograph 2*)

Landscaped visual-buffer berms will continue to be maintained around the north and northwest edges of the property. Elevations along the easterly boundary with Sycamore Creek, including berms, vegetation, and concrete block walls, are such that existing buffering from the development is sufficient to restrict views of the mining plant operations.



View from south property line, looking east towards Sycamore Creek Development (*Photograph 3*)

Adjacent mining operations border the project site to the south and the west; therefore, current berms and vegetation are sufficient in terms of buffering visibility. At the conclusion of mining and reclamation, the visual buffer berms will have been removed, consistent with final reclamation and ultimate use of the site, which will conform to the Temescal Canyon Area Plan.

The Visual Simulation Study, included as Appendix 6, depicts what the site will look like with the processing plant located below-grade, and in a reclaimed condition.

Geology

The Temescal Valley is filled by sedimentary materials that range in age from Late Tertiary to Holocene. Sedimentary sequences of the Temescal Valley are underlain by Mesozoic-age, crystalline basement rocks that are visible in hills on both sides of the valley.

The alluvial fan material being mined has been sourced from canyons to the southwest of the site, within the eastern side of the Santa Ana Mountains. Deposition of sediments within the alluvial fan has taken place during the Late Pleistocene through the Holocene and continues today.

Two formations are primary sources for alluvial fan material found at the subject site. The first is the Bedford Canyon formation, which is a slightly metamorphosed assemblage of interlayered argillite, slate, phyllite, graywacke, impure quartzite, and small amounts of limestone. Most of these materials are dark colored, very fine-grained, and range from slightly to highly weathered. Weathering, erosion, and deposition of Bedford Canyon materials typically results in a very fine-grained matrix of clayey or silty sand supporting gravel to cobble sized, dark-colored, fine-grained clasts. There is relatively little quartz or alkali feldspar associated with the Bedford Canyon formation.

The second source formation for materials found onsite is a part of the Cretaceous-age, Peninsular Ranges Batholith. This material consists of a heterogeneous mixture of granitic rocks including monzogranite, granodiorite, tonalite, and gabbro. The monzogranite and granodiorite are sources for relatively large quantities of quartz and unweathered, alkali feldspar. The resulting deposits of this material on the subject site consist largely of clean, quartz and feldspar sands with hard, fresh to slightly weathered gravels and cobbles, with virtually no clay and very little silt. Exhibit "E" is the Project Vicinity Map from the USGS 24k/7.5Min Quadrangle series.

A few active or potentially active faults have been found in relatively close association with the subject site. The Glen Ivy North fault crosses the north edge of the existing Mayhew Aggregates and Mine Reclamation (SMP139) pit, and continues northwest, passing to the north of the Chandler (SMP202 and 133) pits. The Glen Ivy South fault is located along the south edge of the Werner pits (SMP 143, 150, and 182) and continues to the northwest, passing within 1,000 feet of the Mayhew pit. A third, unnamed fault, only found on the Riverside County TLMA GIS fault map, is located within 300 feet of the southwest corner of the Mayhew pit, and encroaches approximately 100 feet into the west edge of the Werner pit. Another fault, which is unnamed on available maps but may be the Indian Canyon fault, trends toward the subject site, but is truncated by the Glen Ivy South fault one-half mile the west of the site. The latter two Riverside County designated fault zone segments have not been investigated. Fault rupture could alter the geometry and stability of a large cut slope. If human occupancy structures are proposed, more detailed fault investigations may be necessary and setbacks for active faults of 50 feet for human occupancy structures would be required. Groundshaking is the geologic hazard most likely to be experienced at the subject site. Seismic safety of the cut slopes was detailed in the "Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation" prepared by Hilltop Geotechnical, Inc. in 2011.

Damaging floods have occurred, most recently in 2005. The Mayhew Creek has been partially channelized and a concrete spillway was constructed to reduce future flood damage to pit walls and the surrounding area. While erosion from flooding has been addressed by the project Civil Engineer, other erosion damage may occur on slopes

from locally-sourced runoff and incidental rainfall. The upper edges of all slopes should be contoured, bermed, or have swales constructed to direct runoff water away from slopes, and velocity of runoff above the slopes should be controlled by appropriate drainage control devices to prevent concentrated flow and potential erosion at any point along tops of slopes.

Onsite landsliding is addressed through slope stability analyses in the "Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation" prepared by Hilltop Geotechnical, Inc. Landslides within higher elevations of the Santa Ana Mountains southwest of the subject site are considered likely to occur at some time and cannot be entirely ruled out. However, relatively few landslides have been reported on the eastern slopes of the Santa Ana Mountains in the Corona area, and their impact on the Mayhew pit has been negligible. Encountered boulder layers and lenses attest to past debris flows. Such events could be damaging to the mines, but the deep pits likely would provide significant protection for residential areas to the north. The Mayhew and Werner pit areas are designated by the County of Riverside as 'low' to 'very low' liquefaction potential.

Slope stability is discussed in detail in the "Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation" prepared by Hilltop Geotechnical during their site investigation conducted during March and April 2011, and is included herein as Appendix 1.

Hydrology

A Hydrology Study & Drainage Analysis (see Appendix 2) has been prepared by Joseph E. Bonadiman & Associates, Inc. to determine peak 100-year tributary and on-site runoff and volumes for existing, proposed, and final site reclamation conditions, using the methodology described in the Riverside County Hydrology Manual.

Existing Conditions

The analyzed watershed is approximately 3,045 acres total. Of this, 2,990 acres were analyzed to determine runoff volumes (approximately 2,525 acre-feet (a.f.) of total runoff for the 100-year, 24-hour storm event). The existing excavated pits retain approximately 2,442 a.f. of this runoff for 2,826 acres (including the entire runoff from the Mayhew Creek watershed). A FLO-2D analysis was performed to verify that this runoff is retained within the pits.

There is a 164-acre drainage area, running in a northerly watercourse along the eastern edge of the project site, which does not discharge to the main pit. This drainage results in a peak 100-year discharge of approximately 311 cubic-feet-per-second (c.f.s) through the 30' culvert running under Temescal Canyon Road. Approximately 9.5 a.f. of this runoff (83 a.f.) is retained within the existing excavation pit located at the northeast portion of the site; the remaining 73.5 a.f. is discharged through the existing culvert.

The Mayhew Creek watershed (point of discharge at the southern property limits) is estimated to produce approximately 211 acre feet of debris; which includes soil, vegetation, and considerations for burn conditions, as required in the County Flood Control Handbook for the 100-year storm event.

Proposed Conditions

As shown in the Hydrology Study and Drainage Analysis, the project site will still retain the 100-year, 24-hour (5-day) runoff volume. This includes both drainages on site, as well as drainage from the Mayhew Creek.

Post-reclamation, water from Mayhew Creek will continue to flow into the retention basin. Temporarily ponded water that is retained in the basin will percolate and evaporate, recharging the groundwater table. Processing equipment will not be located in the vicinity of the basin and additionally, berms will be maintained around the perimeter of the basin. Detained water from Mayhew Creek would not be utilized in any site operations. There are no gauging stations currently planned for SMP 139R1.

Additional details can be found in the Hydrology Study & Drainage Analysis and the Water Quality Management Plan prepared by Joseph E. Bonadiman & Associates, Inc.

Groundwater

Groundwater Observations

Drilling at various sites within the pit during the Geotechnical Study conducted by Hilltop Engineering encountered no groundwater. Borings extended 250' below current ground level, and areas of the pit are excavated to near 300' of depth. While some ponding of water occurred after the winter rains, no groundwater was observed or reported. Borings completed by Hilltop Engineering in March and April of 2011 in the adjacent Werner Corporation (SMP 143, 150 & 182) pit extended to over 400' below original elevations, and groundwater was not encountered.

Groundwater Study

A groundwater study for the site was completed in February, 2012 by Mark Bulot. As determined in that study, the Coldwater Basin is a small groundwater body separated from the adjacent Temescal Basin by fault barriers to subsurface flow. The water-bearing alluvial deposits of the basin encompass a land area of slightly more than two and one-half square miles. It is a northwest-trending basin, slightly more than one-half mile wide and slightly less than four miles long.

The Temescal Valley is filled by sedimentary materials that range in age from late tertiary to Holocene. Sedimentary sequences of the Temescal Valley are underlain by Mesozoic-age, crystalline basement rocks that are visible in hills on both sides of the valley.

The alluvial and alluvial fan deposit materials being mined have been sourced from canyons to the southwest of the site, within the eastern side of the Santa Ana Mountains. Deposition of sediments within the alluvial and alluvial fan deposit have taken place during the Late Pleistocene through the Holocene and continues today.

Two (2) formations are primary sources for the alluvial and alluvial fan deposit materials found at the subject site. The first is the Bedford Canyon formation, which is a slightly metamorphosed assemblage of inter-layered argillite, slate, phyllite, graywacke, impure quartzite, and small amounts of limestone. The second and prominent source formation for materials found onsite is a part of the Cretaceous-age, Peninsular Ranges Batholith. This material consists of a heterogeneous mixture of granitic rocks including monzogranite, granodiorite, tonalite, and gabbro. The monzogranite and granodiorite are sources for relatively large quantities of quartz and unweathered, alkali

feldspar. The resulting deposits of this material on the subject site consist largely of clean, quartz and feldspar sands with hard, fresh to slightly weathered gravels and cobbles, with a minimal amount of clay and very little silt.

The upper Quaternary conglomerate material observed on-site was generally coarse-grained, gravelly sand with varying amounts of cobbles and boulders. While bedding attitudes varied somewhat with location and depth, observed dips were generally 10 to 12 degrees toward the north and north-northeast, generally following the ground surface slope. The inter bedding does not appear to create any significant confining of groundwater, although artesian conditions have been noted along the North Glen Ivy Fault during periods of very high groundwater (MWH, 2004). The Basin is considered to present an unconfined aquifer.

The depth of alluvial materials in the basin is thought to range up to 800 feet (MWH, 2004).

Groundwater movement is from the southwest basin margin toward the Glen Ivy Fault, with a pumping depression surrounding the city and EVMWD pumping wells. The groundwater elevation for much of the Temescal Basin adjacent to the North Glen Ivy Fault is typically higher in elevation than in the Coldwater basin, resulting in very little underflow out of the Coldwater Basin. Estimates of over 1,400 acre-feet per year of underflow out of the Coldwater Basin occur when groundwater levels are elevated (MWH, 2004).

Groundwater production from the Coldwater Basin is highly monitored and regulated. A Safe yield value has been established, and both Corona and EVMWD have produced more than their limits of the annual portion of that safe yield for at least the last three years. The over production is a result in groundwater levels higher in elevation those last three years than the basis for the safe yield. Therefore, when the groundwater in storage exceeds the managed storage level, production will exceed the annual safe yield until the extra storage is exhausted. As the water quality is good in the basin and the cost of production is a fraction of imported water, the incentive to produce from the basin is great.

Studies on potential for conjunctive use (artificial recharge of storm water capture and imported water) show one management scheme resulting in water elevations rising above mine excavation base. This was considered unsuitable as the exposed water can potentially become contaminated through industrial operations, and that water would directly recharge a drinking water source. This situation was considered undesirable.

As the production from the basin is managed, and the incentive to produce water and to maintain groundwater elevations below mine excavation levels is great, it is appropriate to use groundwater elevations that represent two wet years in a row as the maximum elevation. This would add 70 feet to the Sta 71 well and 35 feet to the Mayhew well elevations from 2011 as the maxima, resulting in an average groundwater elevation for the slope stability analysis of 967 feet.

Mining and well pumping in the area have existed concurrently for approximately 40 years, with no detrimental effects to water quality or the water table. Future operations will continue to comply with local, state, and federal requirements to ensure that there are no detrimental impacts from the project to water quality in any form.

To further ensure water quality, a waiver of Waste Discharge Requirements (WDR's) has been obtained for the IDEFO portion of the project, through an application prepared by Associates Environmental. This waiver, which was issued by the Santa Ana Regional Water Quality Control Board (RWQCB) on October 3, 2011, specifies the following materials can be used in the on-site fill; Fully Cured Asphalt, Uncontaminated Concrete, Crushed Glass, Brick, Ceramics, Clay and Clay Products, and Silts and Clays from adjoining mining properties.

Soils

The soil survey for the Western Riverside area indicates that the Mayhew Canyon alluvial fan is composed primarily of Cortina gravelly loamy sand. In a typical 60 inch profile, the surface layer is grayish-grown gravelly loamy sand about 10 inches thick. Below this is a grayish-brown gravelly sandy loam and very gravelly coarse sand. Such soils are considered to be good sources of sand and gravel. This sandy deposit is known to extend much more deeply than the 60 inches included in the soil survey (Chambers Consultants, June 1981). Yellowish-brown coarse gravelly sand, in addition to the preceding, was also encountered in the upper 60" of the deposit during on-site drilling.

Drilling for the slope stability analysis conducted in March 2011 by Hilltop Geotechnical confirmed the above findings, with the additional notation that the deposit of sand and gravel extends at least 300' below the surface.

Vegetation

The project site has been used for surface mining, the sales and shipping of aggregate materials, and the production of ready-mix concrete since the early 1970's. As such, the entire site has been disturbed, and any vegetation on site exists in the form of landscaping, visual buffer berms, or areas of partial reclamation/revegetation.

Based on a biological survey conducted on the proposed Project site in February 2012 by Glenn Lukos Associates (GLA) seven (7) distinct vegetation/land use types are mapped for the Project site. The vegetation/land use types include Disturbed Alluvial scrub, Chaparral/Disturbed Chaparral, Riversidean sage scrub (RSS)/Disturbed RSS, Southern willow scrub, Disturbed/Developed, Residential/Urban/Exotic, and Aggregate Desilting Basin. A detailed discussion of the vegetation communities that occur on the proposed Project site and within the off-site impact areas is provided in the report prepared by GLA. Figure 2-6, Existing Vegetation Communities, depicts the location and extent of vegetation communities located on the proposed Project site.

The proposed Project site is characterized predominantly by areas of substantial disturbance as a result of past and current surface mining operations. Areas not actively mined are dominated by non-native ruderal species including castor bean (*Ricinus communis*), Russian thistle (*Salsola tragus*), summer mustard (*Hirschfeldia incana*), tree tobacco (*Nicotiana glauca*), tamarisk (*Tamarix* sp.), and lambs quarters (*Chenopodium album*). Native ruderal species that occur in these areas of high disturbance include mule fat (*Baccharis salicifolia*) and telegraph weed (*Heterotheca grandiflora*). These areas of substantial disturbance are classified as "Disturbed".

As a result of the mining operation, large stockpiles of mine tailings have created variations in topography resulting in hilly terrain composed of sandy and cobbly material. The hills and slopes have a similar vegetation composition as the flatter areas across the proposed Project site with the addition of some native scrub species including coyote bush (*Baccharis pilularis*), California brittle bush (*Encelia farinosa*), California buckwheat (*Eriogonum fasciculatum*), deerweed (*Acmispon glaber*), California everlasting (*Gnaphalium californicum*), wreath plant (*Stephanameria virgata*), and purple nightshade (*Salanum xanti*). The slopes also contain a variety of non-native grasses dominated by brome species including ripgut brome (*Bramus diandrus*) and red brome (*Bramus madritensis* ssp. *rubens*). Areas containing these native scrub species typically occur on the perimeter of the proposed Project site in locations that have not been subject to recent mining activities and exhibit topographic variability that mimics a natural condition.

Within the actively mined area in the center of the proposed Project site and within portions of the adjacent off-site mining sites are impoundments of water used in the mining operations, which have resulted in ponded features vegetated predominantly with southern cattails (*Typha domingensis*), arroyo willow, mule fat, and tamarisk. These areas are classified as Aggregate Desilting Basin (ADB).

Wildlife

Wildlife surveys conducted in the past on both the subject site and adjacent mining sites had identified small mammal activity, including the Botta pocket gopher, dusky-footed woodrat, pocket mice, and the Pacific kangaroo rat (Hamilton & Associates, 1990). The same study also noted band-tailed pigeons and Hutton's Vireo. An earlier study, as reported in the Chambers Group 1978 Surface Mining Application, found only the Whitecrowned Sparrow, scrub jays, and gray squirrels on site.

The site, as it exists presently, has been completely disturbed as a result of surface mining and related activities over the past 40 years. As a result of the mining and related activities per the Riverside County approved SMP139, PP 1828, and RCL 106, typical wildlife activity is minimal. No rare, threatened or endangered species were observed on the site per the Hamilton & Associates Study from 1990.

Wildlife surveys conducted in February 2012 by Glenn Lukos Associates did not identify any special-status animal species within the proposed Project site. However, certain special-status animals have the potential to occur including: Bell's sage sparrow, burrowing owl, coast horned lizard, coast patch-nosed snake, orange-throated whiptail, ferruginous hawk (foraging), loggerhead shrike (foraging), northern harrier (foraging), San Diego black-tailed jackrabbit, southern rufous-crowned sparrow, tricolored blackbird, white-faced ibis, white-tailed kite (foraging), yellow-breasted chat, and yellow warbler.

Mining Plan

Mineral Commodity

The primary minerals extracted from the project site are construction grade sand and gravel. SMP139, and the area in Temescal Canyon south of Corona, have been a significant producer of aggregates in the region since the early 1970's. The deposit was formed as an alluvial fan from Mayhew Canyon, and continues to be a high quality source of sand for concrete, asphalt, and construction grade building materials. There are approximately 46,000,000 tons of aggregate in the slopes and setbacks between the subject property and the adjoining mining operations. This also includes reserves that can be realized by relocating utility easements on site, as well as through the relocation of plant equipment at the latter stages of the project.

Mining Operation

The mining operation will continue to operate as a sand and gravel pit in the same manner as it is presently entitled under SMP139, PP 1828, and RCL 106. Front-end loaders, dozers, haul trucks, and a water truck are used in the pit to bring the raw material to the processing plants for crushing, washing, and sizing. Initial screening separates material using a 2" opening, which creates a sand surge and a rock surge pile for further processing. Since the site has been active since the 1970's and is completely disturbed, there is no vegetation or overburden to be removed.

The sand is then washed and sized according to the particular specifications of different products (Washed Concrete Sand, Washed Plaster Sand, etc.) and distributed into stockpiles via stacking conveyors, where it dewateres and awaits final shipment. The rock surge pile is crushed, washed, and sized according to specifications, and stockpiled using a combination of stacking conveyors.

The June 1981 Mining and Reclamation Plan showed excavations in what is PP 1828 and in SMP139, which is the Southeastern corner of the property. The original plan called for 4 phases of mining. 3 of the phases are all in process, with Phase IV consisting of material located under the current processing plant. This application proposes an extension of time for continued mining in the areas originally called out as Phases I-III, with mining in Phase IV starting when the processing plant is relocated. In addition, this application proposes the mining of the already disturbed slopes and setbacks between the project site and the adjacent mining operations.

Through the SMP139R1 application, the subject site can continue to operate the mining operations while concurrently conducting reclamation and restoration activities. The proposed SMP revision will allow the site to continue current operations for an additional 50-year operational period in order to extract the remaining reserves, while the operation of the IDEFO will be a primary means of achieving final reclamation.

Operating Hours

Mining operations and associated activities will continue to be conducted seven days per week / twenty-four hours per day, with the following exception: *"All uses shall confine operations on the property, other than maintenance, to the hours between 6:00 a.m. and 10:00 p.m. of any day, except those operations that are located not less than 300 feet from the outer boundary of such property"*. Operations will remain in strict compliance with Riverside County Noise and Lighting Standards, as well as Riverside County Ordinances 555 and 348.

Project Life

This application will consolidate existing entitlements (SMP00139, RCL00106, and PP001828) under a single revised Surface Mining Permit (SMP139R1), with a new reclamation plan covering the site. The site, which is bordered to the south by the Werner Corporation and to the west by Chandler's Sand & Gravel, will have the slopes and setbacks removed from the boundaries contiguous to the other mining operations when their respective permits are revised.

The project will expand the existing, permitted Mayhew Aggregates and Mine Reclamation operation (SMP139), by the removal of approximately 10.5 million tons of material that exists in the slopes and setbacks between SMP139 and the existing surface mining operations (SMP 143 and 150) to the south. There are also approximately 7.5 million tons of additional reserves along the property line with the Chandler's Sand & Gravel SMP202 mine to the west. These tonnages would be accessible upon revision of their respective SMP's.

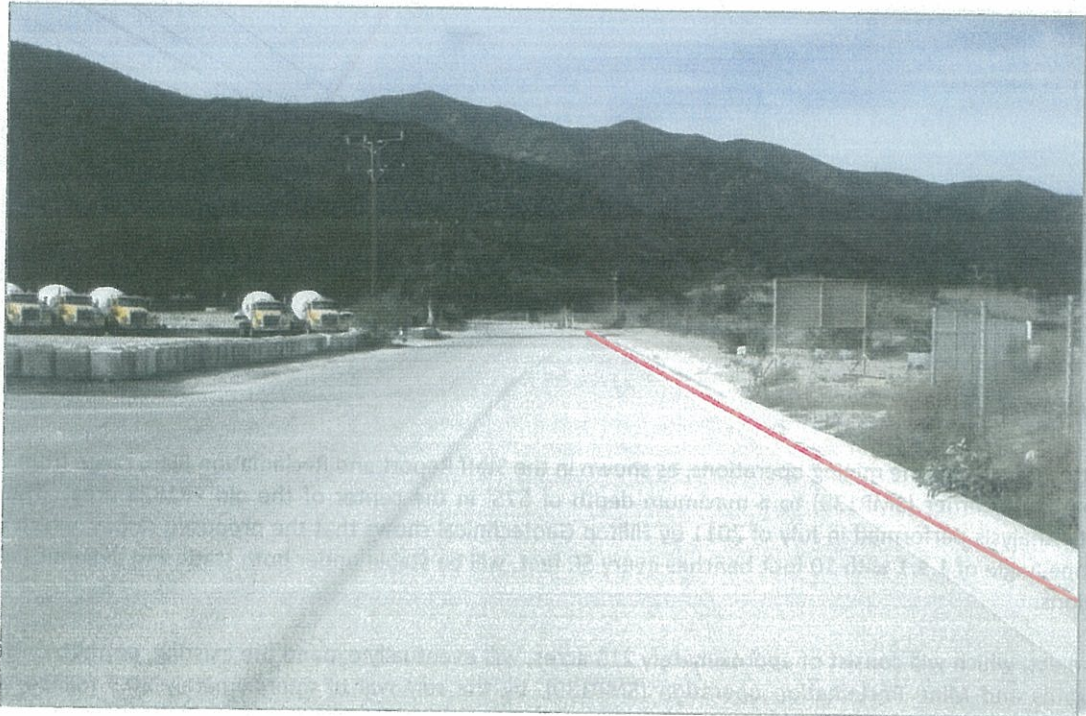
The total additional reserves made accessible in this application will total approximately 46,000,000 tons, and will be included as part of the SMP139R1 entitlement, which is currently permitted through January, 2018. By maintaining, and not increasing production or operational levels, the operation will be extended by 50 years, based on a combination of current levels and demand forecasts. The new permit would have an expiration date of December 31, 2068.

Revised Permit Life Tabulation (Table 1)

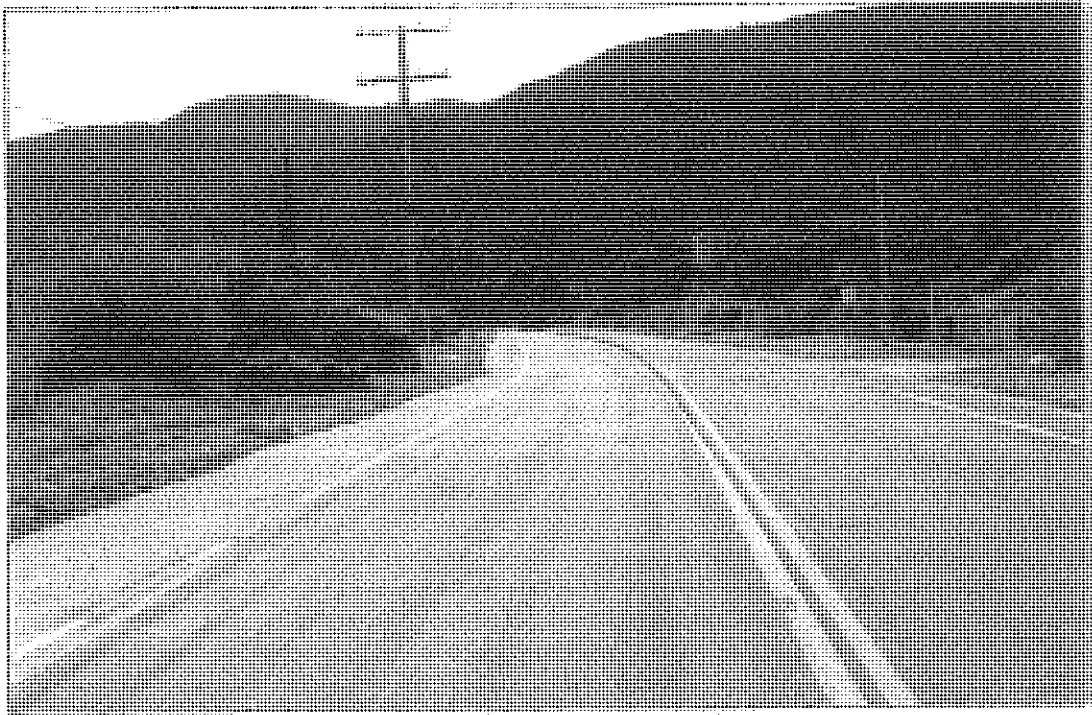
Permit Year	Average CY/Year	Cumulative Total (CY)	Average Tons/Year	Cumulative Total (tons)
2018	680,000	680,000	1,020,000	1,020,000
2023	680,000	4,080,000	1,020,000	6,120,000
2028	680,000	7,480,000	1,020,000	11,220,000
2033	680,000	10,880,000	1,020,000	16,320,000
2038	680,000	14,280,000	1,020,000	21,420,000
2043	680,000	17,680,000	1,020,000	26,520,000
2048	680,000	21,080,000	1,020,000	31,620,000
2053	680,000	24,480,000	1,020,000	36,720,000
2058	680,000	27,880,000	1,020,000	41,820,000
2063	680,000	30,000,000	1,020,000	46,000,000
2068	-----	30,000,000	-----	46,000,000
Total	680,000	30,000,000	1,020,000	46,000,000

Size

The project site for SMP139R1 is 215 acres. Mining will occur on 186 acres of the 215 total acres. Photographs 4 and 5 show the existing property lines between the adjacent mining operations, which Maitri Road and Werner Corporation's private access road currently occupy. This private roadway will allow access to affected operations owned or maintained by the various public and private agencies including, but not limited to, So. Cal. Edison, the Gas Company, County of Riverside, County Fire, EVMWD, Pacific Bell, etc.



Property line (approximate location shown in red) between SMP139 (Right) and SMP 150 (Left) (Photograph 4)



Property line (approximate location shown in red) along Maitri Road between SMP139 (Left) and SMP202 (Right) (Photograph 5)

Excavations

Permitted depths for the mining operations, as shown in the Staff Report and Reclamation Plan, range from 300' in the southeast corner (SMP139) to a maximum depth of 575' in the center of the old PP1828 area. The Slope Stability Analysis performed in July of 2011 by Hilltop Geotechnical shows that the proposed slopes, which will be at a slope angle of 1.3:1 with 10 foot benches every 50 feet, will be stable under both static and dynamic (seismic) conditions.

The project, which will consist of approximately 215 acres, will eventually expand the existing, permitted Mayhew Aggregates and Mine Reclamation operation (SMP139), by the removal of approximately 10.5 million tons of material that exists in the slopes and setbacks. These slopes and setbacks sit between SMP139 and the existing surface mining operations (SMP 143 and 150) to the south. There are also approximately 7.5 million tons of additional reserves along the property line with the Chandler's Palos Verdes Sand & Gravel SMP202 mine to the west. These reserves will become accessible when the permits for SMP's 202 and 143,150, and 182 are revised.

Anticipated Production of Commodity

The processing plant at the site can currently produce approximately 500 tons per hour of sand and gravel. The operational permit with SCAQMD (Permit No. R-F36556) has established a monthly production limit of 252,000 tons per month, which is considerably more than is being currently produced or proposed in this application. Because of this, the continued operation of the mine will not have a negative impact on the air quality of the surrounding area.

Production limits are not expressly stated in the operating permits for either PP1828 or SMP139. However, a review of the Staff Reports and supporting documentation for the entitlements show annual production limits for PP1828 of 1,020,000 tons per year and 4,000,000 tons per year for SMP139 (or a combined annual production of 5,020,000 tons per year). A recent 5-year average production level is 2,068,758 tons per year (combined PP1828 and SMP139), and represents the proposed maximum annual production for the life of the new permit extension. Maximum annual production will be 2,000,000 tons per year.

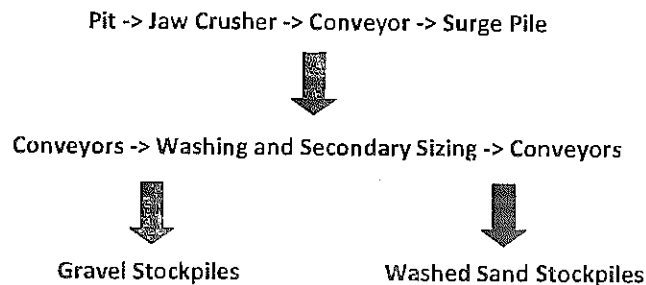
Average production values, for purposes of estimating the life of the deposit and calculating average daily impacts, will be set at 170,750 tons per month. In practical terms, the production and sales from the site will range from 85,000 tons per month in the current economic environment, to a maximum production level of 170,750 tons per month. The values shown in Table 1 (Revised Permit Life Tabulation) are based on 85,000 tons per month.

As the IDEFO begins to operate, aggregate production and sales will be reduced to offset the production from the processing, placing, and compacting of fill materials. Importation of silts and clays from aggregate processing will be from the adjacent mine sites as currently permitted, and through the use of existing customer truck trips.

Approximately 7-8% of production will be silts and clays, which will remain on-site for revegetation and use in the IDEFO.

Planned Ore Processing Methods on Site

Processing methods on site will remain essentially the same, with the existing wash and screening plants continuing to produce aggregates. Mining in the pit begins with front-end loaders and haul trucks delivering the material to the primary crushing station, and continues on to the surge pile. Once initially stockpiled, the sand and gravels are then sized, sorted, and washed to construction specifications. Sands are produced for use in concrete, asphalt, plaster, and block production. Washed products are then stockpiled in the yard and allowed to de-water prior to shipment. Shipping utilizes another front-end loader to load customer trucks. A simplified flow diagram might look similar to:



Production Water Data

Water used on-site for dust control and aggregate processing is obtained from one of many Elsinore Valley Municipal Water District (EVMWD) water wells in the Temescal Valley. During maximum production levels, approximately 100,000 gallons per day would be used for dust control purposes, and approximately 756,000 gallons per day is needed for processing. In no case would water from Mayhew Creek be utilized during site operations.

Water for dust control consists of both a water truck for wetting roadways and stockpiles, and fine sprays on conveyors and transfer points. Water demand for these activities can vary greatly depending on the time of year and atmospheric conditions, but an average of 100,000 gals per day will be sufficient to maintain compliance given current AQMD Rules.

Processing plant water is utilized in the rinsing of gravel, and in removing silts and clays from the washed sand products. The 756,000 gallons of processing water are after adjusting for recycling capabilities, which supplies approximately 80% of total demand. The processing plant utilizes approximately 1,500 gallons per minute (gpm), and usually includes 2 production shifts per day in peak production periods.

This total of 856,000 will convert to 280 acre feet per year for both processing plant activities and dust control (sprays and water truck for roadways). Water usage will not increase over the life of the SMP, and is projected to decrease slightly during IDEFO operations. The site will be graded to retain any potential flows onsite resulting in no discharge of wastewater.

Mine Wastes

There is no topsoil or overburden on the project site, as the site has been previously disturbed by the on-going mining activities. Silt and clay produced during the washing process is estimated at approximately 7-8% of production, and would total nearly 150,000 tons per year at peak production. The silt and clay produced on-site will be utilized in reclamation, both for revegetation efforts and as a component of the engineered fill operation (IDEFO).

Imported Wastes

There will be no importation of domestic garbage, chemicals, oil, or other waste into the project site. Waste in the form of domestic garbage generated by the mining employees and the on-site office (i.e. small amounts of paper, food scraps, containers, etc.) will be disposed of by a licensed municipal waste hauler on a weekly basis.

Erosion and Sediment Control

The site is graded to capture all surface flows and retain them on-site. Pit walls are sloped and hydro-seeded as excavations reach the outer boundary of the mining area, to prevent rilling and erosion from impacting off-site property. The Hydrology Study and Water Quality Management Plan both show that on-site drainages will not leave the site, eliminating concerns about sediment-laden water leaving the property.

Stockpiles of finish materials are washed, and contain sufficient moisture to prevent wind erosion. Stockpiles that meet the criteria for preventative erosion measures pursuant to AQMD rules will be treated or covered, in compliance with Rule 403.

Blasting

The surface mining operations within the project site will not require the use of explosives in order to extract the sand and gravel. Therefore, there will be no blasting at the site.

Truck Traffic

This application is for an increase in time to mine aggregate material in slopes and setbacks between SMP139 and SMP 150 to the south and SMP202 to the west. This application does not propose to increase beyond the recent levels of 2,068,758 tons per year nor the associated truck traffic. In fact, permitted levels will be capped at an annual rate of 2,000,000 tons per year. During the life of the project, it is anticipated that approximately 46,000,000 tons of aggregates will be shipped from the project site. The IDEFO will utilize existing truck-trips to deliver fill materials when possible.

All trucks on and exiting the site will continue to conform to AQMD, MSHA, and California Highway Patrol regulations. Trucks found not in compliance will not be allowed to continue operations until they can demonstrate adherence to the regulations.

A Traffic Study is being finalized by Urban Crossroads, and will be included as an attachment to this project upon completion. The Traffic Study determined that proposed operations under the SMP 139R1 project would not result in any significant impacts to area traffic, with exception of cumulative impacts to the following intersections:

- o I-15 Northbound Ramps / Temescal Canyon Road
- o Temescal Canyon Road / Lawson Road
- o Temescal Canyon Road / Glen Ivy Road
- o Maitri Road / Temescal Canyon Road

Cumulative impacts to the above-listed intersections would be mitigated to a level below significance through the payment of fair-share contributions, as specified in the project's Mitigated Negative Declaration and as would be enforced by Riverside County as part of the project's conditions of approval.

Additionally, on September 28, 2005 the California Department of Fish and Wildlife (CDFW) issued an Agreement to Amend Lake or Streambed Alteration Agreement Number 5-066-97 (SAA 5-066-97), which amended the original Streambed Alteration Agreement for Mayhew Creek and included new and amended conditions related to Mayhew Creek. SAA 5-066-97 authorized the impacts to Mayhew Creek that occurred during construction of the down-drain structure subject to revised mitigation requirements.

As required to implement the conditions specified in the amended SAA 5-066-97, fulfill the requirements associated with RWQCB Order No. 2004-0004-DWQ, and as required by the ACOE, a HMMP was prepared to address impacts to Mayhew Creek that resulted from construction of the concrete down-drain structure. Mitigation specified by the HMMP included the on-site restoration of 9.7 acres of riparian habitat as a mule fat plant community, to be located in the northeastern corner of the SMP 139 site. The goal of the restoration area is to replace riparian scrub habitat and provide biological water quality treatment of nuisance and "first-flush" runoff prior to discharge into Temescal Creek. The restoration area receives flows from east of the SMP 139 site along a former tributary of Mayhew Creek. It should be noted that although the restoration area occurs within the SMP 139 site, it occurs fully outside of the areas to be permitted as part of proposed SMP 139R1.

Subsequent to the above-described consultations with the RWQCB, ACOE, and the CDFW, Riverside County approved Substantial Conformance No. 1 to Reclamation Plan No. 106 (RCL 106), which is associated with PP 1828. Approval of the Substantial Conformance legalized the 300-foot down-drain structure that had been constructed under emergency conditions in April 2005 and imposed new conditions of approval on RCL 106.

Proposed Conditions

As part of proposed SMP 139R1, areas proposed for mining activities would be expanded to include the existing slopes and setback areas between the SMP 139R1 site and adjacent mines (SMPs 143, 150, 182, and 202). However, in order to mine these slopes, mining also would need to eventually occur along the off-site portions of the slopes and setback areas within areas currently regulated pursuant to SMPs 143, 150, 182, and 202. Since the off-site portions of these slopes and setback areas cannot be mined until the permits for SMPs 143, 150, 182, and/or 202 are revised to allow for such mining activities, the portions of these slopes and setback areas located within the SMP 139R1 site also cannot be mined until those adjacent permits are revised. Revisions to SMPs 143, 150, 182, and 202 would consist of discretionary approvals that would be subject to compliance with the California Environmental Quality Act (CEQA).

As a necessary component of mining the slopes and setback areas (both on- and off-site), the existing down-drain structure located at the southern boundary of the SMP 139 site would need to be relocated to the southern portion of the SMP 150 site in order to accommodate the expanded pit that would be created between these two mining sites.

Although plans for the relocation of this down-drain structure are not clearly defined at this time, construction of a down-drain structure along the southern slope of the SMP 150 site is required pursuant to the existing approved SMP 150 permit. Impacts associated with the construction of a drop-down/inlet structure along the southern slopes of SMP 150 were evaluated as part of Riverside County Final EIR No. 359, which imposed the following mitigation measure: "The existing flow channel and banks of the Mayhew Creek that traverse the site of Werner Corporation SMP 150 and 182 shall be maintained intact until mining of the three pits is completed or until operational needs warrant [sic] its removal/relocation." Thus, although relocation of the down-drain structure is a reasonably foreseeable consequence of the SMP 139R1 project, its relocation to the SMP 150 site is already approved pursuant to SMP 150, Revision No. 1, and impacts associated with its relocation were evaluated and disclosed as part of Riverside County Final EIR No. 359.

Additionally, a portion of the historic Mayhew Creek drainage has been preserved along the eastern perimeter of the SMP 143 and SMP 139R1 sites. This drainage conveys flows from the southwest towards the restoration area identified by the above-described HMMP, and thence northeasterly via an existing 30-foot earthen bottom culvert towards the Temescal Creek Wash. This portion of Mayhew Creek will not be impacted by the proposed SMP 139R1 project, and will be retained in its existing condition. Conditions of approval to be imposed on SMP 139R1

by Riverside County would preclude the mining of the slopes and setback areas between the SMP 139 site and SMP 150 until such a time that SMP 150 is revised to identify the drop-down structure and a new drop-down structure is constructed on the SMP 150 site.

In the interim, the attached hydrology report demonstrates that the existing pit within the SMP 139 site is capable of capturing and retaining multiple 100-year storm events. Under interim conditions, the detention basin will be maintained so as to not create a public health hazard or nuisance, as would be assured by conditions of approval assigned to SMP 139R1 by Riverside County.

Slopes and Slope Treatment

In areas where slopes remain, fill slopes will be at a ratio of 3:1 (Horizontal:Vertical), based on recommendations in the "Report of Slope Stability Evaluation" by *Hilltop Geotechnical, Inc.* Slopes will be re-seeded using the Reclamation Seed Mix referenced herein, and will be applied to the slopes through the use of a hydroseeder. Prior to hydro seeding, the slopes will be prepared and roughened to create an advantageous environment for the seeds and seedlings to take hold. Seeding will be done immediately preceding the wet season when possible, to take advantage of precipitation and normal growth cycles to assist with germination.

All waste piles, tailings, etc. will be incorporated into the IDEFO or removed from the site.

Pit Areas and Excavations

The excavation areas will be backfilled utilizing available tailings and overburden from the on-site and adjacent mining operations as currently permitted under a substantial conformance as well as through the operation of an IDEFO. All slopes will be finished at a ratio of no steeper than 3:1 (Horizontal:Vertical), with the ultimate design of filling the pit to within 10' of original elevations.

Slopes will be revegetated to protect and stabilize the soil surface. The revegetation mix list is identical to that approved for Reclamation Plan 106, which was filed in 1978. Jojoba and plantago, while not native to the site, will germinate quickly and protect the soil surface until the other species are able to perform this function (Chambers, June 1981).

Soil surfaces will be roughened to reduce erosion and enhance revegetation through the use of track walking and imprinting, using on-site equipment on the slopes where possible. This will provide better results than smooth graded slopes, and provide higher success rates in seed germination and seedling survival. Topsoil and other silts/clays will be incorporated at this stage on the reclaimed 3:1 slopes, created during the IDEFO phase.

Ponds, Reservoirs, Tailings, and Wastes

Any pond areas remaining on-site will be backfilled and/or graded to the elevations specified on the Reclamation Plot Plan. All overburden piles and stockpiles will also be graded to the specified elevations. Any residual material will be used for contouring and slope enhancement. The face of the reclaimed IDEFO slope may have an approximately depth of 40' of water on the southern slopes during 100-year storm events. The effect of this water on the reclaimed slope has been analyzed by Hilltop Geotechnical, and been added as a Technical Memorandum to the "*Geotechnical Specifications for Inert Debris Placement*", which is part of the IDEFO Operations Plan.

Clean-up

Processing Plant and Equipment

The existing stationary processing plant as well as all ancillary buildings and structures will be dismantled and removed during the final stages of mining, concurrent with reclamation. The material mined during the last stages of the project will be processed using smaller, portable equipment. None of the existing structures from the aggregate plant will remain on site post-reclamation.

Trash and Debris

The entire project site will be monitored and clean-up performed as necessary for trash and debris removal. The trash and debris will be placed in suitable containers and hauled off-site for appropriate disposal.

Prior to final reclamation, a Phase I Environmental Site Assessment will be conducted on the site to certify that the property is environmentally clean and in suitable condition for future use. The purpose of a Phase I Site Assessment is to identify, through research and visual inspection, any environmental problems resulting from the use of hazardous materials, including:

- Evaluating storage, handling, treatment, and disposal of materials and waste.
- Investigating site for evidence of underground storage tanks or spills.
- Researching history of the facility, soil type, and ground and surface water.
- Reviewing the regulatory files on sites surrounding the property and/or properties.

Contaminants

Heavy equipment operation for mining and reclamation will warrant the use of both diesel and gasoline fuels as well as various lubricants as part of operations. All fuels, lubricants, and other approved materials will be handled and stored per the site's SWPPP and SPCC plans, which are kept on-site. Additional details, where appropriate, are included in the attached Water Quality Management Plan (WQMP), prepared in August 2011. The delivery and removal of all such substances or contaminants are handled by 3rd party, approved vendors.

The WQMP, which the site must be compliant with, details control measures that include, identifying potential spill areas, specifies material handling procedures, describes spill control procedures, and details required clean-up equipment.

A few examples of routine site maintenance include the placement of drip pans or absorbent materials beneath all disabled equipment, and all potential drip and spill locations during filling and unloading of tanks. Any collected liquids or soiled absorbent materials must be reused/recycled or properly disposed. Spill control activities will follow the Spill Prevention Control and Countermeasure Plan and reporting to the Regional Water Quality Control Board will take place in the event of any potential spills.

Soils and Fine Textured Waste

Silts and clays resulting from the washing process will remain on site and be utilized as part of the compacted fill and the reclamation/revegetation requirements. The revegetation plan addresses the requirements for growth of plant species related to the site, and as such discusses the requirements related to proper soil preparation for this area.

Revegetation

The reclamation seed mix currently consists of the following species:

SPECIES	QUANTITY
Jojoba	5 lbs/acre
California Buckwheat	10 lbs/acre
Sugar Bush	4 lbs/acre
White Sage	3 lbs/acre
Laurel Sumac	2 lb/acre
Plantago	10 lb/acre
Total	34 lbs/acre

The revegetation mix list is identical to that approved for Reclamation Plan 106, which was filed in 1978. Jojoba and plantago, while not native to the site, will germinate quickly and protect the soil surface until the other species are able to perform this function (Chambers, June 1981).

Soil surfaces will be roughened to reduce erosion and enhance revegetation through the use of track walking and imprinting, using on-site equipment on the slopes where possible. This will provide better results than smooth graded slopes, and provide higher success rates in seed germination and seedling survival. Topsoil and other silts/clays will be incorporated at this stage on the reclaimed 3:1 slopes, created during the IDEFO phase.

Seed application will be accomplished with hydroseeding equipment, using both contractors and plant personnel when possible. Seeding will be done in the fall to early winter to maximize the potential benefit of limited Southern California rainfall, and this method has proved successful in revegetation efforts on the adjoining mine properties.

Test plots will be conducted on the upper benches of the eastern project boundary so as not to be disturbed by mining or IDEFO activities. Irrigation may be necessary as determined by the test plots. The test plots will help evaluate:

- How different species of plants grow and mature at the site.
- How effective seeding methods are, and whether improvements can be incorporated.
- Different soil amendments and fertilizers.
- Irrigation possibilities vs. using rainfall exclusively.
- Plant protection needs and weed control techniques.

Monitoring and Maintenance

One year after seeding, the site will be assessed for success of seeding efforts and erosion control. Remedial actions that may be employed at that time will include removal of non-native species, reseeding if necessary, and replacement of erosion control devices. Monitoring will be performed annually for a period of five years after reclamation, or until the success criteria have been met. The success criteria for the revegetation plan is 35

percent of the cover, density, and diversity of perennial species on-site at the end of reclamation compared to the reference areas on adjacent lands.

Reclamation Assurance

Financial Assurances for the subject site are currently in-place, and have been prepared in accordance with the *Surface Mining and Reclamation Act* FINANCIAL ASSURANCE GUIDELINES (Rev 2004). The Financial Assurance Cost Estimate (FACE) is updated on an annual basis, and is submitted for review and approval to the Riverside County Building and Safety Department. The amount currently on-file and in-place, in the form of CD's, is \$920,000.

During the SMP139R1 application, the applicant will continue to closely monitor interim reclamation progress while maintaining and updating the FACE on an annual basis.

Preliminary Project-Specific Water Quality Management Plan

The site operates under a Storm Water Pollution Prevention Plan (SWPPP), prepared in accordance with CRWQCB requirements, and will continue to do so for the duration of this permit and any subsequent permit revisions. Additionally, the site is graded so that no water will leave the site in the form of run-off, as shown in the *Water Quality Management Plan*, prepared for the facility by Joseph E Bonadiman & Associates (included as Appendix 5).

Project specific Potential Pollution Source and BMP's, taken from the facility's current SWPPP, are included here for reference:

Industrial Process: This facility is involved in sand and gravel mining. Raw aggregate is mined from active pits and directed to the processing plant where the material is then washed. The large rocks are then crushed into gravel and aggregate, and then screened to the appropriate size. Finished product is stored at the site until it is purchased and delivered or independently hauled off-site by customers. Significant materials used in this process are primarily lubricant materials. The lubricant materials are used in routine maintenance at both the processing plant and the batch plant. Both the processing plant and the batch plant are maintained on a daily basis or as needed.

BMP's for these activities include good housekeeping, preventative maintenance, regular self-inspections, and spill response training for employees.

Material Handling and Storage Area: Storage locations of the significant materials that are kept on-site for truck and plant maintenance and fueling are identified on the Facility Map in the SWPPP. Spill response for all storage areas listed includes assessing the size of the spill, obtaining absorbent material and, if needed, other emergency equipment to contain the release. If the incident is beyond immediate control, evacuation of all employees will take place and notification of the County of Riverside Hazardous Materials Management Division will occur.

BMP's for these activities include good housekeeping, preventative maintenance, regular self-inspections, and spill response training for employees.

Fueling Area: Diesel fuel is stored in a 10,000-gallon above ground tank. The fuel is dispensed into vehicles or equipment using a pump, hose and nozzle. A concrete pad surrounds the fueling area. The tank sits within a secondary containment area west of the maintenance shop. Fuel is shipped to the facility via independently

licensed truck tankers. The fuel is pumped from the tanker truck into the storage tank using a hose and nozzle. Each fuel pump is equipped with an automatic shut-off valve.

BMP's for these activities include good housekeeping, preventative maintenance, regular self-inspections, and spill response training for employees. Special attention is paid to the secondary containment areas around the fuel tanks, and the apron is swept on a regular basis.

Oil, Grease and Solvent Storage: Oil, grease and solvents are stored inside the maintenance shop. The building is completely enclosed with a concrete pad surrounding it. All materials are stored in DOT approved drums.

BMP's for these activities include good housekeeping, preventative maintenance, regular self-inspections, and spill response training for employees. Proper storage and labeling of chemicals will minimize potential contaminants from coming in contact with rainfall during storm events.

Hazardous Materials Storage: Hazardous materials and waste are stored at the maintenance shop. The materials include waste oil, spent oil filters and waste antifreeze. Waste oil is stored in a 1,000-gallon above ground storage tank located behind the maintenance shop. A concrete pad surrounds the opening to the tank. Waste oil is deposited into the tank by a drum, nozzle and hose. This method reduces the possibility of a spill. Upon reaching capacity a licensed waste transporter drains the waste oil tank by inserting a locking hose into the opening and pumping out the material. Spent oil filters and waste antifreeze drums are located outside the maintenance shop. When the drums are full or reach the maximum 90-day accumulation period they are closed and are transferred onto trucks and hauled off-site by a licensed hazardous waste transporter. Waste oil is hauled off-site by a licensed hazardous waste transporter for disposal in accordance with local, state and federal regulations. Oxygen, nitrogen and acetylene are stored in the maintenance building as well.

BMP's for these activities include good housekeeping, preventative maintenance, regular self-inspections, and spill response training for employees. Proper storage and labeling of chemicals will minimize potential contaminants from coming in contact with rainfall during storm events.

Riverside County Conformance

“Mineral deposits in the County are important to many industries, including construction, transportation and chemical processing. The value of mineral deposits within the County is enhanced by their close proximity to urban areas. However, these mineral deposits are endangered by the same urbanization that enhances their value.

The non-renewable characteristic of mineral deposits necessitates the careful and efficient development of mineral resources, in order to prevent the unnecessary waste of these deposits due to careless exploitation and uncontrolled urbanization. Management of these mineral resources will protect not only future development of mineral deposit areas, but will also guide the exploitation of mineral deposits so that adverse impacts caused by mineral extraction will be reduced or eliminated.”

- County of Riverside General Plan
(Section - Non-Renewable Resources ‘Mineral Resources’)

Analysis of SMP 139R1 Consistency with the Riverside County General Plan & Temescal Canyon Area Plan Land Use Designations and Ordinance 348

The subject site lies specifically within the Temescal Canyon Area Plan of the County of Riverside’s General Plan, and does not fall within a General Plan Policy Area (as evidenced by the October 2003 County of Riverside General Plan - Temescal Canyon Area Plan - Policy Area Map (Figure 4/Page 31)) or a General Plan Policy Overlay Area. Riverside County’s General Plan and the Temescal Canyon Area Plan list the Land Use Designation for the subject site as “Open Space - Mineral Resources (OS-MIN),” which allows for the currently permitted use of mineral extraction and processing facilities. This application is proposing to extend the life of the currently permitted reserves as well as expand the permitted reserves to include the reserves currently within the slopes and setbacks between the subject site and the contiguous Surface Mining Permits (SMP). Said application is designed to conform to the current “Open Space - Mineral Resources (OS-MIN)” Designation and will not require an amendment to the General Plan. In addition, the subject site is zoned “M-R-A (Mineral Resources and Related Manufacturing)” per its Ordinance 348 Zoning Designation, which allows for *“Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone, metallic ores, and similar materials, and the rehabilitation of the resulting excavations.”* As such, mining activities proposed as part of the SMP 139R1 project would be fully compatible with the site’s current zoning designation.

The proposed Inert Debris Engineered Fill Operation (IDEFO) would be the primary mechanism for implementing our required reclamation for the subject site. Part of this application will be proposing an IDEFO as a key component to our reclamation activities. The Riverside County General Plan notes that the OS-MIN land use designation allows for “Ancillary structures or uses...which assist in the extraction, processing, or preservation of minerals” (Riverside County General Plan, Page LU-53). The IDEFO operation is necessary for the ultimate reclamation of the site as detailed in the proposed Reclamation Plan; the Reclamation Plan is, in turn, a required element of surface mining permits pursuant to SMARA and County Ordinance 555. Thus, the IDEFO operation is necessary to “...assist in the extraction...of minerals.” Additionally, the proposed IDEFO operation is a permitted use pursuant to Section 12.60.b.(1) of Ordinance 348, which indicates that the M-R-A zone allows for *“Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone, metallic ores, and similar materials, and the rehabilitation of the resulting*

excavations.” Since the IDEFO operation is necessary for the “rehabilitation of the resulting excavations,” as required by SMARA and County Ordinance 555, the IDEFO is a permitted use pursuant to Ordinance 348. Therefore, with the IDEFO as a compatible use to implement ultimate reclamation of the site, the proposed application will conform to the current General Plan Designation of Open Space Mineral (OS-MIN) and the current M-R-A zoning and no changes will be required.

Therefore, the proposed SMP139 Revision application (inclusive of the IDEFO operation) complies with the currently permitted uses as allowed in the County Zoning Ordinance and the Riverside County General Plan.

Analysis of SMP 139R1 Consistency with Applicable General Plan Policies – Land Use Element

The Riverside County General Plan and Temescal Canyon Area Plan list the land use designation as Open Space Mineral (OS-Min) for the subject site. The following policies from the General Plan Land Use Element are therefore applicable to the SMP 139 Revision:

LU 21.1 “Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.” The subject site currently and historically has operated within all provisions required by SMARA and the Riverside County Development Code. The proposed SMP139 Revision will help the applicant to continue to operate under the local and state guidelines and requirements while actually lowering the amount of reclamation needed to restore the subject site. This will occur by filling the current mine site through an engineered fill operation (IDEFO) which will eventually remove slopes and raise the current grade. The proposed IDEFO operation is necessary to ensure compliance with Riverside County Ordinance 555. Specifically, the IDEFO materials, acting as fill material, would be used to facilitate the “...potential uses of the reclaimed site” (as required by Section 6.b of Ordinance 555), and would be necessary to help assure the stability of reclaimed slopes (as required by Section 6.e of Ordinance 555). The IDEFO materials also are needed to preclude “...drainage and erosion problems...” and would ensure the resulting site is “coordinated with present and anticipated future land uses and compatible with the topography and general environment of surrounding property” (in conformance with Section 6.g of Ordinance 555). Accordingly, the SMP 139 Revision is consistent with Policy LU 21.1.

LU 21.2 “Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening.” The SMP 139 Revision consists of a proposal to extend an existing mining operation and allow for the operation of an IDEFO, both of which are compatible with the OS-MIN General Plan land use designation. Accordingly, the SMP 139 Revision is consistent with Policy LU 21.2.

LU 21.3 “Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.” As part of the SMP 139 Revision, easements would be placed over Maitri Road to ensure continued access to adjacent mining sites. Additionally, a traffic impact analysis was prepared by Urban Crossroads and is discussed in the SMP 139 Revision Mitigated Negative Declaration (MND). The MND sets forth mitigation measures to reduce cumulatively significant traffic impacts to a level below significant. Mitigation measures identified in the MND would be enforced by Riverside County as part of the conditions of approval imposed on SMP 139R1. Accordingly, the SMP 139 Revision is consistent with Policy LU 21.3.

LU 21.4 “Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.” As part of the SMP 139R1 project, a Reclamation Plan has been prepared that would require ultimate reclamation of the site in a manner compatible with surrounding land uses. Accordingly, the SMP 139 Revision is consistent with Policy LU 21.4.

LU 21.5 “Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.” As part of the SMP 139R1 project, a Reclamation Plan has been prepared that would require ultimate reclamation of

the site and return it to open space. Grading required as part of the Reclamation Plan would facilitate future uses of the site, although no such uses are identified at this time. Accordingly, the SMP 139 Revision is consistent with Policy LU 21.5.

Analysis of SMP 139R1 Consistency with Applicable General Plan Policies – Open Space

Policy OS 14.1 “Requires that the operation and reclamation of surface mines be consistent with the State Surface Mining and Reclamation Act (SMARA) and County development Code provisions.” The subject site currently and historically has operated within all provisions required by SMARA and the Riverside County Development Code. The proposed SMP139 Revision will help the applicant to continue to operate under the local and state guidelines and requirements while actually lowering the amount of reclamation needed to restore the subject site. This will occur by filling the current mine site through an engineered fill operation (IDEFO) which will eventually remove slopes and raise the current grade. The proposed IDEFO operation is necessary to ensure compliance with Riverside County Ordinance 555. Specifically, the IDEFO materials, acting as fill material, would be used to facilitate the “...potential uses of the reclaimed site” (as required by Section 6.b of Ordinance 555), and would be necessary to help assure the stability of reclaimed slopes (as required by Section 6.e of Ordinance 555). The IDEFO materials also are needed to preclude “...drainage and erosion problems...” and would ensure the resulting site is “coordinated with present and anticipated future land uses and compatible with the topography and general environment of surrounding property” (in conformance with Section 6.g of Ordinance 555). Accordingly, the SMP 139 Revision is consistent with Policy OS 14.1.

Policy OS 14.2 “Restricts incompatible land uses within the impact area of existing or potential surface mining areas.” The SMP139 Revision is a continuation of the currently permitted and compatible use. The IDEFO is consistent with site’s existing zoning designation of “M-R-A Zone, which pursuant to Ordinance 348, Article XIIb-, Section 12.60 (b) (1), requires the “rehabilitation of the resulting excavations” due to “mining, quarrying, excavating...of rock sand, gravel...”. Per Ordinance 555, Section 1 (b), the IDEFO will ensure that “mined lands will be reclaimed to a useable condition” by acting as the primary mechanism for implementing final reclamation of the property per SMARA.

The proposed project also would be consistent with all zoning and General Plan designations surrounding the site. These zoning designations include the following: M-R-A to the west; M-R-A and “Natural Assets (N-A)” to the south; “Specific Plan Zone (SP Zone)” to the east; and SP Zone, “Manufacturing-Service Commercial (M-SC),” “Commercial Office (C-O),” and “Mobile Home Subdivisions & Mobile Home Parks (R-T)” to the north. General Plan designations surrounding the proposed site are consistent with the underlying zoning designations and include the following: OS-MIN to the west; OS-MIN to the south; “Open Space – Conservation (OS-C),” “Open Space Recreation (OS-R),” and “Medium Density Residential (MDR)” to the east; and “Light Industrial (LI),” “Business Park (BP),” and “Medium High Density Residential (MHDR)” to the north. The SMP 139 Revision represents the continuation of an existing mining operation, and mining operations proposed as part of the Project would be shifted westerly as compared to the currently permitted mining areas. Furthermore, mining activities proposed as part of the Project would be consistent with the M-R-A zoning designations to the west and south, and would not conflict with the N-A zoning designation to the southwest. Proposed mining activities also would be consistent with the M-SC designation to the north. With respect to the Sycamore Creek Specific Plan located to the east of the Project site, adequate buffers and an earthen berm are provided or are planned by the Sycamore Creek developer along the western boundary of the Sycamore Creek Specific Plan to ensure that land use conflicts would not occur between the existing and proposed residential land uses and proposed mining operations. The site also is adequately buffered from the existing residential uses and planned commercial office uses to the north, due the intervening Temescal Canyon Road and planned business park/light industrial uses along the southern edge of Temescal Canyon Road. Accordingly, the proposed Project would be compatible with surrounding zoning designations

Therefore, the SMP 139 Revision is consistent with Policy OS 14.2.

Policy OS 14.3 “Restricts land uses incompatible with mineral resources recovery within areas designated Open Space-Mineral Resources.” The OS-MIN land use designation allows for the currently permitted and proposed uses of mineral extraction and processing facilities. The Riverside County General Plan also notes that the OS-MIN land use designation allows for “Ancillary structures or uses...which assist in the extraction, processing, or preservation of minerals” (Riverside County General Plan, Page LU-53). The IDEFO operation is necessary for the ultimate reclamation of the site as detailed in the proposed Reclamation Plan; the Reclamation Plan is, in turn, a required element of surface mining permits pursuant to SMARA and County Ordinance 555. Thus, the IDEFO operation is necessary to “...assist in the extraction...of minerals.” Therefore, all uses proposed as part of the SMP 139R1 project would be fully consistent with the site’s OS-MIN land use designation. Accordingly, the SMP 139 Revision is consistent with Policy OS 14.3.

Policy OS 14.4 “Imposes conditions as necessary on mining operations to minimize or eliminate the potential adverse impacts of mining operations on surrounding properties, and environmental resources”. Impacts of proposed mining operations on surrounding properties and environmental resources were fully evaluated as part of the SMP 139R1 Mitigated Negative Declaration (MND). Where impacts were identified, mitigation measures were imposed to reduce such impacts to a level below significance. Mitigation measures specified in the MND would be enforced by Riverside County as part of the SMP 139R1 conditions of approval. Therefore, with mandatory compliance with the MND mitigation measures, the SMP 139 Revision will not result in adverse impacts to surrounding properties or environmental resources. Accordingly, the SMP 139 Revision is consistent with Policy OS 14.4.

Policy OS 14.5 “Requires that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, draining, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.” Both the SMP139 Revision and IDEFO are mining related uses that are specifically tied together under the reclamation plan as governed by SMARA. Therefore, the proposed SMP139 Revision and IDEFO will not create any new non-mining land uses adjacent to the existing mining operations. Accordingly, the SMP 139 Revision is consistent with Policy OS 14.5.

Policy OS 14.6 “Accept California Land Conservation (Williamson Act) contracts on land identified by the state as containing significant mineral deposits subject to the use and acreage limitations established by the County.” All parcels contained within the SMP139 Revision application are not contracted within the Williamson Act Program, and no Williamson Act contracts are proposed. Accordingly, the SMP 139 Revision would not conflict with Policy OS 14.6.

Analysis of SMP 139R1 Consistency with Ordinance 348

Riverside County Ordinance 348, “Article XIIb M-R-A Zone (Mineral Resources and Related Manufacturing) Section 12.60 – Uses Permitted” is the zoning designation for the project site. Section 12.60 (a.) Uses Permitted is not applicable as this application pertains to subsection (b.).

Section 12.60. (b.) Uses Permitted. The following uses are permitted in conformance with the development and performance standards of the article, provided that the operator thereof holds a permit to conduct surface mining operations, issued pursuant to County Ordinance No. 555, which has not been revoked or suspended:

(1) Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone, metallic ores, and similar materials, and the rehabilitation of the resulting excavations.

Statement of Responsibility

The California Surface Mining and Reclamation Act (SMARA) of 1975, Section 2779 states, "Whenever one operator succeeds to the interest of another in any uncompleted surface mining operation by sale, assignment, transfer, conveyance, exchange, or other means, the successor shall be bound by the provisions of the approved reclamation plan and the provisions of this chapter."

As a representative for **Mayhew Aggregates and Mine Reclamation**, I certify that the information contained in this Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that **Mayhew Aggregates and Mine Reclamation** will accept all responsibility for the reclamation of mined lands associated with this site:

Assessor's Parcel Numbers: 290-060-043, 290-110-012, -015, -017, -019, -024, -025

Containing approximately 215 acres.

In accordance with the approved Surface Mining and Reclamation Plan and within the time limits of said plan.

Executed on this _____ day of _____, 2011

Signature of Company Representative

Print Name

MITIGATED NEGATIVE DECLARATION

SURFACE MINING PERMIT REVISION (SMP 139R1)

MAYHEW AGGREGATES & MINE RECLAMATION

LEAD AGENCY:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:

MAYHEW AGGREGATES & MINE RECLAMATION
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CORONA, CA 92877

PREPARED BY:

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AUGUST 7, 2013

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G	Noise Impact Analysis
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I	Groundwater Study
J	Miscellaneous Correspondence and Supporting Documentation
K	Historic Storm Runoff Analysis

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

This introduction is included to provide the reader with general information regarding: 1) the history of the proposed Project site; 2) standards of adequacy for a MND under the California Environmental Quality Act (CEQA); 3) a summary of Initial Study findings supporting the Lead Agency's (County of Riverside) decision to prepare a Mitigated Negative Declaration (MND) for the proposed Project; 4) a description of the format and content of this MND; and 5) the governmental processing requirements to consider the proposed Project for approval.

1.2 HISTORY OF THE PROPOSED PROJECT SITE

The proposed Project consists of the consolidation of three separate and previously approved entitlements: Surface Mining Permit 139 (SMP 139), Reclamation Plan 106 ("RCL 106"), and Plot Plan 1828 (PP 1828). These existing entitlements, which were obtained when the site was under separate ownership, allow for the operation and eventual reclamation of a surface mine on approximately 215 acres located at 24890 Maitri Road in Riverside County, California, near the city of Corona.

C.L. Pharris was the original operator of the site, and permitted the site under PP 1828 in 1975. In 1978, to satisfy the requirements of the Surface Mining and Reclamation Act (SMARA), a Reclamation Plan was prepared for the mining operations approved under PP 1828, and was ultimately approved by Riverside County as RCL 106.

In 1982, an area just outside the southeast corner of PP 1828 was added as Surface Mining Permit 139 ("SMP 139"), with the disturbance created by SMP 139 added to the area to be reclaimed under RCL 106. SMP 139 and RCL 106 do not have expiration dates, but PP 1828 currently has an expiration date in January 2018.

Figure 1-1, *Location of Existing Entitlements (PP 1828, RCL 106, and SMP 139)*, depicts the location of these existing entitlements. As shown, PP 1828 and RCL 106 cover the majority of the site, while SMP 139 addresses the southeastern portion of the site. For purposes of discussion herein, the areas addressed by SMP 139, RCL 106, and PP 1828 are referred to as the "proposed Project site."

In January/February 2005, heavy rains, combined with geological movement along the Glen Ivy Fault line, caused the bank between the Mayhew Creek and the SMP 139 pit wall to substantially erode and partially collapse into the SMP 139 mining pit¹. As a result, flows from Mayhew Creek began to discharge immediately into the SMP 139 gravel pit and created instability issues with respect to the southern slopes of the mining pit. In order to address this emergency condition, in early 2005 the mining operator constructed a concrete down-drain structure measuring approximately 300 feet in length along the southern pit wall of the SMP 139 site. The intent of this down-drain structure was to stabilize the southern pit wall against water erosion hazards. With completion of the down-drain structure, flows from the Mayhew Creek were fully detained within the SMP 139 pit and no longer were conveyed downstream to the Temescal Wash. However, it should be noted that based on an analysis conducted by Chang Consultants (refer to Technical Appendix K), under historic conditions a majority of the runoff traversing the Project site infiltrated into the groundwater table, including all runoff during the 2- to 25-year storm events. Thus, during most storm events, runoff from the site did

¹Letter to CEMEX Construction Materials, L.P., Army Corps of Engineers, July 21, 2005 (Appendix J)

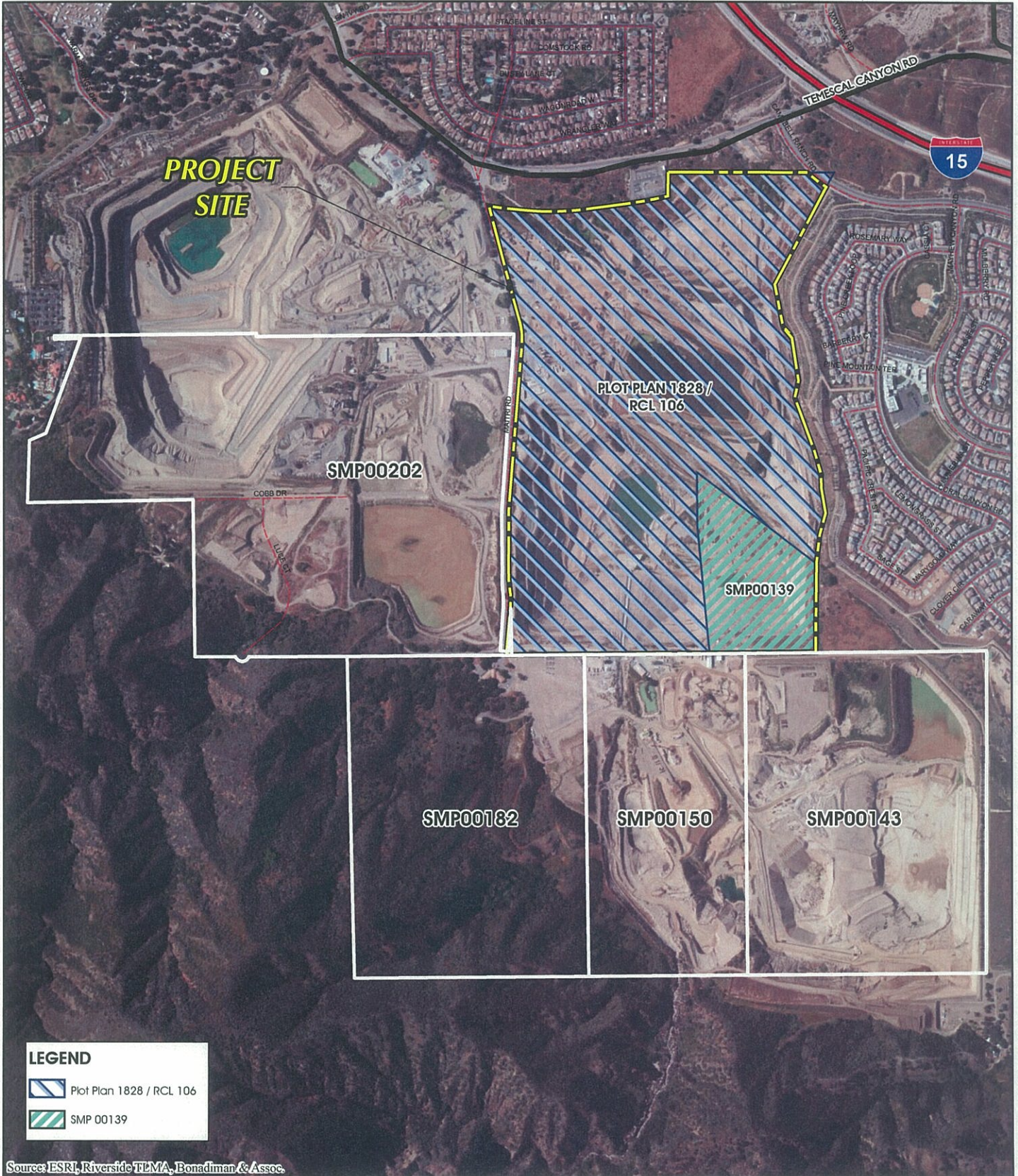


Figure I-1

LOCATION OF EXISTING ENTITLEMENTS

not reach the Temescal Wash, and was instead infiltrated into the groundwater table. Runoff historically reached downstream tributaries only during 50- and 100-year storm events (with a 1 to 2 percent chance of such storm events occurring during any given year). Thus, although the construction of the down-drain structure and associated detention within the SMP 139 pits inhibited (and continues to inhibit) the ability of negligible flows from Mayhew Creek from being conveyed to downstream areas, runoff from the Project site that historically reached the Temescal Wash contributed only an extremely minor part of the overall runoff from the entire Temescal Wash watershed and only contributed such flows during 50- and 100-year storm events.

1.3 PROJECT SUMMARY

The proposed Project consists of an application for a Surface Mining Permit Revision (SMP 139R1). SMP 139R1 proposes to consolidate the existing permits (PP 1828, RCL 106, and SMP 139) under a single, comprehensive entitlement for the property; to reduce the permitted annual tonnage allowed at the mine from 5,000,000 tons per year to 2,000,000 tons per year; to reconfigure areas subject to mining activities on-site to include the existing slopes and setback areas located along the western and southern boundaries of the site; and to extend the expiration date of the existing permits from January 2018 to December 31, 2068.

In addition, it should be noted that mining of the existing slopes and setback areas along the western and southern boundaries of the site cannot be accomplished without simultaneously mining the off-site portions of the slopes and setback areas; however, mining of the off-site slopes and setback areas would require future discretionary approvals to revise the existing mining permits affecting these areas (SMPs 143, 150, 182, and 202). Nonetheless, mining of the off-site impact areas is a reasonably foreseeable consequence of the proposed Project, and impacts related to mining of these areas are evaluated throughout this MND. For purposes of discussion within this MND, “proposed Project site” or “on-site” areas refer to the existing limits of the SMP 139 site (including on-site portions of the setbacks), while “off-site impact areas” or “off-site” areas refer to areas located outside of the SMP 139 site (i.e., areas that would be impacted within SMPs 143, 150, 182, and 202 (refer to Figure 1-1 and Figure 3-4). References to “proposed Project” refer to mining activities that would be permitted by, or that would be a reasonable consequence of, proposed SMP 139R1.

SMP 139R1 also would allow for the operation of an Inert Debris Engineered Fill Operation (“IDEFO”), which would facilitate ultimate reclamation of the site by allowing for the import and on-site processing of inert construction debris.

Please refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.4.1 CEQA Objectives

The principal objectives of CEQA are to: 1) inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities; 2) identify the ways that environmental damage can be avoided or significantly reduced; 3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and 4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.4.2 CEQA Requirements for Mitigated Negative Declarations (MNDs)

A Mitigated Negative Declaration (MND) is a written statement by the Lead Agency briefly describing the reasons a proposed project, which is not exempt from the requirements of CEQA, will not have a significant effect on the environment and therefore does not require preparation of an Environmental Impact Report (EIR). (CEQA Guidelines § 15371) The CEQA Guidelines require the preparation of a MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment. If the potentially significant effects associated with a project cannot be mitigated to a level below significance, then an EIR must be prepared. (CEQA Guidelines § 15070[b])

1.4.3 Initial Study Findings

Appendix A to this MND contains a copy of the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Initial Study/Environmental Assessment No. 42476). The Initial Study determined that implementation of the proposed Project would not result in any significant environmental effects under the impact areas of aesthetics, agriculture/forest resources, air quality, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, or utilities/service systems. The Initial Study determined that the proposed Project would result in potentially significant effects to the following issue areas, but the applicant has agreed to incorporate mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur: biological resources and transportation/traffic. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (County of Riverside), that the Project as revised may have a significant effect on the environment. Therefore, and based on the findings of the Initial Study, the County of Riverside determined that a MND shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b).

1.4.4 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines § 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines § 15125[a]) In the case of the proposed Project, the Initial Study determined that an MND is the appropriate form of CEQA compliance document, which does not require a Notice of Preparation (NOP). Thus, the environmental setting for the proposed Project is the approximate date that the Project's environmental analysis commenced. While this MND also addresses some historical background information regarding physical changes in the Project site and Mayhew Creek relating to the storm events of January and February 2005, this information is provided for informational purposes, only. As required under CEQA, aside from specifics related to the historic production averages for the operating mine, as discussed in more detail below, the Project baseline is the approximate date when the environmental analysis for the Project commenced, which is early 2010. In addition, any attempt to compare the Project's impacts with what existed before the 2005 physical changes in the Project site and Mayhew Creek would be speculative and misleading. Such an analysis is based upon historical records and hydrological assumptions, rather than actual current data, which can be measured directly and not hypothetically.

The Project Applicant submitted applications to Riverside County for the proposed Project in early 2010, at which time the County commenced environmental analysis. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the proposed Project site and in the vicinity of the proposed Project as they existed in early 2010.

CEQA Guidelines § 15125 further clarifies that the environmental setting "...will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant." California courts have held that by using the qualifying term, "normally," § 15125 recognizes that in appropriate situations a lead agency has the discretion to select a different baseline method that accounts for the circumstances presented. (See *Fat v. County of Sacramento* [2002] 97 Cal.App.4th 1270, 1278.) In the case of mining projects specifically, the courts have held that the established usage of the property (i.e., historic production averages for the operating mine) may be considered to define the environmental setting. (See *San Joaquin Raptor Rescue Center v. County of Merced* [2007] 149 Cal.App.4th 645, pg. 659.) Because the amount of material that mining operators mine and quarry is driven by supply and demand market forces that vary from year to year, the courts have ruled that it is appropriate to consider conditions over a range of time periods to establish a production volume average. (See *Hansen Brothers Enterprises, Inc. v. Board of Supervisors* [1996] 12 Cal.4th 533, 48 Cal.Rptr.2d 778; 907 P.2d 1324; and *Save Our Peninsula Committee v. Monterey County Bd. of Supervisors*, supra, 87 Cal.App.4th at p. 125.) The environmental setting for a long-operating mine must take into account the historical averages, because using only a single year of production values would be "misleading and illusory." (See *Fairview Neighbors v. County of Ventura* [1999] 70 Cal.App.4th 238.) However, the existing baseline conditions must also be representative of the mine's actual operations (acknowledging latitude where operations fluctuate), and not be based merely on theoretical conditions, such as a theoretical maximum allowed under an approved permit that has not actually been realized based on historical data. (See *Communities for a Better Environment v. South Coast Air Quality Management District, et al.* [2010] 48 Cal.4th 310.)

In consideration of State CEQA requirements and applicable California case law for establishing the existing baseline conditions against which Project impacts can be evaluated, the Riverside County Planning Department determined that 15 years of historical mine production data is an adequate and appropriate time span to determine average production volumes and calculate the historical average. In the case of this particular analysis, 15 years is appropriate because it spans a time period of 1995 – 2009 when Southern California recovered from an economic recession, experienced strong economic growth, and then fell back into a recession². Because the mine primarily supplies materials used in new construction, a time period encompassing 1995-2009 is representative of a full economic cycle in the mine's supply area.

Based on available, recorded tonnage records provided by the Project Applicant, mining operations within the areas governed by Surface Mining Permit 139 (SMP 139) and Plot Plan 1828 (PP 1828) generated an average of 1,514,801 tons per year between 1995 and 2009 (refer to Table 1-1). As shown in the table, production quantities increased from 1995 to 2003 when southern California was experiencing economic recovery and growth, then fell sharply beginning in 2008 due to a severe economic recession that substantially slowed the demand for construction materials, including aggregate materials produced at the proposed Project site.

² National Bureau of Economic Research, 2012. Business cycling data available at: <http://www.nber.org/>.

1.4.5 Format and Content of this Mitigated Negative Declaration

This MND, in conjunction with the Environmental Assessment/Initial Study Checklist (“Initial Study”) prepared to evaluate the proposed Project’s potential to result in significant environmental effects, the Mitigation Monitoring and Reporting Program (MMRP), and the technical studies prepared in support of the Initial Study and MND, identify the potential environmental effects attributable to the proposed Project and specify mitigation measures where necessary to minimize or avoid the Project’s significant environmental effects.

This MND includes a summary of the history of the proposed Project site, provides a summary of the relevant CEQA requirements for preparation and processing a MND, an overview of the existing environmental setting that forms the baseline for the environmental analysis, and a detailed description of the proposed Project. The Initial Study prepared in support of this MND is provided as Appendix A.

The MMRP, which summarizes the various mitigation measures that were identified to minimize or avoid the Project’s significant environmental effects, is provided as Appendix B. The MMRP also indicates the required timing for the implementation of each mitigation measure, identifies the parties responsible for implementing and/or monitoring each mitigation measure, and identifies the level of significance following the incorporation of each mitigation measure.

Table 1-1 Annual Tonnage for SMP 139 and PP 1828 (1995 to 2009)

Year	Annual Tonnage
1995	1,111,318
1996	1,135,600
1997	1,417,710
1998	1,413,750
1999	1,868,123
2000	1,833,440
2001	2,190,177
2002	2,116,909
2003	2,215,934
2004	1,987,332
2005	1,714,063 ¹
2006	1,440,794 ¹
2007	1,167,525
2008	624,520
2009	484,817 ^{1,2}
Average Annual Tonnage (1995 to 2009):	1,514,801

1. Tonnage data for 2005 and 2006 are not available from the Project Applicant; values represent a linear interpolation from available tonnage data for immediately preceding and following years (i.e., 1,987,332 tons in 2004 and 1,167,525 tons in 2007).
2. Tonnage data for 2009 is not available from the Project Applicant; the value shown for 2009 represents a linear interpolation from available tonnage data from preceding and following years (i.e., 624,520 tons in 2008 and 205,410 tons in 2011).

Provided as Appendices C through I are the various technical studies and other supporting information that were relied upon in support of the findings contained in the Initial Study, and include the following:

- Appendix C Air Quality and Greenhouse Gas Evaluation Report, prepared by Associates Environmental and dated July 2013.

- Appendix D1 Biological Technical Report, prepared by Glenn Lukos Associates, Inc. and dated February 4, 2013.
- Appendix D2 Oak Tree Survey, prepared by Glenn Lukos Associates, Inc. and dated June 12, 2013.
- Appendix E Report of Slope Stability Evaluation, prepared by Hilltop Geotechnical, Inc., and dated September 14, 2011
- Appendix F1 Preliminary Hydrology & Drainage Analysis, prepared by Joseph E. Bonadiman & Associates, Inc., and dated August 2011
- Appendix F2 Project Specific Water Quality Management Plan, prepared by Joseph S.C. Bonadiman & Associates, Inc. and dated August 2011
- Appendix F3 Addendum Letter to Hydrology/Drainage Analysis and Water Quality Management Plan ("Hydrology & Hydraulics/WQMP for Updated SMP00139R1), prepared by Joseph E. Bonadiman & Associates, Inc., and dated October 22, 2012.
- Appendix G Noise Impact Analysis, SMP 139 Extension/Revision, prepared by Giroux and Associates and dated December 24, 2012.
- Appendix H Surface Mining Permit 139R1 (Conditional Use Permit 03679) Traffic Impact Analysis, prepared by Urban Crossroads, Inc., and dated January 22, 2013.
- Appendix I Hydrologic Characterization of the Coldwater Basin, Corona, CA, prepared by Bulot, Inc., and dated March 8, 2012.
- Appendix J Miscellaneous Correspondence and Supporting Documentation.
- Appendix K Historic Storm Runoff Analysis, prepared by Chang Consultants, and dated June 13, 2013.

Each of the appendices listed above are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, California.

1.4.6 Mitigated Negative Declaration Processing

The Riverside County Planning Department directed and supervised the preparation of this MND, which reflects the sole independent judgment of Riverside County. Following completion of this MND, A Notice of Intent (NOI) to adopt the MND will be distributed as part of the Planning Commission hearing notice to the following entities: 1) organizations and individuals who have previously requested such notice in writing; 2) owners and occupants of contiguous property shown on the latest equalized assessment roll; 3) responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); 4) the State Clearinghouse; and 5) the Riverside County Clerk. The NOI will identify the location(s) where the MND, Initial Study, MMRP, and associated technical reports are available for public review. In addition, notice of the Planning Commission hearing and 30-day review period for the MND also will occur via publication in a newspaper of general circulation in the Project area. The Planning Commission hearing notice and

associated NOI also establishes a 30-day public review period during which comments on the adequacy of the MND document may be provided to the Riverside County Planning Department.

Following the 30-day public review period, the County of Riverside will review any comment letters received and will determine whether any substantive comments were provided that may warrant revisions to the MND document. If substantial revisions are necessary (as defined by CEQA Guidelines §15073.5[b]), then the MND and Initial Study would be recirculated for an additional 30-day public review period.

Following conclusion of the public review process, a public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this MND, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action within their authority to outright approve, conditionally approval, or deny approval of the proposed Project.

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten (10) days after the notice of decision appears on the Board's agenda, the Project Applicant or an interested person files an appeal. Additionally, SMP 139R1 would be sent to the Board of Supervisors as a "Receive and File" action; the Board of Supervisors has the option of pulling the SMP 139R1 approval from the "Receive and File" docket and assuming approval authority. If an appeal is filed, or if the Board of Supervisors opts to assume approval authority, then the Board of Supervisors would consider the proposed action and the adequacy of this MND. In such cases, the Board of Supervisors would conduct a public hearing to evaluate the proposal and would take final action to outright approve, conditionally approval, or deny approval of the proposed Project.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

As shown on Figure 2-1, *Regional Location Map*, and Figure 2-2, *Vicinity Map*, the proposed Project site is located within the Temescal Canyon portion of unincorporated Riverside County, approximately 4.5 miles northwest of the City of Lake Elsinore and 3.25 miles south of the City of Corona. Specifically, the proposed Project site comprises approximately 215 acres of land located at 24890 Maitri Road. The site is bounded on the west by Maitri Road and on the north by Temescal Canyon Road, while an unimproved access road occurs along the southwestern Project boundary. The eastern portion of the proposed Project site abuts an existing master planned residential community (Sycamore Creek). The subject property encompasses Assessor's Parcel Numbers 290-060-043, and 290-110-012, 015, 017, 019, 024, 025, and is located in Sections 2 and 11 of Township 5 South, Range 6 West, San Bernardino Baseline and Meridian.

In addition to the Project site, off-site impact areas are evaluated as part of this MND because physical impacts to such areas are a reasonably foreseeable consequence of Project approval, although activities within the off-site impact areas would require future discretionary approvals from Riverside County. The off-site areas include a portion of Maitri Road and the east-west access road, and portions of existing mining sites located to the west (SMP 202) and south (SMP 143, SMP 150, and SMP 182), as shown on Figure 2-3, *Location of Off-Site Impact Areas*. For purposes of discussion herein, off-site areas subject to future physical disturbance as a result of the proposed Project are referred to as the "off-site impact areas."

2.2 EXISTING SITE AND AREA CHARACTERISTICS

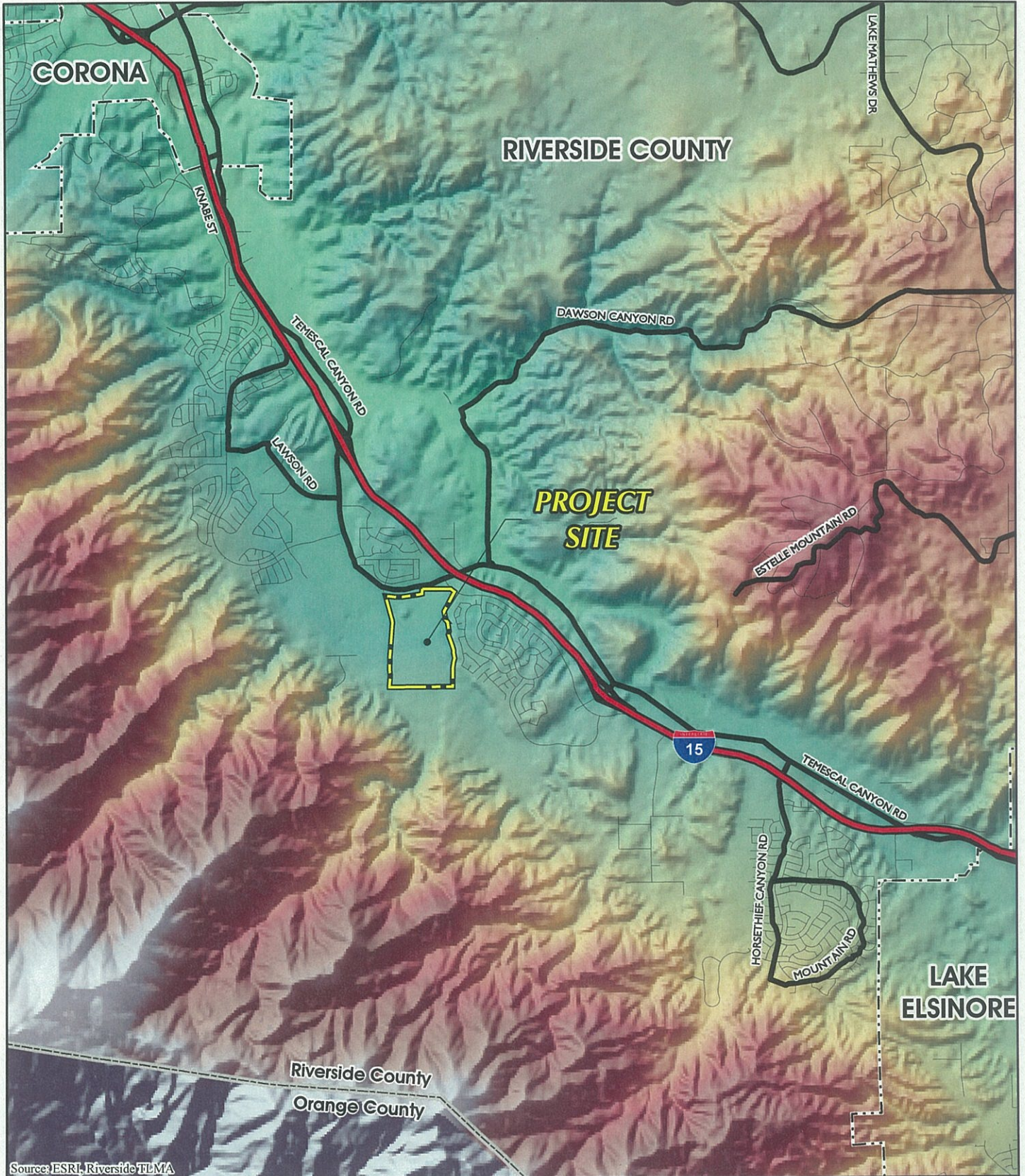
2.2.1 Site Access

Access to the Project site is via Maitri Road, south of Temescal Canyon Road. Customers and employees commuting to the site typically exit Temescal Canyon Road or Indian Truck Trail off of Interstate 15 in the unincorporated area of Riverside County between the cities of Corona and Lake Elsinore. Maitri Road was a public road at the time the environmental analysis for the proposed Project commenced in early 2010, but was converted to a private road by the Riverside County Board of Supervisors pursuant to Resolution No. 2012-103 (Appendix J). Security and public safety will be assured through the use of controlled access, with security during off-hours, near the intersection of Maitri Road and Temescal Canyon Road, although such access restrictions and security were not in place at time the environmental analysis for the proposed Project commenced, although such measures would be in place prior to Project approval.

2.2.2 Existing Site Conditions

The Temescal Canyon area contains a number of surface mining operations, most of which have been in operation since the 1970s and 1980s, and is the source of large quantities of construction grade aggregates for Riverside, Orange, San Diego and San Bernardino Counties. The alluvial fans of Mayhew Canyon and Coldwater Canyon have both been recognized by the California Geological Survey (CGS) and Riverside County as having geological resources significant to the State of California. The proposed Project site is located at the point where these two alluvial fans converge.

Figure 2-4, *Aerial Photograph*, depicts the existing conditions of the proposed Project site and off-site impact areas.



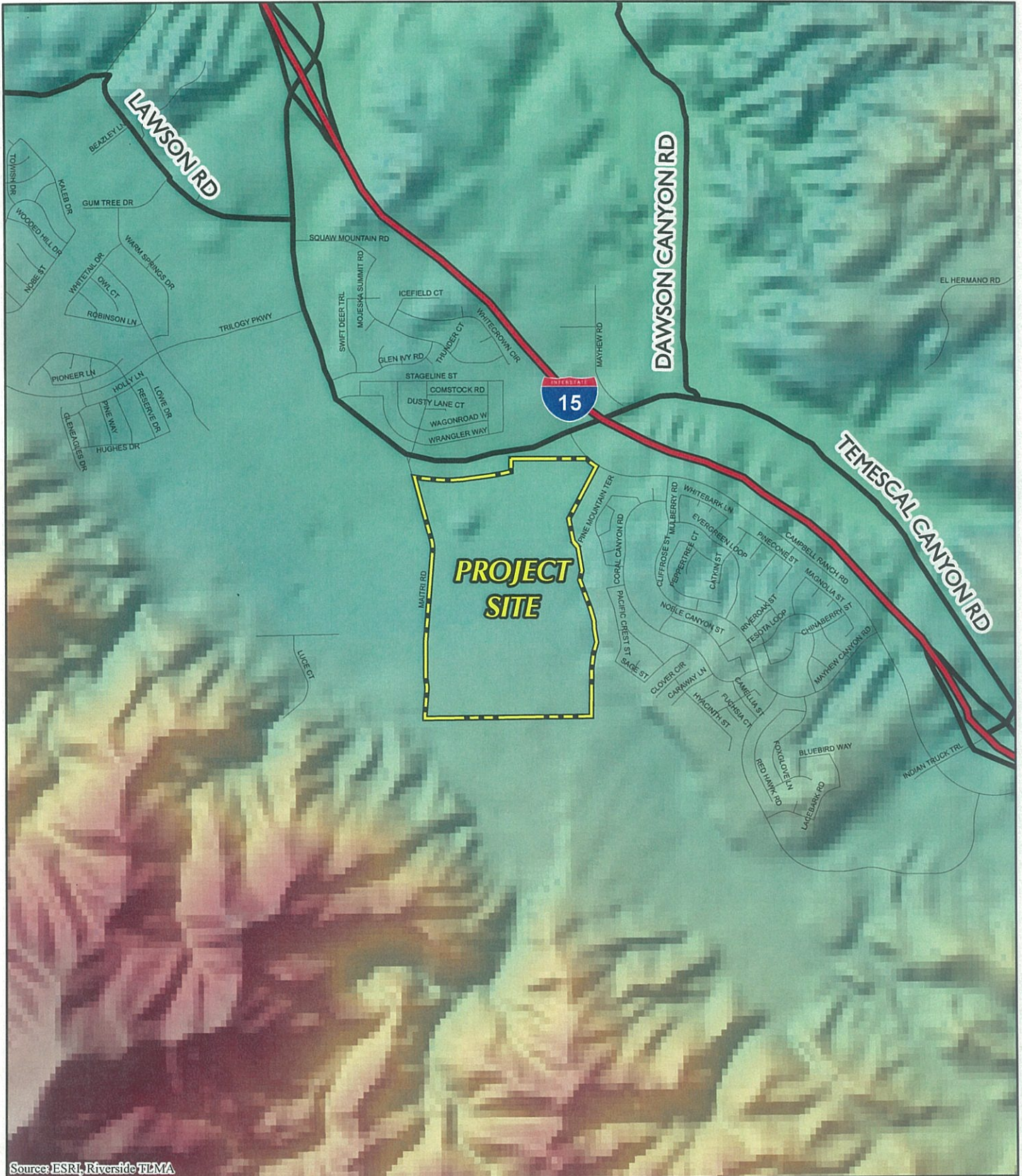
Source: ESRI, Riverside TLMA

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0 0.25 0.5 1 Miles

Figure 2-1

REGIONAL LOCATION MAP



Source: ESRI, Riverside TEMA

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Figure 2-2

VICINITY MAP



Figure 2-3

LOCATION OF OFF-SITE IMPACT AREAS

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Source: ESRI, Riverside TELMA, Bodiman & Assoc.

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0 250 500 1,000 Feet

Figure 2-4

AERIAL PHOTOGRAPH

As shown on Figure 2-4, the proposed Project site is currently used as a permitted sand and gravel mining operation. The proposed Project site is surrounded by chain-link fencing and marked with signage to restrict public encroachment into the mining areas. Within the site, a 50-foot setback is observed within which mining does not occur as required pursuant to PP 1828 and SMP 139.

The central portion of the proposed Project site contains an existing aggregate desilting basin, which allows for the settlement of solids out of water used in processing activities. Water from the desilting basin is then re-used in the mining operations. In the south-central portion of the property is the main aggregate mining pit. In the west-central portion of the proposed Project site is an existing processing plant, composed of a crushing station, several conveyors, a surge pile, a washing and sizing station, and storage areas. Throughout the proposed Project site are a variety of gravel stockpiles and washed sand stockpiles, in addition to dirt roadways that facilitate the mining operations.

As documented by the Army Corps of Engineers (ACOE) in their determination that Mayhew Creek does not comprise a water of the U.S. (Appendix J), in January/February 2005, heavy rains, combined with geological movement along the Glen Ivy Fault line, caused the bank between the Mayhew Creek and the southern and eastern SMP 139 pit walls to substantially erode and partially collapse into the SMP 139 mining pit. As a result, flows from Mayhew Creek began to immediately discharge directly into the SMP 139 gravel pit and created instability of the southern and eastern slopes of the mining pit. In order to address this emergency condition, in approximately April 2005 the former mining operator (CEMEX) was directed by the Riverside County Building & Safety Department to construct a concrete down-drain structure measuring approximately 300 feet in length along the southern pit wall of the SMP 139 site.

The down-structure was approved by the Riverside County Planning Department on October 23rd, 2006 under RCL00106S1, and also was subject to review and consultation with the ACOE, California Department of Fish and Game (CDFG), and the Regional Water Quality Control Board (RWQCB). As a result of this review, Mayhew Creek was determined by the ACOE not to comprise a Water of the U.S., and was therefore not subject to regulation under Section 404 of the Clean Water Act (CWA), thereby excusing Cemex from the need to obtain a Section 404 Permit from ACOE or a Section 401 Certification from the RWQCB. As part of the review and approval process associated with RCL00106S1, the mining operator was required to prepare a Habitat Mitigation and Monitoring Program (HMMP), which required the creation of 9.7 acres of mule fat scrub habitat within the northeastern portions of the original SMP 139 site (and outside of the areas proposed to be included within SMP 139R1).

Due to the heavy rains and the geological movement along the Glen Ivy Fault Line, and the subsequent required and constructed down-drain structure, it was determined that the existing mining pit is sufficiently sized to capture and retain multiple 100-year storm events, effectively cutting Mayhew Creek off from the original flow line; thus, only minimal flows from the Mayhew Creek are discharged from the site to downstream areas. Furthermore, although flows from Mayhew Creek are mostly detained on-site, these flows are not used as part of any existing or proposed mining operations. Rather, the flows ultimately are absorbed into the ground and contribute to the existing groundwater table.

The only portions of the proposed Project site that remain relatively undisturbed under existing conditions include approximately six (6.0) acres along the eastern boundary of the property that consist of sage scrub habitat occurring on the upper banks of a riverine feature that collects in the northeastern corner of the proposed Project site. The northeastern corner of the proposed Project site was at one time actively mined, but now contains riparian vegetation. Disturbed habitat also occurs along the southwestern, southern, and southeastern perimeter of the proposed Project site, along the upper portions of the existing slopes.

Figure 2-4 also depicts the existing conditions for the off-site impact areas. As shown, a portion of the off-site impact areas encompass Maitri Road, an improved roadway located along the western boundary of the Project site, and portions of an east-west access roadway located along the southern boundary of the proposed Project site.

Off-site impact areas located west of Maitri Road encompass a portion of an existing mining site (SMP 202) and include existing slopes, unpaved roads, a desilting pond, equipment storage areas, and several existing stockpiles. Sparse areas of disturbed natural vegetation occur along the southern and southeastern slopes of the SMP 202 site (i.e., disturbed Riversidean sage scrub and coast live oak). To the south of the SMP 202 site is an existing administrative building and paved parking lot with existing ornamental vegetation (which is not anticipated to be impacted by future mining activities) as well as natural habitat (i.e., chaparral and Riversidean sage scrub). At the southern edge of the off-site impact area is an existing access roadway serving a water tank.

Impact areas to the south of the proposed Project site (and southerly of the east-west access road) encompass a separate existing mining operation (SMP 143, SMP 150, and SMP 182). These areas are fully disturbed and include numerous unpaved roadways, overhead utility lines, a paved parking area, a trailer, storage sheds, several conveyer belts, a desilting pond, weigh station, crushing station, surge pile, washing and sizing station, and several existing stockpiles. Disturbed habitat occurs west of the desilting pond (i.e., disturbed Riversidean sage scrub), and several existing trees and ruderal vegetation about the southern edge of the east-west access road.

2.2.3 General Plan and Zoning

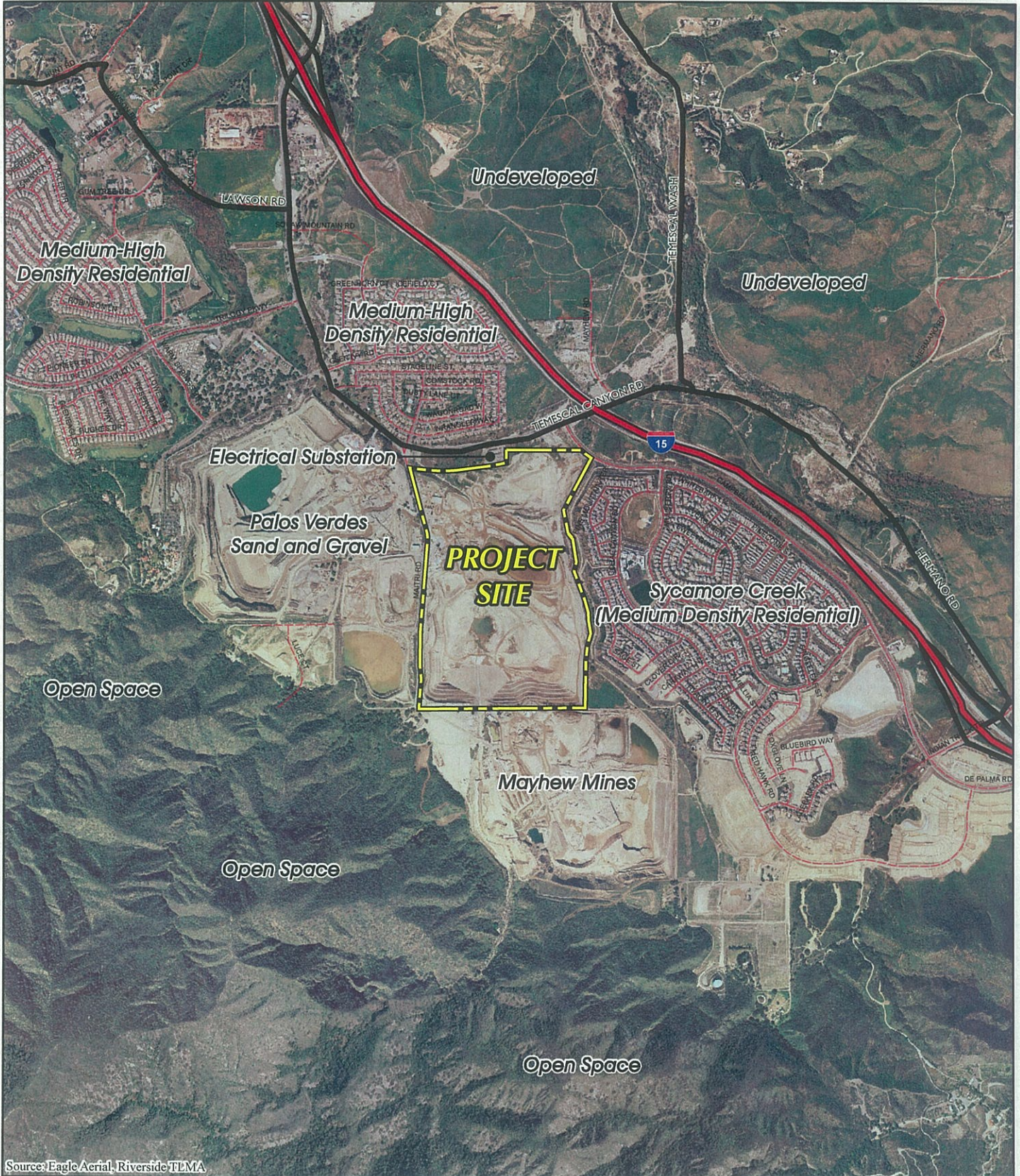
The proposed Project site, which consists of approximately 215 acres permitted for mining, is designated by the Riverside County General Plan and Temescal Canyon Area Plan as “Open Space – Mineral Resources (OS – MIN).” The proposed Project site is zoned for “Mineral Resources and Related Manufacturing (M-R-A),” which permits mining subject to a mining permit under Riverside County Ordinance 555. The proposed Project site is not located within any General Plan Policy Areas.

General Plan designations surrounding the proposed Project site include the following: OS-MIN to the west; OS-MIN to the south; “Open Space – Conservation (OS-C),” “Open Space Recreation (OS-R),” and “Medium Density Residential (MDR)” to the east; and “Light Industrial (LI),” “Business Park (BP),” and “Medium High Density Residential (MHDR)” to the north. The off-site impact areas all are located within the OS-MIN designation.

Zoning designations surrounding the proposed Project site include the following: M-R-A to the west; M-R-A and “Natural Assets (N-A)” to the south; “Specific Plan Zone (SP Zone)” to the east; and SP Zone, “Manufacturing-Service Commercial (M-SC),” “Commercial Office (C-O),” and “Mobile Home Subdivisions & Mobile Home Parks (R-T)” to the north. The off-site impact areas all are zoned M-R-A.

2.2.4 Surrounding Land Uses and Development

Figure 2-5, *Surrounding Land Uses and Development*, depicts the proposed Project site and the existing land uses on and immediately surrounding the proposed Project site including the off-site impact areas. As shown, existing surrounding land uses include several mines located to the west and south. The



Source: Eagle Aerial, Riverside TEMA

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SURROUNDING LAND USES AND DEVELOPMENT

Figure 2-5

existing mines to the south consist of Werner Corporation's Mayhew Mines, which operate under permits SMP 143, SMP 150, and SMP 182. To the west is Chandler Aggregates, which operates pursuant to SMP 202. These mines include three (3) Ready-Mix Concrete Batch Plants and an Asphalt Plant. Maitri Road, an improved two-lane roadway, abuts the western boundary of the proposed Project site. At the time environmental review for the proposed Project commenced (early 2010), Maitri Road was a public roadway; however, on June 26, 2012, the Riverside County Board of Supervisors approved a vacation of Maitri Road as part of Resolution No. 2012-103 (Appendix J); as such, Maitri Road is now a private roadway facility. Open space associated with the Santa Ana Mountains and the Cleveland National Forest occurs approximately 0.25 mile to the southwest of the proposed Project site.

Immediately east of the proposed Project site is an existing residential community, which is part of the approved Sycamore Creek Specific Plan (Specific Plan No. 256). The Sycamore Creek community consists of single-family residential homes, commercial land uses, recreational center, fire station, elementary school, open space, and parks. To the north of the proposed Project site are several undeveloped parcels and an existing electrical substation. Further to the north, and beyond Temescal Canyon Road, is an existing residential community (Butterfield Estates) consisting of medium high density residential land uses and passive recreation areas.

The closest residence within Sycamore Creek is more than 250 feet from the proposed Project site, while the closest residence within Butterfield Estates occurs at a distance in excess of 500 feet. In addition, an existing residence is located approximately 3,500 feet southeast of the proposed Project site (or approximately 2,800 feet southeast of the nearest portion of the off-site impact area).

2.3 EXISTING OPERATIONAL CHARACTERISTICS

Under existing conditions, the proposed Project site and off-site impact areas consist of surface mining operations producing construction-grade aggregates primarily used in Riverside, with lesser amounts that are exported to Orange, San Diego, and San Bernardino Counties. The primary minerals extracted from the proposed Project site are construction grade sand and gravel.

Existing operations at the proposed Project site involve the use of front-end loaders, dozers, haul trucks, and a water truck within the mining pit to bring the raw material to the processing plants for crushing, washing, and sizing. There is no topsoil or overburden on the proposed Project site, because the site has been mined for 35 +/- years and these materials have been removed by the on-going mining activities. Table 2-1, *Operational Equipment Summary for Existing Conditions*, summarizes the equipment utilized on-site on a daily basis under existing conditions, based on information provided by the Project Applicant for the baseline operating period (between 1995 and 2009) (refer to Appendix J). As shown, mining activities during this period required the equivalent of approximately 4,408 horsepower per day.

Mining in the pit begins with front-end loaders and haul trucks delivering the material to the primary crushing station. At the crushing station, initial screening separates material using a two-inch opening, which creates a sand surge and a rock surge pile for further processing. No blasting is required or allowed for mining operations under existing conditions.

The sand is then washed and sized according to the particular specifications of different products (Washed Concrete Sand, Washed Plaster Sand, etc.) and distributed into stockpiles via stacking conveyors, where it dewateres and awaits final shipment. The rock surge pile is crushed, washed, and sized according to specifications, and stockpiled using a combination of stacking conveyors. Sands are produced for use in concrete, asphalt, plaster, and block production.

Table 2-1 Operational Equipment Summary for Existing Conditions

Hours/Day	Description	Quantity	Horse Power	Total Horse Power
12	775D Haul Truck	2	682	1364
12	769C Haul Truck	1	474	474
16	769C Water Truck	1	474	474
12	990F Wheel Loader	1	675	675
12	988F II Wheel Loader	1	430	430
20	980G Wheel Loader	1	300	300
10	D9N Dozer	1	370	370
4	345B Excavator	1	321	321
Total Daily Operational Horse Power (Existing Conditions):				4,408

Operations occur seven (7) days per week/24 hours per day. Activities are required to comply with Riverside County Noise and Lighting Standards (Riverside County Ordinances 847 and 915, respectively), as well as Riverside County Ordinances 555 (Surface Mining and Reclamation Act) and 348 (Land Use Ordinance). The processing plant at the proposed Project site has the capacity to produce approximately 500 tons per hour of sand and gravel. An operational permit with the South Coast Air Quality Management District (SCAQMD) (SCAQMD Permit No. R-F36556) has established a monthly production limit of 252,000 tons per month, which is considerably more than is being produced under existing conditions.

Production limits are not expressly stated in the operating permits for either PP 1828 or SMP 139. However, a review of the Staff Reports and supporting documentation for the entitlements show annual production limits for PP 1828 of 1,020,000 tons per year and 4,000,000 tons per year for SMP 139 (or a combined annual production limit of 5,020,000 tons per year). Permitted depths for the mining operations range from 300 feet in the southeast corner (within SMP 139) to a maximum depth of 575 feet in the center of the PP 1828 area.

The proposed Project site is graded to capture all surface flows and retain them on-site. Pit walls are sloped and hydro-seeded as excavations reach the outer boundary of the mining area, to prevent rilling and erosion from impacting off-site property.

Access gates to the proposed Project site are locked when the mine is not in operation or open for sales to prevent unauthorized access.

2.4 EXISTING ENVIRONMENTAL CHARACTERISTICS

2.4.1 Geology

The Temescal Valley is filled by sedimentary materials that range in age from Late Tertiary to Holocene. Sedimentary sequences of the Temescal Valley are underlain by Mesozoic-age, crystalline basement rocks that are visible in hills on both sides of the valley.

The alluvial fan material being mined in the Temescal Valley was sourced from canyons to the southwest of the proposed Project site, within the eastern side of the Santa Ana Mountains. Deposition of sediments within the alluvial fan took place during the Late Pleistocene through the Holocene ages and continues today.

Two geologic formations are primary sources for alluvial fan material found at the proposed Project site. The first is the Bedford Canyon formation, which is a slightly metamorphosed assemblage of interlayered argillite, slate, phyllite, graywacke, impure quartzite, and small amounts of limestone. Most

of these materials are dark colored, very fine-grained, and range from slightly to highly weathered. Weathering, erosion, and deposition of Bedford Canyon materials typically results in a very fine-grained matrix of clayey or silty sand supporting gravel to cobble sized, dark-colored, fine-grained clasts. There is relatively little quartz or alkali feldspar associated with the Bedford Canyon formation.

The second source formation for materials found on the proposed Project site is a part of the Cretaceous-age, Peninsular Ranges Batholith. This material consists of a heterogeneous mixture of granitic rocks including monzogranite, granodiorite, tonalite, and gabbro. The monzogranite and granodiorite are sources for relatively large quantities of quartz and unweathered, alkali feldspar. The resulting deposits of this material on the proposed Project site consist largely of clean, quartz and feldspar sands with hard, fresh to slightly weathered gravels and cobbles, with virtually no clay and very little silt.

A few active or potentially active faults are located on or close to the proposed Project site and off-site impact areas. The Glen Ivy North fault crosses the north edge of the existing SMP 139 pit, and continues northwest, passing to the north of the SMP 202 and 133 pits. This fault does not traverse the off-site impact areas. The Glen Ivy South fault is located along the south edge of SMP 143, 150, and 182 and continues to the northwest, passing within 1,000 feet of the proposed Project site and off-site impact areas (the Glen Ivy South fault does not occur within the off-site impact areas). A third, unnamed fault, only found on the Riverside County TLMA GIS fault map, is located within 300 feet of the southwest corner of the SMP 139 pit. Another fault, which is unnamed on available maps but may be the Indian Canyon fault, trends toward the proposed Project site, but is truncated by the Glen Ivy South fault one-half mile to the west of the proposed Project site.

2.4.2 Hydrology

The proposed Project site is located within a watershed comprising approximately 3,045 acres total. Of this, 2,990 acres were analyzed by the Project's hydrologist (refer to Appendix F1) to determine runoff volumes. In summary, the existing excavated pits collect and retain runoff from approximately 2,826 acres of the watershed (including the entire runoff from the Mayhew Creek watershed). The remaining 164-acre drainage area, which occurs in a northerly-trending watercourse along the eastern edge of the proposed Project site and does not discharge to the main pit, discharges through an existing 30-foot culvert running under Temescal Canyon Road. A portion of this runoff is retained within the existing excavation pit located at the northeast portion of the proposed Project site; the remaining flows are discharged through the existing culvert.

Prior to the 1970s, off-site flows from the Mayhew Creek that entered the site from upstream areas were conveyed through the Project site in undefined drainage channels. Based on an analysis conducted by Chang Consultants (refer to Technical Appendix K), virtually all of these flows infiltrated into the groundwater table and did not contribute substantial flows to downstream areas (i.e., Temescal Creek). Specifically, during a majority of storm events, roughly 98% of the time based upon probabilities of storm events (including the 2- and 25-year storm events), all runoff traversing the site infiltrated into the groundwater table. Only during 50- and 100-year storm events (with a 1 to 2 percent chance of occurring during any given year) did runoff from the Project site and upstream areas reach downstream tributaries (including Temescal Creek).

With the commencement of mining activities the site in the 1970s, flows from Mayhew Creek being conveyed through the Project site were diverted via a man-made, soft-bottom drainage course around the SMP 139 mining operations. With the diversion of these flows into a man-made channel, runoff discharged from the site (including flows from Mayhew Creek) to downstream tributaries increased in both volume and velocity as compared to historic (and natural) conditions.

In January/February 2005, heavy rains, combined with geological movement along the Glen Ivy Fault line, caused the bank between the Mayhew Creek and the SMP 139 pit wall to substantially erode and partially collapse into the SMP 139 mining pit. As a result, flows from Mayhew Creek began to discharge immediately into the SMP 139 gravel pit and created instability and safety issues with respect to the southern slopes of the mining pit. In order to address this emergency condition, the mining operator at the time (CEMEX) constructed a concrete down-drain structure measuring approximately 300 feet in length along the southern pit wall of the SMP 139 site. The purpose of this down-drain structure was to stabilize the southern pit wall against water erosion hazards. With completion of the down-drain structure, flows from the Mayhew Creek were fully detained within the SMP 139 pit and no longer were conveyed downstream to the Temescal Wash (during 50- or 100-year storm events).

Although the construction of the down-drain structure eliminated surface flows that otherwise might have reached Temescal Creek, the change in the site's drainage patterns that occurred from installation of the down-drain structure more closely resemble the site's natural conditions prior to the 1970s, as compared to the conditions that existed following the diversion of flows into the man-made drainage channel described above. Because a majority of flows traversing the site infiltrated into the groundwater table in pre-1970 conditions, the current condition of the site, wherein all flows are diverted to a detention basin via the down-drain structure and allowed to infiltrate into the groundwater table, more closely resembles the historic drainage pattern of the site as compared to conditions that existed between the 1970s and 2005.

2.4.3 Groundwater

Based on a site-specific groundwater analysis conducted by BULOT, Inc., groundwater beneath the proposed Project site is conservatively estimated to occur at an elevation of approximately 915 feet above mean sea level (amsl), although groundwater elevations averaging as high as 967 feet may result from two wet years in a row. Groundwater within the basin moves from the southwest towards the Glen Ivy Fault.

2.4.4 Soils

The *Soil Survey for the Western Riverside Area* (United States Department of Agriculture, 1971) indicates that the Mayhew Canyon alluvial fan is composed primarily of Cortina gravelly loamy sand. In a typical 60 inch profile, the surface layer is grayish-brown gravelly loamy sand about 10 inches thick. Below this is a grayish-brown gravelly sandy loam and very gravelly coarse sand. Such soils are considered to be good sources of sand and gravel. This sandy deposit is known to extend much more deeply than the 60 inches included in the soil survey (Chambers Consultants, June 1981). Yellowish-brown coarse gravelly sand, in addition to the preceding, was also encountered in the upper 60" of the deposit during on-site drilling.

Drilling for the slope stability analysis conducted in March 2011 by Hilltop Geotechnical confirmed the above findings, with the additional notation that the deposit of sand and gravel extends at least 300' below the surface.

2.4.5 Vegetation

The proposed Project site has been used for surface mining, sales and shipping of aggregate materials, and production of ready-mix concrete since the early 1970's. As such, the entire site is disturbed, and any vegetation that exists on the property is in the form of ornamental landscaping, visual buffer berms, or areas of partial reclamation/revegetation.

Based on a biological survey conducted on the proposed Project site in by Glenn Lukos Associates (refer to Appendix D1), nine (9) distinct vegetation/land use types are mapped for the Project site and off-site impact areas. The vegetation/land use types include disturbed, disturbed alluvial scrub, chaparral/disturbed chaparral, coast live oak woodland, Riversidean sage scrub/ disturbed Riversidean sage scrub, residential/urban/exotic, southern willow scrub, disturbed mulefat scrub, and aggregate desilting basin.

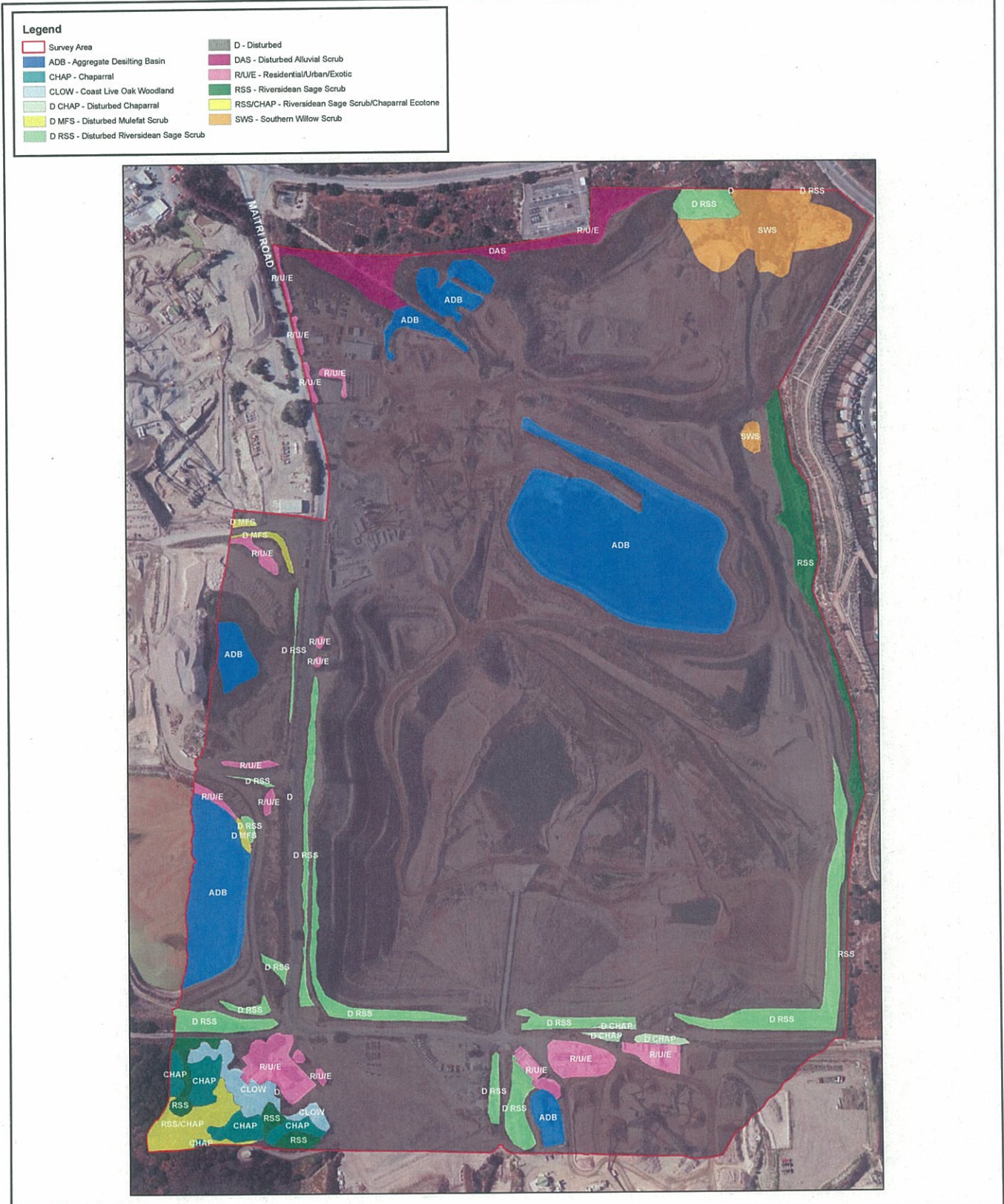
A summary of vegetation communities that occur on the proposed Project site and within the off-site impact areas is provided below. Figure 2-6, *Existing Vegetation Communities*, depicts the location and extent of vegetation communities located on the proposed Project site and within the off-site impact areas.

The proposed Project site and off-site impact areas are characterized predominantly by areas of substantial disturbance as a result of past and current surface mining operations. Areas not actively mined are dominated by non-native ruderal species including castor bean (*Ricinus communis*), Russian thistle (*Salsola tragus*), summer mustard (*Hirschfeldia incana*), tree tobacco (*Nicotiana glauca*), tamarisk (*Tamarix* sp.), and lambs quarters (*Chenopodium album*). Native ruderal species that occur in these areas of high disturbance include mule fat (*Baccharis salicifolia*) and telegraph weed (*Heterotheca grandiflora*). These areas of substantial disturbance are classified as "Disturbed" on Figure 2-6.

As a result of the mining operation, large stockpiles of mine tailings have created variations in topography resulting in hilly terrain composed of sandy and cobbly material. The hills and slopes have a similar vegetation composition as the flatter areas across the proposed Project site with the addition of some native scrub species including coyote bush (*Baccharis pilularis*), California brittle bush (*Encelia farinosa*), California buckwheat (*Eriogonum fasciculatum*), deerweed (*Acmispon glaber*), California everlasting (*Gnaphalium californicum*), wreath plant (*Stephanomeria virgata*), and purple nightshade (*Solanum xanti*). The slopes also contain a variety of non-native grasses dominated by brome species including ripgut brome (*Bromus diandrus*) and red brome (*Bromus madritensis* ssp. *rubens*). Areas containing these native scrub species typically occur on the perimeter of the proposed Project site in locations that have not been subject to recent mining activities and exhibit topographic variability that mimics a natural condition. These areas are classified as Disturbed Riversidean Sage Scrub on Figure 2-6.

Within the actively mined area in the center of the proposed Project site and within portions of the adjacent off-site mining sites are man-made impoundments of water used in the mining operations, which have resulted in ponded features vegetated predominantly with southern cattails (*Typha domingensis*), arroyo willow, mule fat, and tamarisk. These areas are classified as Aggregate Desilting Basin (ADB) on Figure 2-6.

Along the eastern boundary of the proposed Project site is a riverine feature that conveys flows collected east of the proposed Project site and directs them to a riparian basin in the northeast corner of the proposed Project site. The basin area outlets off-site to the north under Temescal Canyon Road via a drainage that is tributary to Temescal Wash. The southern end of the riverine feature is largely unvegetated within the ordinary high water mark (OHWM), with floodplain terraces vegetated with scalebroom (*Lepidospartum squamatum*), tamarisk, tree tobacco, brittle bush and California buckwheat. Moving north, the OHWM degrades as waters collect in an area that outlet to a series of culverts. Where the water collects, a patch of riparian vegetation dominated by mule fat, tamarisk, and arroyo willow (*Salix lasiolepis*) saplings are emerging. The banks above the OHWM up to the proposed Project site's eastern boundary are characterized by steep grades vegetated with RSS dominated by California sagebrush, California buckwheat and scale broom. The northern extent of the riverine feature terminates in a riparian basin prior to exiting the proposed Project site to the north beneath Temescal



Source: Glenn Lukos Associates

Figure 2-6

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NOT TO SCALE



EXISTING VEGETATION COMMUNITIES

Canyon Road. The basin area is dominated by anoyo willow, black willow (*Salix gooddingii*), mule fat, tamarisk, summer mustard, curly dock (*Rumex crispus*), and scale broom. Surrounding the basin are manufactured slopes vegetated with disturbed RSS.

The western extent of the proposed Project site and off-site impact areas include the current alignment of Maitri Road, which is lined with ornamental/exotic plant species as well as highly disturbed RSS typical of remnant mine tailings stockpiles. These areas also include an active aggregate desilting pond as well as a remnant aggregate desilting pond that has been converted to a tailings stockpile. The southwest corner of the off-site impact area transitions from an area of active disturbance to one of minimal to no disturbance in the vicinity of the existing off-site administrative office building. Areas south and west of the administrative office facility and parking areas are dominated by coast live oak (*Quercus agrifolia*) woodland, Riversidean sage scrub (RSS), chaparral and RSS/chaparral ecotone.

2.4.6 Wildlife

Wildlife surveys conducted by Glenn Lukos Associates (refer to Appendix D1) did not identify any special-status animal species within the proposed Project site or off-site impact areas. However, certain special-status animals have the potential to occur including: Bell's sage sparrow, burrowing owl, coast horned lizard, coast patch-nosed snake, orange-throated whiptail, ferruginous hawk (foraging), least Bell's vireo, loggerhead shrike (foraging), northern harrier (foraging), San Diego black-tailed jackrabbit, southern rufous-crowned sparrow, tricolored blackbird, white-faced ibis, white-tailed kite (foraging), yellow-breasted chat, and yellow warbler.

3.0 PROJECT DESCRIPTION

The proposed Project consists of an application for a Surface Mining Permit Revision (SMP 139R1). A detailed description of the proposed Project is provided in the following sections.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 SMP 139R1

SMP 139R1 consists of a proposal to consolidate the activities allowed by three (3) existing permits (PP 1828, RCL 106, and SMP 139) under a single, comprehensive entitlement for the property. Figure 3-1, *Revised Surface Mining Plan for SMP 139R1*, depicts the proposed, revised surface mining plan for SMP 139R1. A full-sized exhibit is available at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside CA.

Areas permitted for mining on the approximately 215-acre Project site would consist of approximately 186 acres, concentrated in the western portions of the site. All uses currently permitted under PP 1828, SMP 139, and RCL 106, including the existing, on-site concrete batch-plant, would be combined under SMP 139R1. Approval of SMP 139R1 would extend the life of the existing entitlements by approximately 50 years (from January 2018 to December 31, 2068), and would reduce the total annual tonnage allowed at the mine to 2,000,000 tons per year (reflecting a reduction of 3,020,000 million tons per year as compared to the existing entitlements). It should be noted that the 2,000,000 tons per year limitation proposed by the Project would include materials from both the aggregate mining operations as well as from the Inert Debris Engineered Fill Operation ("IDEFO"), which is described below.

Additionally, SMP 139R1 proposes to expand the reclamation area to include on-site and adjacent off-site areas forming the slopes and setbacks that comprise the boundaries between the on-site mining pits and off-site existing mining pits located on adjacent properties (which conduct extraction operations under separate approved permits [SMP 143, SMP 150, SMP 182, and SMP 202]). Figure 3-2, *SMP 139R1 Revised Reclamation Plan for Existing Mining Pits*, depicts the proposed revised reclamation plan for the majority of the site, with exception of the slopes and setback areas, while Figure 3-3, *SMP 139R1 Revised Reclamation Plan for Slopes and Setbacks*, depicts the revised reclamation plan for the slopes and setback areas. Full-sized exhibits are available at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside CA.

Expanding the reclamation area ultimately would result in the creation of a single pit encompassing the proposed Project site and adjacent, off-site mines instead of three separate pits as occurs under existing conditions. Conditions of approval applied to SMP 139R1 by Riverside County would prohibit mining within the on- and off-site slopes and setbacks until the existing permits for these adjacent mining sites are revised and approved to account for the geographic expansion in mining activities. Specifically, mining along the western Project boundary can occur only if SMP 202 is modified to allow for mining of the off-site slope and setback area, which can only occur after the processing of a discretionary application to modify SMP 202 and appropriate compliance with CEQA. Similarly, mining along the southern boundary can occur once SMPs 143, 150, and/or 182 are modified to allow for mining of the off-site slope and setback area, which also would require discretionary applications and appropriate compliance with CEQA. The additional aggregate reserves made accessible in the on- and off-site areas would total approximately 46,000,000 tons.

REVISED RECLAMATION PLAN, SMP00139R1 MAYHEW AGGREGATES & MINE RECLAMATION RIVERSIDE COUNTY, CALIFORNIA EXHIBIT "B1"

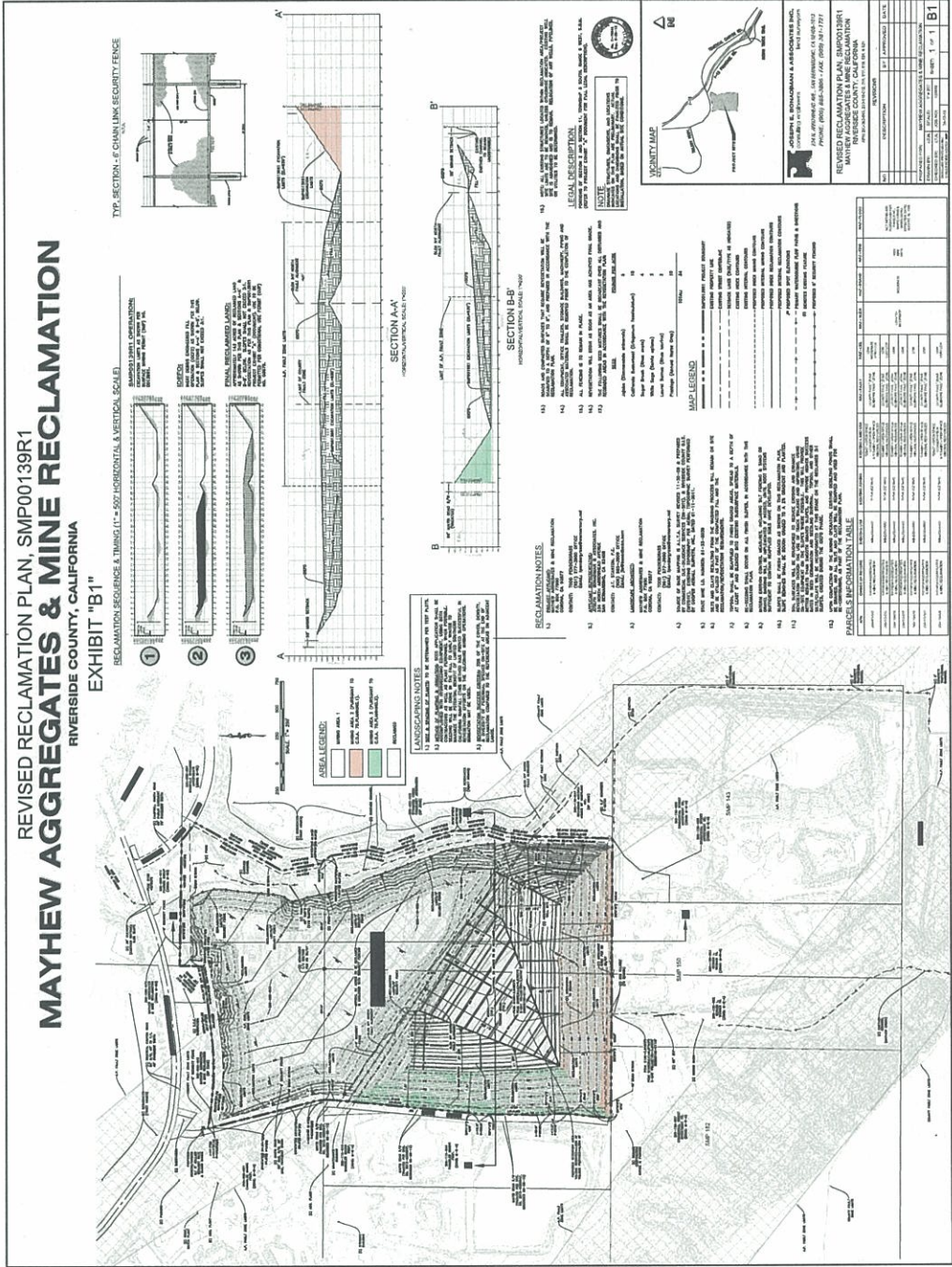
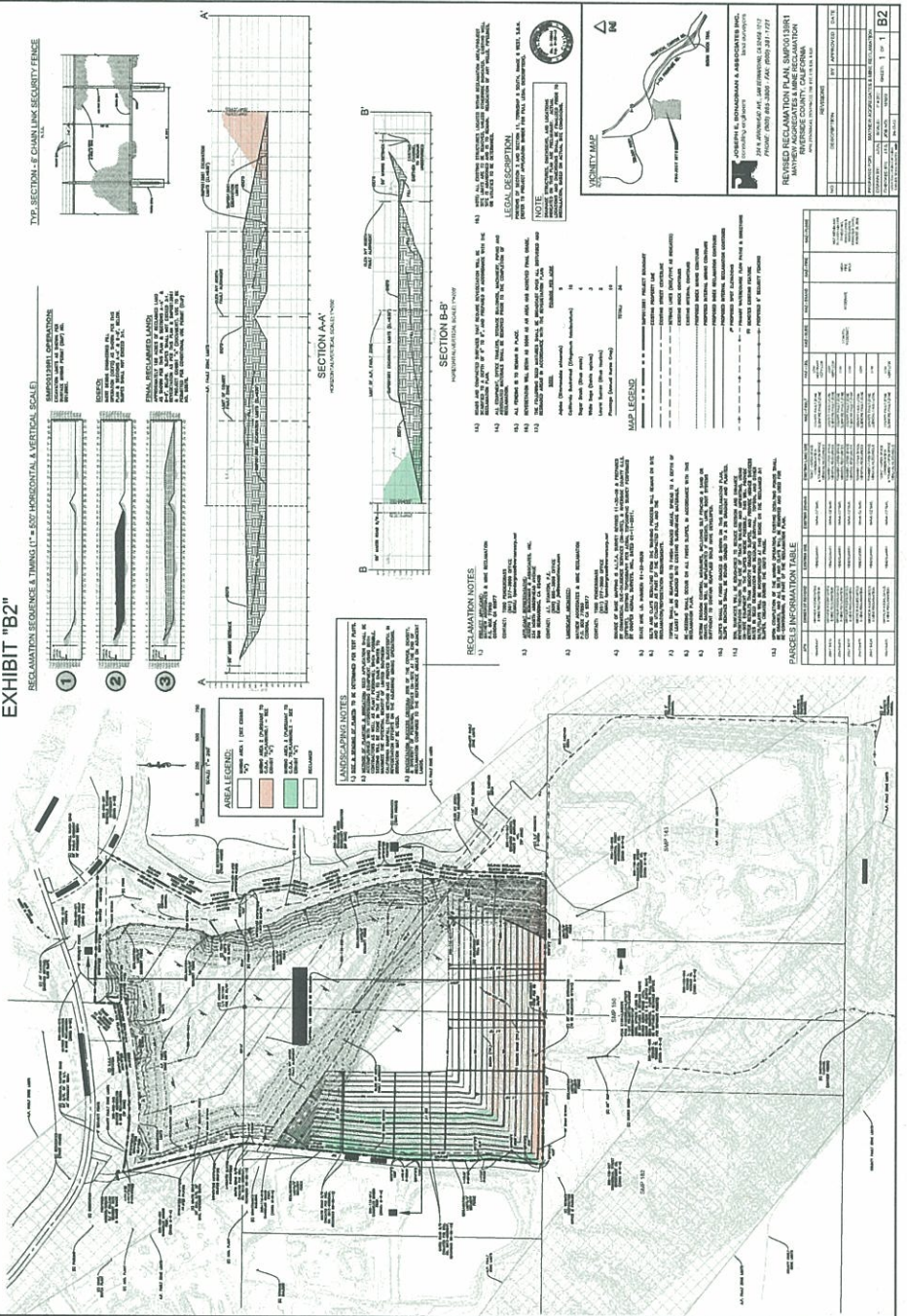


Figure 3-2

SMP 139R1 REVISED RECLAMATION PLAN FOR EXISTING MINING PITS

REVISED RECLAMATION PLAN, SMP00139R1 MAYHEW AGGREGATES & MINE RECLAMATION RIVERSIDE COUNTY, CALIFORNIA EXHIBIT "B2"



Source: Rowland & Associates



Figure 3-3
SMP 139R1 REVISED RECLAMATION PLAN FOR SLOPES AND SETBACKS
August 7, 2013

Additionally, mining of the slopes and setback areas along the site's western boundary would require relocation of Maitri Road. In order to ensure continued access to surrounding mining sites via Maitri Road (i.e., access to SMPs 143, 150, and 182), conditions of approval would be imposed on the proposed Project by Riverside County requiring a reciprocal access agreement and precluding the Project from grading or mining activities within Maitri Road until such a time that alternative access to these surrounding mining sites is provided, or until reclamation for these surrounding mining sites is completed and all mining activities have ceased.

As a necessary consequence of future mining activities, the existing down-drain structure located along the southern slope of the SMP 139 pit would need to be relocated to the south within SMP 150. The relocation of this structure is necessary in order to facilitate mining activities within the slope and setback that occurs between SMP 139 and adjacent SMP 150. However, at this time specific plans for the relocation of this down-drain structure are not available, and would be determined in association with future discretionary approvals required for SMP 150. As noted above, mining of the on-site portions of the slopes and setback areas (and thus, relocation of the down-drain structure) cannot occur until SMP 150 is revised to allow for mining of the off-site portions of the slopes and setback areas and to include the relocated down-drain structure. Accordingly, since no plans are currently available for the relocated down-drain structure, and since mining activities along the southern slopes of the Project site cannot commence until SMP 150 is revised (and plans for the relocated down-drain structure are articulated), impacts associated with this down-drain structure cannot be evaluated at this time and are considered speculative in nature (CEQA Guidelines § 15145),

To achieve final reclamation of the property that would be disturbed by SMP 139R1, the proposed Project proposes to operate an Inert Debris Engineered Fill Operation ("IDEFO"). Generally, the IDEFO would allow the mining operator to import inert construction debris to the property and then process those materials on-site as part of the reclamation plan for mining operations associated with SMP 139R1. The IDEFO would be an instrumental part of reclamation efforts to generate fill for the excavated areas of the proposed Project site, with placement of these materials initially commencing along the eastern property line. Reclamation in this area involves flattening existing slopes, then filling most of the excavated areas to create usable flat parcels for future development. The IDEFO would complement existing reclamation activities on the proposed Project site, which currently includes the use of silts and clays excavated from on-site and adjacent mining operations as fill material.

It is important to note that there would be no importation of domestic garbage, chemicals, oil, or other waste into the proposed Project site as part of the proposed Project. Waste in the form of domestic garbage generated by the mining employees and the on-site office (i.e. small amounts of paper, food scraps, containers, etc.) would be disposed of by a licensed municipal waste hauler on a weekly basis, as occurs under existing conditions. SMP 139R1 also identifies the proposed timetables and estimated completion target dates for the Project. Reclamation is proposed to be completed by December 31, 2068 to coincide with the cessation of mining activity. Reclamation of slopes and the pit areas may progress at differing rates, depending on market demand for the IDEFO operation. Although reclamation will prepare the property for future development, there are currently no plans for developing the proposed Project site upon completion of the reclamation activities. Any future development would be highly speculative to assume at this time and as such, future development is not speculated upon in this MND (CEQA Guidelines § 15145).

For purposes of fully analyzing the environmental effects of the proposed Project, it is assumed that approval of SMP 139R1 would result in the excavation and removal of aggregate materials within both the on- and off-site slopes and setback areas. This assumption is necessary because the engineering requirements associated with the excavation of the on-site portions of these slopes and setback areas

would result in physical disturbance to off-site areas. Therefore, even though the on-site slopes and setback areas could not be mined until such a time that the permits for the adjacent mines are revised to allow the mining of off-site portions of the slopes and setbacks, these off-site areas are included as part of the proposed Project evaluated in this MND. Figure 3-4, *Proposed and Future Mining Limits*, depicts the areas proposed for impact on-site, as well as off-site areas subject to impact pursuant to future discretionary approvals associated with the adjacent off-site mines from Riverside County. It should be noted that, although depicted on Figure 3-4, no mining activities are currently planned or anticipated within the existing office complex and associated parking areas located southwesterly of the proposed Project site.

As previously noted, for purposes of discussion within this MND, “proposed Project site” or “on-site” areas refer to the existing limits of the SMP 139 site (including on-site portions of the setbacks), while “off-site impact areas” or “off-site” areas refer to areas located outside of the SMP 139 site (i.e., areas that would be impacted within SMPs 143, 150, 182, and 202 (refer to Figure 1-1 and Figure 3-4). References to “proposed Project” refer to mining activities that would be permitted by, or that would be a reasonable consequence of, proposed SMP 139R1.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

3.2.1 Proposed Physical Disturbance

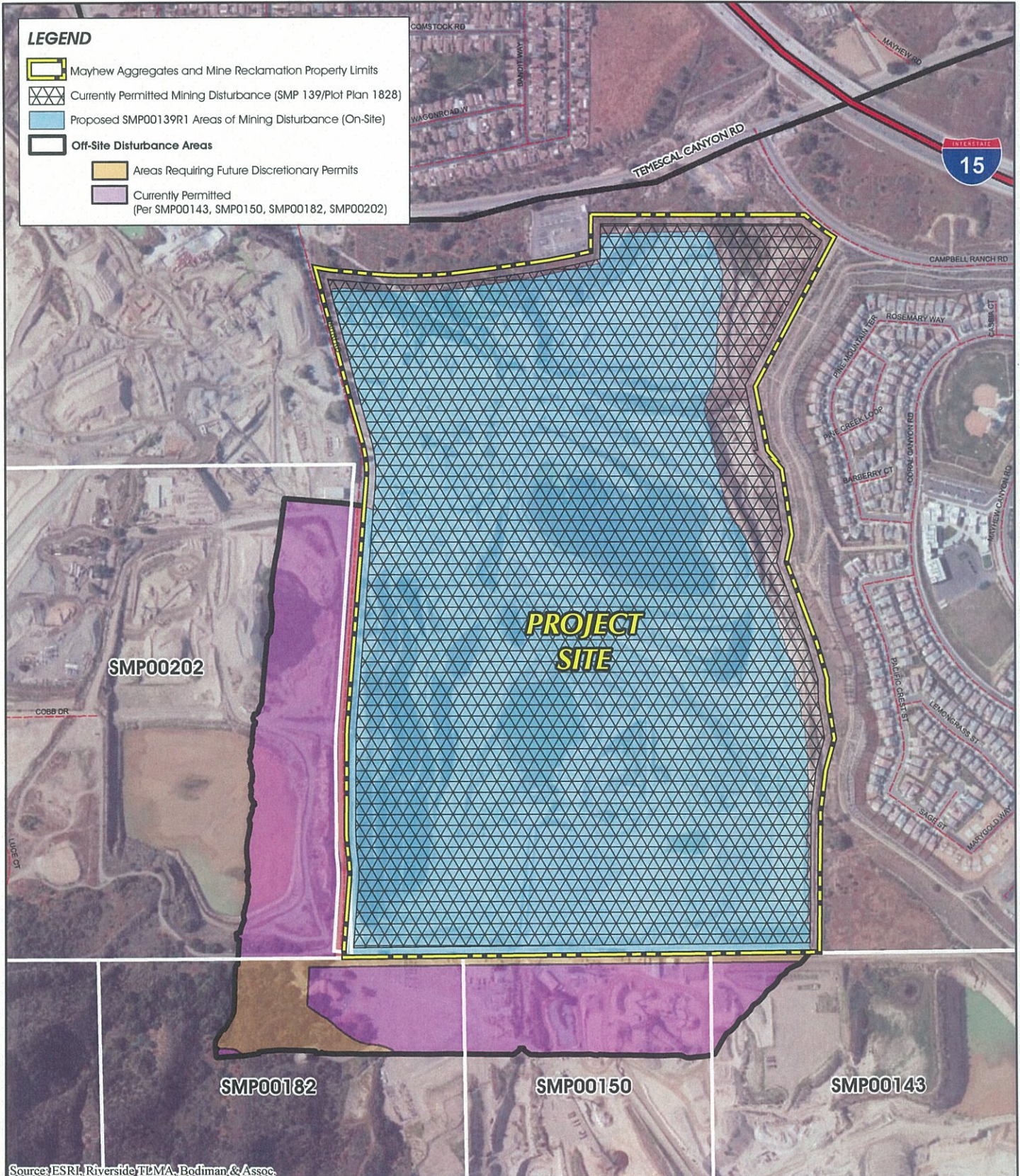
As indicated above, the Project involves continued physical disturbance in on-site areas currently permitted for mining, and an expansion of disturbance areas in slopes and setbacks located on- and off-site between proposed Project site’s permitted mining pits and adjacent, existing mining pits operating under permits SMP 143, SMP 150, SMP 182, and SMP 202. Because the proposed Project addresses the expansion of disturbance activities into off-site adjacent properties, the scope of analysis for physical impacts encompasses areas currently permitted for mining on-site (which have been subject to past disturbances/grading), additional areas proposed for mining/disturbance on-site, as well as off-site areas within the slopes and setbacks of adjacent properties permitted for mining under SMP 143, SMP 150, SMP 182, and SMP 202. Figure 3-4 depicts areas on-site that would be permitted for mining under the proposed Project, as well as off-site areas that would require future permit revisions. As shown on Figure 3-4, portions of the off-site areas already are permitted for mining activities pursuant to existing permits (SMPs 143, 150, 182, and/or 202).

3.2.2 Proposed Operational Characteristics

Mining operations that would occur under the proposed Project would continue in generally the same manner as it is presently entitled under approved SMP 139, PP 1828, and RCL 106. Mining operations and associated activities would continue to be conducted seven (7) days per week, 24 hours per day. Operations would remain in strict compliance with Riverside County Noise and Lighting Standards (Riverside County Ordinances 847 and 915, respectively), as well as Riverside County Ordinances 555 (Surface Mining and Reclamation Act) and 348 (Land Use Ordinance).

A. *Project-Related Annual Tonnage Estimates*

Although proposed SMP 139R1 would reduce the permitted maximum total annual tonnage material to be removed and/or deposited at the proposed Project site from 5,020,000 tons per year to 2,000,000 tons per year, historical data recorded by the mine operator indicates that the mine exported an



Source: ESRI, Riverside TEMA, Bodiman & Assoc.

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Figure 3-4

PROPOSED AND FUTURE MINING LIMITS

average of approximately 1,514,801 tons per year between 1995 and 2009. Therefore, and pursuant to CEQA requirements for establishing a baseline condition (refer to Subsection 1.4.4, above), the proposed Project would result in a net increase of 485,199 tons per year over the existing baseline (1,514,801 tons per year), or 24.26% of the total proposed tonnage of 2.0 million tons. The total tonnage allowed under proposed SMP 139R1 (i.e., 2.0 million tons per year) is inclusive of both aggregate mining activities and IDEFO-related activities (i.e.: a combined total volume). The daily tonnage estimates described in the following section reflect a highly conservative estimate of daily operations and are used for the purposes of evaluating worst-case daily operations at the proposed Project site; as such, they are not directly related to the proposed annual tonnage limits. The daily tonnage volume is considered conservative because if the daily maximum tonnage estimate were to occur over a full 365-day period, the total annual tonnage produced by the mine would be 3.65 million tons, or 1.65 million tons (182.5%) more than the annual tonnage that would be allowed pursuant to SMP 139R1. Where daily tonnage is necessary for analysis of Project impacts, the daily tonnage estimates are utilized in lieu of the annual tonnage estimates in order to provide a conservative estimate of Project-related impacts during daily operating conditions.

B. Project-Related Daily Tonnage Estimates

Based on the physical characteristics of the mine and the operational capacities of the mine operator, the mine operator estimates that a maximum total of 10,000 tons of material per day (inclusive of both aggregate mining and IDEFO activities) could be processed on the proposed Project site following Project approval if operations occurred at maximum capacities. The estimated 10,000 tons of material per day also is consistent with historic operating conditions under the existing permits. Because the Project would consist of 24.26% of the total 2.0 million tons proposed as part of the Project (as described in sub-section 3.2.2A, above), for purposes of analysis it is assumed that the proposed Project would allow for up to a maximum of 2,426 tons per day of aggregate and IDEFO material processing (i.e., 24.26% of 10,000 tons per day).

As the IDEFO begins to operate, aggregate production and sales would be reduced to offset the production from the processing, placing, and compacting of fill materials. Importation of silts and clays from aggregate processing would be from the adjacent mine sites as currently permitted under separate entitlements, and through the use of existing customer truck trips.

C. Project-Related Water Consumption

Water used on-site for dust control and aggregate processing would be obtained from the Elsinore Valley Municipal Water District (EVMWD), as occurs under existing conditions. Based on historical data for the proposed Project site between 1995 and 2009, the water usage on-site averaged approximately 856,000 gallons per day, comprising 100,000 gallons used for dust control and 756,000 gallons associated with processing (i.e., washing sand and gravel). Water consumption is not anticipated to change under the revised permit, as areas subject to dust control on a daily basis would not increase, and processing rates are not anticipated to increase.

D. Operational Equipment

As previously depicted in Table 2-1, equipment used for mining activities during the baseline period required the equivalent of approximately 4,408 horsepower per day. However, during the baseline operating period, the proposed Project site was under different ownership, and the equipment utilized during that period is not reflective of the equipment that would be utilized under the proposed Project.

Table 3-1, *Operational Equipment Summary for Proposed Conditions*, provides a summary of the equipment that would be utilized on a daily basis under the proposed revised SMP 139R1 and under the current

ownership. As shown, equipment used under the proposed Project would require the equivalent of approximately 3,618 horsepower per day, reflecting a 17.9% reduction in horsepower as compared to the baseline condition. This efficiency results from more modern equipment employed by the mine's current ownership as compared to the historic baseline conditions (refer to Appendix J).

E. Erosion and Sediment Control

The proposed Project site is graded to capture all surface flows and retain them on-site. Pit walls are sloped and hydro-seeded as excavations reach the outer boundary of the mining area, to prevent rilling and erosion from impacting off-site property. These erosion control measures would be retained under the proposed Project. As occurs under existing conditions, stockpiles of finish materials from the areas proposed for new excavations would be washed, and would contain sufficient moisture to prevent wind erosion. Stockpiles that meet the criteria for preventative erosion measures pursuant to SCAQMD rules would be treated or covered, in compliance with SCAQMD Rule 403.

Table 3-1 Operational Equipment Summary for Proposed Conditions

Hours/Day	Description	Quantity	Horse Power	Total Horse Power
12	775F Haul Truck	2	787	1574
12	769C Haul Truck	0	474	0
16	769C Water Truck	1	474	474
12	988F II Wheel Loader	1	430	430
12	980G Wheel Loader	1	300	300
20	966K Wheel Loader	1	283	283
10	D8T Dozer	1	310	310
4	330 Excavator	1	247	247
Total Daily Operational Horse Power (Proposed Project Conditions):				3,618

F. Blasting

Existing mining operations within the proposed Project site do not require nor are they permitted to allow the use of explosives. There is no component of the proposed Project that would introduce blasting activities to the property. Therefore, there would be no blasting associated with the proposed Project.

G. Mine Wastes

There is no topsoil or overburden on the proposed Project site, as the site has been previously disturbed by the on-going mining activities and any such materials have already been removed. However, topsoil and overburden previously excavated at the site are stockpiled on-site and would be used during reclamation of the site. Silt and clay produced during the washing process is estimated at approximately 7-8% of production, and would total nearly 150,000 tons per year at peak production. The silt and clay produced on-site would be utilized in reclamation, both for revegetation efforts and as a component of the engineered fill operation (IDEFO).

H. Public Safety

To prevent trespassing and the associated illegal dumping of debris and the disturbance of revegetation activities, the proposed Project site would continue to be fenced with chain-link fencing and sufficiently marked with signage as currently occurs and as required by the existing permits. A 50-foot setback around the proposed Project site would continue to be maintained after reclamation to prevent public

encroachment into the mining areas. The gates that provide access to the proposed Project site would be locked when the mine is not in operation or open for sales to prevent unauthorized access. In addition, as a private road, Maitri Road would have controlled access through either a locked gate or manned guard shack near the intersection of Maitri Road and Temescal Canyon Road.

3.2.3 Reclamation Plan

Implementation of the Reclamation Plan for the proposed Project site would result in approximately 186 acres of reclaimed property. It should be noted that reclamation activities within off-site impact areas would be specified as part of the future revisions to the adjacent mining permits (i.e., SMPs 143, 150, 182, and 202), but are anticipated to be similar to those described below for the proposed Project.

The reclamation process would entail the operation of an IDEFO to place material in the depleted mining pits and achieve final topography in the form of an engineered fill. This fill process would be required to be compatible with underlying soils and site constraints. In areas where it can be achieved, compaction would be of a high enough standard to allow future development of the reclaimed property that is consistent with the land uses permitted on the site pursuant to the County's General Plan (redeveloped as opposed to open space). There are currently no plans for future development of the proposed Project site beyond the reclamation efforts as set forth by the reclamation plan associated with SMP 139R1. Any future development would be highly speculative to assume at this time and as such, future development is not speculated upon in this MND (CEQA Guidelines § 15145).

Reclamation efforts would occur concurrent with mining activities. All reclamation activities would occur in conformance with the proposed Reclamation Plan, which is presented on Figure 3-2 and Figure 3-3 (previously presented). The Reclamation Plan identifies the excavation limits and final contours to be achieved through the reclamation process.

Any pond areas remaining on-site would be backfilled and/or graded to the elevations specified on the Reclamation Plan. All overburden piles and stockpiles also would be graded to the elevations specified on the Reclamation Plan. Any residual material would be used for contouring and slope enhancement. The existing stationary processing plant as well as all on-site ancillary buildings and structures would be dismantled and removed during the final stages of mining, concurrent with reclamation. The material mined during the last stages of the Project would be processed using smaller, portable equipment. None of the existing structures from the aggregate plant would remain on-site post-reclamation.

Upon completion of reclamation, the proposed Project site would be contoured from south to north, as shown on Figure 3-2 and Figure 3-3. In areas where slopes remain, fill slopes would be contoured at a ratio of 3:1 (Horizontal:Vertical). On the top or surface of the IDEFO, soil stabilizers would be utilized for dust control as required by the Reclamation Plan.

Due to the proposed Project site's location within an alluvial fan, the Reclamation Plan is designed to account for drainage flows from Mayhew Canyon. Post-reclamation drainage would include engineered features that specifically include a down-structure similar in capacity to the existing down-structure on SMP 139, and a basin as shown on the Reclamation Plan. Water would collect within the basin and percolate into groundwater. Following reclamation, the detention basin would be maintained by the Project Applicant so as to not create a public health hazard or nuisance.

Prior to final reclamation, a Phase I Environmental Site Assessment (ESA) would be conducted on the site, as required by the Reclamation Plan, to certify that the property is environmentally clean and in suitable condition for future use. The purpose of a Phase I Site Assessment is to identify, through

research and visual inspection, any environmental problems resulting from the use of hazardous materials, including:

- Evaluating storage, handling, treatment, and disposal of materials and waste;
- Investigating site for evidence of underground storage tanks or spills;
- Researching history of the facility, soil type, and ground and surface water; and
- Reviewing the regulatory files on sites surrounding the property and/or properties.

Reclamation activities are proposed to be completed by December 31, 2068 and would coincide with the cessation of mining activity. Reclamation of slopes and the pit areas may progress at differing rates, depending on market demand for the IDEFO operation.

Re-vegetation would consist of the native seed mix required by the Reclamation Plan which is summarized in Table 3-2, *Reclamation Seed Mix*.

One year after seeding, the proposed Project site would be assessed for success of seeding efforts and erosion control. Remedial actions that may be required as a result of such monitoring could include removal of non-native species, reseeding if necessary, and replacement of erosion control devices. Monitoring would be performed annually for a period of five years after reclamation, or until the success criteria have been met. The success criteria for the revegetation plan is 35 percent of the cover, density, and diversity of perennial species on-site at the end of reclamation compared to the reference areas on adjacent lands.

Table 3-2 Reclamation Seed Mix

Species	Quantity
Jojoba (<i>Simmondsia chinensis</i>)	5 lbs/acre
California Buckwheat (<i>Erigonum fasciculatum</i>)	10 lbs/acre
Sugar Bush (<i>Rhus ovate</i>)	4 lbs/acre
White Sage (<i>Salvia apiana</i>)	3 lbs/acre
Laurel Sumac (<i>Rhus laurina</i>)	2 lb/acre
Plantago (<i>Annual Nurse Crop</i>)	10 lb/acre
Total	34 lbs/acre

Financial Assurances for the Reclamation Plan are currently in-place, and were prepared in accordance with the SMARA's *Financial Assurance Guidelines* (2004). The Financial Assurance Cost Estimate (FACE) is required to be updated on an annual basis, and submitted for review and approval to the Riverside County Building and Safety Department. The Financial Assurances would be used to ensure that all of the requirements of the Reclamation Plan are implemented to the satisfaction of both SMARA and Riverside County.

APPENDIX A:

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT NO. 42476

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42476
Project Case Type (s) and Number(s): Surface Mining Permit 00139R1 (SMP 139R1)
Lead Agency Contact Person: David Jones
Telephone Number: (951) 955-6863
Lead Agency Name: County of Riverside Planning Department
Lead Agency Address: P.O. Box 1409, Riverside, CA 92505-1409
Applicant Contact Person: Todd Pendergrass
Telephone Number: (951) 277-3900
Applicant's Name: Mayhew Aggregates & Mine Reclamation (MAMR)
Applicant's Address: P.O. Box 77850, Corona, CA 92877
Engineer's Name: Bonadiman & Associates, Inc.
Engineer's Address: 234 N. Arrowhead Ave., San Bernardino, CA 92408

I. PROJECT INFORMATION

- A. Project Description:** The proposed Project consists of applications for a Surface Mining Permit Revision (SMP 00139R1). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below. Please refer to the Mitigated Negative Declaration (MND) for a detailed description of the proposed Project, an overview of the Project's history, operational characteristics associated with the proposed Project, planned reclamation activities, and the relationship of the proposed Project to areas planned for future disturbance pursuant to future discretionary approvals.

SMP 139R1: SMP 00139R1 ("SMP 139R1") consists of a proposal to consolidate the activities allowed under several existing permits (PP 1828, RCL 106, and SMP 139) under a single, comprehensive entitlement for the property. Areas permitted for mining on the approximately 215 acre site would consist of approximately 186 acres, concentrated in the western portions of the site. All uses currently permitted under PP 1828, SMP 139, and RCL 106, including the existing, on-site concrete batch-plant, would be combined under SMP 139R1. Approval of SMP 139R1 would extend the life of the existing entitlements by approximately 50 years (from January 2018 to December 31, 2068), and would reduce the total annual tonnage allowed at the mine to 2,000,000 tons per year (reflecting a reduction of 3,020,000 million tons per year as compared to the existing entitlements). The 2,000,000 tons per year allowed by the proposed Project would include materials from both the aggregate mining operations as well as from the Inert Debris Engineered Fill Operation ("IDEFO"), which is described below.

Additionally, SMP 139R1 proposes to amend the reclamation area to include on-site and adjacent off-site areas forming the slopes and setbacks that comprise the boundaries between the on-site mining pits and off-site existing mining pits located on adjacent properties (which conduct extraction operations under separate approved permits [SMP 143, SMP 150, SMP 182, and SMP 202]). Amending the reclamation area ultimately would result in the creation of a single, integrated pit instead of 3 separate pits as occurs under existing conditions. Additionally, the down-drain structure that occurs along the southern slopes of the existing SMP 139 pit would need to be relocated to the south in order to allow for the mining of the slopes and setback areas between SMP 139R1 and the off-site mining pits. Conditions of approval applied to SMP 139R1 would restrict mining of the on- and off-site slopes and setbacks (and relocation of the down-drain structure) until the permits for these adjacent mining sites are revised and approved to account for the geographic expansion in mining

activities. The additional reserves made accessible in the on- and off-site areas would total approximately 46,000,000 tons.

For purposes of fully analyzing the environmental effects of the proposed Project, it is assumed that approval of SMP 139R1 would result in the excavation and removal of aggregate materials within both the on- and off-site slopes and setback areas. This assumption is necessary because the engineering requirements associated with the excavation of the on-site portions of these slopes and setback areas would result in physical disturbance to off-site areas. Therefore, even though the on-site slopes and setback areas cannot be processed until such a time that the permits for the adjacent mines are revised to accommodate the processing of off-site portions of the slopes and setbacks, these off-site areas are nonetheless included as part of the Project evaluated herein.

To achieve final reclamation of the property, the Project proposes to operate an Inert Debris Engineered Fill Operation ("IDEFO") as part of SMP 139R1. Generally, the IDEFO would allow the mining operator to import inert construction debris to the property and then process those materials on-site as part of the reclamation plan for mining operations associated with SMP 139R1. The IDEFO would be an instrumental part of reclamation efforts to generate fill for the excavated areas of the Project site, which would initially commence along the eastern property line. Reclamation in this area involves flattening existing slopes, then filling portions of the excavated area to create usable parcels for future development. The IDEFO would complement existing reclamation activities on the site, which currently includes the use of silts and clays excavated from on-site and adjacent mining operations as fill material.

There would be no importation of domestic garbage, chemicals, oil, or other waste into the Project site as part of the proposed Project; only IDEFO-approved materials would be imported as part of SMP 139R1 (i.e., concrete, asphalt, brick, tile, clay, etc.). Waste in the form of domestic garbage generated by the mining employees and the on-site office (i.e. small amounts of paper, food scraps, containers, etc.) would be disposed of by a licensed municipal waste hauler on a weekly basis, as occurs under existing conditions.

SMP 139R1 also identifies the proposed timetables and estimated completion target dates for the Project. Reclamation is proposed to be completed by December 31, 2068 to coincide with the cessation of mining activity. Reclamation of slopes and the pit areas may progress at differing rates, depending on market demand for the IDEFO operation. Although reclamation will prepare the property for future development, there are currently no plans for developing the site upon completion of the reclamation activities. Any future development would be highly speculative to assume at this time and as such, future development is not speculated upon in this MND (CEQA Guidelines § 15145).

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

C. Total Project Area: Approximately 215 Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Surface Mining (+/- 215 acres)	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 10

D. Assessor's Parcel No(s): 290-060-043, 290-110-012, -015, -017, -019, -024, -025

E. Street References: The site is on the southeast corner of Temescal Canyon Road and Maitri Road, southerly of Temescal Canyon Road, easterly of Maitri Road, and southwesterly of Campbell Ranch Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 11, Township 5 South, Range 6 West & Section 2, Township 5 South, Range 6 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The proposed Project site is currently operated as an existing sand and gravel pit. The site is surrounded by chain-link fencing and marked with signage. A 50-foot setback around the property is currently observed as required to minimize public encroachment into the mining areas. The central portion of the proposed Project site contains an existing aggregate desilting basin. In the south-central portion of the property is the main aggregate mining pit. Mayhew Creek was channeled into this pit via a down-structure constructed in late 2005 along the southern slope of the main aggregate pit to capture flows from this creek and protect upstream properties from headwater erosion. The existing pit is sufficiently sized to capture and retain multiple 100-year storm events, effectively cutting Mayhew Creek off from the original flow line; thus, flows from the Mayhew Creek are no longer discharged from the site to downstream areas.

In the west-central portion of the proposed Project site is an existing processing plant, comprised of a crushing station, several conveyors, a surge pile, a washing and sizing station, and storage areas. Throughout the proposed Project site are a variety of gravel stockpiles and washed sand stockpiles, in addition to dirt roadways that facilitate the mining operations.

The only portions of the proposed Project site that remain relatively undisturbed under existing conditions include approximately six (6.0) acres along the eastern boundary of the property that consist of sage scrub habitat occurring on the upper banks of a riverine feature that collects in the northeastern corner of the proposed Project site. The northeastern corner of the proposed Project site was at one time actively mined, but now contains riparian vegetation. Disturbed habitat also occurs along the southwestern, southern, and southeastern perimeter of the proposed Project site, along the upper portions of the existing slopes.

Areas located off-site that may be subject to future disturbance as a result of the proposed Project include areas to the west, southwest, and south. A portion of the off-site disturbance area encompasses Maitri Road, an improved roadway located along the western boundary of the Project site, and portions of an east-west improved roadway located along the southern boundary of the Project site. Off-site impact areas located west of Maitri Road encompass a portion of an existing mining site (SMP 202) and include existing slopes, unpaved roads, a desilting pond, equipment storage areas, and several existing stockpiles. Sparse areas of disturbed natural vegetation occur along the southern and southeastern slopes of the SMP 202 site (i.e., disturbed Riversidean sage scrub and coast live oak). To the south of the SMP 202 site is an existing administrative building and paved parking lot with existing ornamental vegetation (which is not anticipated to be impacted by future mining activities) as well as natural habitat (i.e., chaparral and Riversidean sage scrub). At the southern edge of the off-site impact area is an existing access roadway serving a water tank.

Impact areas to the south of the proposed Project site (and southerly of the east-west access road) encompass a separate existing mining operation (SMP 143, SMP 150, and SMP 182). These areas are fully disturbed and include numerous unpaved roadways, overhead utility lines, a paved parking area, a trailer, storage sheds, several conveyer belts, a desilting pond, weigh station, crushing station, surge pile, washing and sizing station, and several existing stockpiles. Disturbed habitat occurs west of the desilting pond (i.e., disturbed Riversidean sage scrub), and several existing trees and ruderal vegetation about the southern edge of the east-west access road.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project site and off-site impact areas are located within the Temescal Canyon Area Plan of the County of Riverside's General Plan, and do not fall within a General Plan Policy or a General Plan Policy Overlay Area. Riverside County's General Plan and the Temescal Canyon Area Plan (TCAP) identify the Project site and off-site impact areas for "Open Space Mineral (OS-MIN)," which allows for the currently permitted use of mineral extraction and processing facilities.
2. **Circulation:** the proposed Project was reviewed for conformance with County Ordinance 461 by Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land is 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 allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets with all applicable Noise Element policies. In addition, a Noise Study completed on December 24, 2012 by Hans Giroux shows that the proposed Project would not exceed Riverside County noise standards.
6. **Housing:** No housing is proposed by this Project, nor will the Project displace any existing housing. There are no impacts to housing as a direct result of this Project.
7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during mining and processing activities. An Air Quality and Greenhouse Gas Evaluation Report completed by Associates Environmental and dated January 2013, determined that the proposed Project: would not exceed the SCAQMD's regional emission significance threshold for any criteria pollutant during its operation; would not increase cancer and non-cancer health risks; and would not create objectionable odors that affect sensitive receptors. Therefore, the proposed Project would not result in a significant impact to air quality.

B. General Plan Area Plan(s): Temescal Canyon Area Plan

C. Foundation Component(s): Open Space

D. Land Use Designation(s): Open Space – Mineral Resources (OS-MIN)

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The proposed Project site and off-site impact areas, all occur within the Temescal Canyon Area Plan. In addition, the proposed Project site and off-site impact areas do not fall within a General Plan Policy Area or

a General Plan Policy Overlay Area. General Plan designations surrounding the proposed Project site include the following: OS-MIN to the west; OS-MIN to the south; "Open Space – Conservation (OS-C)," "Open Space Recreation (OS-R)," and "Medium Density Residential (MDR)" to the east; and "Light Industrial (LI)," "Business Park (BP)," and "Medium High Density Residential (MHDR)" to the north.

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any: Not within a Specific Plan.
- 2. Specific Plan Planning Area, and Policies, if any: None.

I. Existing Zoning: M-R-A (Mineral Resources and Related Manufacturing)

J. Proposed Zoning, if any: No Proposed Change

K. Adjacent and Surrounding Zoning: M-R-A to the west; M-R-A and "Natural Assets (N-A)" to the south; "Specific Plan Zone (SP Zone) (Sycamore Creek Specific Plan) to the east; and SP Zone, "Manufacturing-Service Commercial (M-SC)," "Commercial Office (C-O)," and "Mobile Home Subdivisions & Mobile Home Parks (R-T)" to the north.

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 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 type="checkbox"/> Cultural Resources | <input 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

Date

Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan Figure C-9, "Scenic Highways;" On-site Inspection.

Findings of Fact:

a) The proposed Project site and off-site impact areas are located approximately 0.14 mile southwest of Interstate 15 (I-15), which is identified as a "State Eligible Scenic Highway." However, due to intervening vegetation, topography, and existing development within the Sycamore Creek Specific Plan, areas proposed for disturbance or future reclamation efforts are not prominently visible from I-15. Intermittent views of the site for southbound traffic along I-15 are only occasionally afforded, while the site is not visible to traffic traveling northbound on I-15. All views of the Project site and off-site impact areas from locations 0.15-mile or more south of Temescal Canyon Road are obstructed by existing development. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The proposed Project site and off-site impact areas comprise existing aggregate mining operations and do not contain any scenic resources. Areas not currently impacted by mining but that would be impacted by future mining activities also do not comprise a scenic resource. The Project site and off-site impact areas do not contain any visually prominent trees, rock outcroppings, or other unique or landmark features. Although the Project would allow for expanded areas of mining, such areas would not appear markedly different from areas currently impacted by mining activities. Furthermore, the proposed Project includes a Reclamation Plan that would remediate all deleterious visual effects associated with the site under both existing and proposed conditions. Therefore, the proposed Project would not result in the creation of an aesthetically offensive site open to public view, and impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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); TCAP, Figure 6 (Mt. Palomar Nighttime Lighting Policy).

Findings of Fact: The Project site is located 44.29 miles from the Mt. Palomar Observatory from its closest point. The limit of the Mt. Palomar Observatory Special Lighting area is 45 miles. The proposed Project would be required to comply with the County Light Pollution Standard (Ord. No. 655), which is also applicable to the site's current mining operations. Ord. No. 655 is designed to prevent significant lighting impacts that could affect the nighttime use of the Mt. Palomar Observatory. Additionally, changes to the existing mining operations proposed by the Project would not generate new sources of excessive light pollution, and lighting would not increase beyond what occurs under existing conditions. Accordingly, no impact to the Mt. Palomar Observatory would occur with implementation of the proposed Project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a & b) The proposed Project would not introduce any new sources of lighting beyond what occurs under existing conditions, which is required to operate in conformance with the County Light Pollution Standard (Ord. No. 655). Accordingly, the proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, nor would the Project expose residential property to unacceptable light levels. No impacts would occur.

Mitigation: No mitigation is required

Monitoring: No monitoring is 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: General Plan, Figure OS-2 (Agricultural Resources); GIS database; Project Application Materials.

Findings of Fact:

a) According to agricultural lands mapping available from Riverside County GIS, the majority of the proposed Project site and off-site impact areas are identified as containing "Other Lands," with a very small area in the southeastern corner of APN 290-110-025 containing "Urban-Built Up Land." No portion of the proposed Project site or off-site impact areas contain land mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide importance. Implementation of the proposed Project would not result in the conversion of any farm lands to non-agricultural use because no farmlands exist on the property. Accordingly, no impact would occur.

b, c & d) There are no lands zoned for agricultural production or that are under active production located within close proximity to the proposed Project site or off-site impact areas. In addition, the nearest agricultural preserve is located approximately 0.8 mile to the southeast of the Project site (Glen Ivy 1 Agricultural Preserve). There are no components of the proposed Project that have the potential to conflict with any existing agricultural zoning, agricultural uses, or Agricultural Preserves. The proposed Project also would not result in the conversion of Farmland to non-agricultural use. Accordingly, no impact would occur.

Mitigation: No mitigation is required

Monitoring: No monitoring is 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan, Figure OS-3 (Parks, Forests and Recreation Areas); Project Application Materials.

Findings of Fact:

a, b & c) The subject property is an existing surface mine that has been in operation for over 35 years. There are no timber or forest lands on site. No lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production. The Project therefore would have no potential to conflict with such zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Therefore, no impact would occur.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Air Quality and Greenhouse Gas Evaluation Report for Surface Mining Permit Revision (SMP 139R1) & Conditional Use Permit (CUP 03679). Associates Environmental, July 2013; Final 2012 Air Quality Management Plan. South Coast Air Quality Management District, December 2012.; Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. Stationary Source Division. Mobile Source Control Division. California Air Resources Board, October 2000; 2009 Air Quality Almanac. California Air Resources Board, 2009; SCAQMD Air Quality Significance Thresholds. South Coast Air Quality Management District, March 2011. .

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP for the SCAB, on December 7, 2012. The 2012 SCAQMD AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2007 model and demographics information provided by the Southern California Association of Governments (SCAG).

The proposed Project represents the continuation of an existing mining operation, which is operating in conformance with the site's existing General Plan and zoning land use designations. Since the assumptions utilized in the AQMP rely, in part, on the land use information from local agencies, and because the proposed Project is consistent with those land use designations, the proposed Project would not conflict with the assumptions utilized in the AQMP. Furthermore, and as discussed under the analysis of Issue 6.b) and 6.c), the proposed Project would not result in significant impacts associated with operational emissions. Therefore, the proposed Project would not conflict with or obstruct implementation of the 2012 AQMP, and no impact would occur.

b & c) The proposed Project is the continuation of an existing mining operation. As explained in Section 3.2.2 of the MND, the proposed Project would represent approximately 24.26% of the total tonnage mined on a daily or annual basis at the Project site, representing a 32% increase over historical baseline conditions. However, under the proposed Project, total horsepower used per day would be reduced by approximately 17.9% as compared to historical baseline conditions.

Additionally, the proposed Project would use on-road diesel equipment in its operations that is more efficient (and therefore less polluting) than was used under historic baseline conditions because of the requirement to comply with more stringent state and federal emission control standards. Specifically, future mining operations under SMP 139R1 would be subject to the following requirements, which were not applicable under the historic baseline operating period:

- The Project would be required to comply with the provisions of South Coast Air Quality Management District Rule 431.2, "Sulfur Content of Liquid Fuels."
- The Project would be required to comply with California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles."
- The Project would be required to comply with California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling."

Because CEQA requires a comparison of the proposed Project's impacts to the historical baseline condition, impacts to air quality must then provide a comparison between the emissions that occurred under the historic baseline conditions and the emissions that would occur under the proposed Project. The differential between the historic baseline emission levels and the emission levels that would occur under the proposed Project can then be compared against the SCAQMD regional thresholds to determine if significant impacts would occur.

As shown in Table EA-1, *Baseline Conditions vs. Project Emissions Summary*, implementation of the proposed Project would result in a net reduction in Reactive Organic Gas (ROG) emissions, nitrogen

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oxide (NO_x) emissions, carbon monoxide (CO) emissions, sulfur oxide (SO₂) emissions, and fine particulate matter (PM_{2.5}), and a net increase in particulate matter (PM₁₀) emissions. The net increase in PM₁₀ emissions of 140.83 pounds per day (lbs/day) would be less than the SCAQMD regional threshold of 150 lbs/day. It should be noted that although the Project would extend the life of the existing mining permits by an additional 50 years, daily emissions associated with the Project would be as presented in Table EA-1; accordingly, the proposed extension of the expiration date of the permit would not result in any direct or cumulatively significant air quality impacts, since the daily emissions would not exceed the SCAQMD regional thresholds.

Table EA-1 Baseline Conditions vs. Project Emissions Summary

	ROG Emissions (lbs/day)	NO _x Emissions (lbs/day)	CO Emissions (lbs/day)	SO ₂ Emissions (lbs/day)	PM ₁₀ Emissions (lbs/day)	PM _{2.5} Emissions (lbs/day)
Baseline	82.43	890.03	356.68	6.26	519.44	36.37
Project	45.32	470.85	186.30	0.60	660.27	23.20
Change in Emissions	-37.21	-419.18	-170.38	-5.66	140.83	-13.17
Significant impact threshold	55	55	550	150	150	55
Is there significant impact?	No	No	No	No	No	No

All of the reduced pollutant emission quantities (ROG, NO_x, CO, SO₂ and PM_{2.5}), are credited to the reduced amount of diesel exhaust from off-road equipment and on-road transport of material that would occur with implementation of the proposed Project and mandatory compliance with more stringent state and federal emission control requirements. Off-road diesel equipment emissions would be reduced because the off-road diesel fleet proposed to be used in Project operations would include fewer vehicles using 17.9% less horsepower. On-road diesel emissions also would decrease as compared to baseline conditions despite the increase in truck trips because the SCAQMD's California Emissions Estimator Model (CalEEMod) takes into account the change in emission standards for on-road trucks (which are summarized above); thus, the CalEEMod assumptions for the Project's operating year (2013 and beyond) assumes compliance with the new standards, while no credit is applied to on-road truck emissions that operated under the historical baseline period. As the Project is implemented, the truck fleet servicing the Project site would be cleaner and more efficient than occurred under the historic baseline period. As time progresses, truck exhaust emissions would continue to fall as more state and federal laws regulating diesel fueled vehicles become effective; however, for purposes of analysis, the CalEEMod assumes the truck fleet as it would exist in year 2013.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The one pollutant that would increase as a result of the proposed Project is PM₁₀, which is dominated by dust entrained into the air from trucks. The dust comes from vehicle brake wear and Project site dirt track out. Because robust dust control practices are already being implemented at the Project site, an increase in the production of mined materials and associated vehicle traffic would result in a proportionally equal increase in PM₁₀ emissions. Since the increase in PM₁₀ emissions is below the significance threshold, a significant impact would not result.

Based on the analysis presented above, the proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, and a less than significant impact would occur. In addition, although the SCAB is considered a non-attainment status area for ozone, particulate matter, and NO_x, the proposed Project would not result in emissions of any of these criteria pollutants (or precursors to these criteria pollutants) that exceed SCAQMD thresholds. Additionally, the proposed Project would reduce pollutant emissions compared to the historic baseline condition for all but PM₁₀ emissions. As noted above, although the Project would extend the expiration date of the existing permits by a period of 50 years, daily emissions would not exceed the SCAQMD regional thresholds; therefore, the extension of time for the permits would not result in any direct or cumulatively significant impacts. For these reasons, the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, and a less than significant impact would occur.

d) The proposed Project does not involve any land uses that have the potential to generate substantial amounts of point-source emissions. Diesel equipment operated by the Project, however, would emit diesel particulate matter (DPM) that has the potential to expose sensitive receptors to an increased cancer risk in excess of established thresholds of significance. Additionally, the Project has the potential to create or contribute to CO hotspots. Each of these issues is discussed below.

Diesel Particulate Matter

The California Air Resources Board (CARB) has determined that DPM is a carcinogen, although it does not have acute health impacts. DPM is released in the exhaust of diesel combustion. For the most part, diesel emissions are created by mobile vehicles and portable equipment. Since vehicular traffic sources tend to operate while moving (i.e., along roadways) or are moved periodically (i.e., to different locations within a site), the emissions from these sources are dispersed over a large area. In the case of on-road diesel trucks, most of the emissions occur offsite from projects that attract diesel trucks, except when such trucks are idling on-site.

The SCAQMD conducted an in-depth analysis of the toxic air contaminants and their resulting health risks for all of Southern California. This study, entitled, *Multiple Air Toxics Exposure Study in the South Coast Air Basin, MATES III*, predicted an excess cancer risk of between 192 to 294 in one million for the Project area. DPM is included in this cancer risk along with all other toxic air contaminant (TAC) sources. DPM accounts for 83.6% of the total risk shown in MATES III. The threshold for significant direct and cumulative impacts included in SCAQMD guidance to CEQA lead agencies (*SCAQMD Air Quality Significance Thresholds*, South Coast Air Quality Management District, March 2011) and used by Riverside County is a risk increase of 10 in one million. In practice, this widely accepted significance threshold assumes that an increase in cancer risk of 10 in one million is sufficiently stringent to represent a significant cumulative contribution no matter what the level of existing and projected impact from other sources in the vicinity.

Risk from toxic air contaminant emissions is declining rapidly across California due to regulations adopted at the federal, state, and air district levels. The CARB Diesel Risk Reduction Plan (DRRP)

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led to the adoption of new state regulatory standards for all new on-road, off-road, and stationary diesel-fueled engines and vehicles to reduce diesel particulate matter DPM emissions by about 90 percent overall from year 2000 levels as stated on page 1 of the DRRP. The projected emission benefits associated with the full implementation of this plan (p. 2), including federal measures, are reductions in DPM emissions and associated cancer risks of 75 percent by 2010 and 85 percent by 2020 (ARB 2000). According to the ARB Almanac 2009 (pp. 5-51 and 52), "In the South Coast Air Basin, the estimated health risk from diesel PM was 720 excess cancer cases per million people in 2000. Although the health risk is higher than the statewide average, it represents a 33 percent drop between 1990 and 2000." Other sources of toxic air contaminants described in the ARB Almanac have achieved similar reductions and continue to achieve a downward trajectory of risk over time. Therefore, overall reductions in cancer risk are anticipated to continue to accrue for the foreseeable future as current and more stringent state and federal regulations are implemented and older, less controlled vehicles and equipment are retired or retrofitted with required pollution control devices. Due to the reduced mobile emissions, risk will decline from sources such as freeways, high volume roadways and distribution centers, even as they accommodate increases in travel and economic activity.

The Project can only pose an increase to cancer risk and acute and chronic non-cancer illness if it substantially increases toxic emissions over the baseline, resulting in an increased cancer risk of 10 in one million or more. The analysis conducted for the proposed Project calculated the annual release of toxics from the baseline Project site and during proposed Project operations using CalEEMod. The CalEEMod results reveal the emissions of diesel engines as exhaust PM₁₀ and exhaust PM_{2.5}. For the sake of analysis, PM₁₀ is used because PM₁₀ is inclusive of PM_{2.5}.

As indicated above under the analysis of Issues 6.b) and 6.c), the proposed Project represents the continuation of an existing mining operation. Therefore, in evaluating the Project's potential impact due to DPM emissions, it is necessary to compare the total DPM emissions that would result from implementation of the proposed Project to those that occurred under historic baseline conditions. As indicated in MND Section 3.2.2.A., DPM emissions under historic baseline conditions were associated with the annual production of 1,514,801 tons per year, whereas total DPM emissions under the proposed Project would be associated with 2.0 million tons per year.

The historic baseline condition and the proposed Project only have two sources of DPM: off-road diesel equipment and on-road diesel trucks hauling material. Table EA-2, *Project-Related Diesel Particulate Emissions*, presents the DPM emissions associated with the historic baseline condition ("Project Site Baseline") and the total DPM emissions that would occur under the proposed Project ("Project Site Project"). As shown in Table EA-2, total DPM emissions under the proposed Project would be reduced by 2.41 tons per year, from 4.66 tons per year to 2.25 tons per year. The reason for this reduction is that the DPM emissions under the baseline conditions involved the use of older diesel trucks, whereas the proposed Project is required to comply with recently enacted state and federal emission control requirements which would phase out the use of older truck engines and replace them with newer, more efficient (and less DPM emitting) engines over time refer (as discussed above, refer also to the discussion under Issues 6.b) & 6.c)). DPM emission reductions associated with fleet turnover also are reflected in the CalEEMod outputs, which were used in estimating the baseline and total (baseline plus Project) DPM emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table EA-2 Project-Related Diesel Particulate Emissions

	DPM (Exhaust PM ₁₀) Tons/yr
Project Site Baseline	
Off-Road	3.36
Hauling	1.29
Total	4.66
Project Site Project	
Off-Road	1.61
Hauling	0.83
Total	2.25
Change in Emissions with Project Implementation	
Total	-2.41
*Some totals include discrepancies created by rounding in the CalEEMod output	

Since DPM emissions would be reduced under the proposed Project, and since the cancer risk is directly related to the amount of DPM emissions, the cancer risk associated with the Project's DPM emissions also would decrease under the proposed Project as compared to historic baseline conditions. Since the cancer risk would be reduced under the proposed Project, then the proposed Project's incremental cancer risk would be negative, and therefore would not exceed SCAQMD's significance threshold for direct and cumulative impacts of 10 in one million. Although the Project would result in the extension of the expiration date for the existing mining permits by a period of 50 years, a significant impact to sensitive receptors would not occur due to the net decrease in DPM emissions that would occur under the proposed Project. Furthermore, the Project would not result in an increase in the incremental cancer risk of 10 in one million; thus, the extension of the expiration date of the existing mining permits would not result in a significant direct or cumulative impact to sensitive receptors. Because the overall cancer risk would decrease under the proposed Project as compared to historic baseline conditions, the proposed Project would not expose sensitive receptors which are located within one (1) mile of the Project site to substantial point source emissions.

As indicated above, MATES III predicted an excess cancer risk of between 192 to 294 in one million for the Project area. Since the overall DPM emissions would be reduced under the proposed Project, thereby resulting in an overall reduction in the incremental cancer risk associated with DPM emissions directly attributable to the Project site, it can therefore be concluded that the cumulative excess cancer risk in the Project vicinity (192 to 294 in one million per MATES III) would be reduced as compared to the historic baseline conditions.

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Therefore, because Project-related DPM emissions would decrease as compared to historic baseline conditions and because both Project-related and cumulative incremental cancer risks related to DPM emissions also would be reduced as compared to historic baseline conditions, a less than significant impact to sensitive receptors from Project-related point source emissions would occur.

CO Hot Spots

Areas of high vehicle congestion used to have the potential to create areas with CO concentrations high enough to exceed the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. The SCAB was designated nonattainment of these standards when the SCAQMD CEQA Handbook was written in 1993. SCAQMD performed CO hot spot analyses on the busiest intersections in Los Angeles and did not predict a violation of CO standards, which enabled the SCAB to achieve attainment status in 2007.

With the turnover of vehicles to newer models meeting more stringent emissions standards, CO concentrations in the SCAB have steadily decreased. Other air districts within California with similar pollutant and environmental conditions have established a screening threshold for CO localized impacts; conservatively, in order for a project to generate enough traffic to create a CO significant impact it would have to increase traffic volumes more than 24,000 vehicles per hour under the worst environmental conditions (BAAQMD 2011).

According to the traffic study prepared for the project (Urban Crossroads 2012), implementing the recommended improvements, no intersection has a Level of Service lower than "C" under the "existing plus ambient plus project plus cumulative (2013)" conditions. The intersection with the highest volume of vehicles is I-15 SB Ramps / Temescal Canyon Road with a PM peak of 2,744 vehicles per hour. The proposed project is not anticipated to generate the level of traffic required to rival the busiest intersections of Los Angeles nor does it increase traffic volumes high enough to create a CO hot spot, as the intersection with the highest volume of vehicles would be well below the 24,000 vehicles per hour threshold the BAAQMD estimates would lead to a CO Hot Spot. Therefore localized impacts to air quality related to mobile source emissions would be less than significant.

e) The proposed Project consists of a proposed revision to a mining permit and a conditional use permit to allow for the continuation and eventual reclamation of a mining operation. The operation of an IDEFO is proposed as part of reclamation activities. Mining-related land uses are not sensitive receptors. Thus, the proposed Project would not involve the construction of a sensitive receptor located within one (1) mile of an existing substantial point source emitter, and no impact would occur.

f) Mining operations are not typically associated with the emission of objectionable odors. The Project site has no known historical record of causing objectionable odor complaints. Diesel exhaust and ROG are objectionable to some people but emissions and their associated odors disperse rapidly from the source. Diesel exhaust and ROG emissions would be emitted during Project operations but as discussed above under the analysis of Issue 6.d), pollutant emissions from diesel combustion would be reduced with implementation of the proposed Project. With no historical record of objectionable odor complaints and a reduction in emissions of pollutants that some people would find objectionable, it is reasonable to conclude that the proposed Project would not create objectionable odors affecting a substantial number of people. Accordingly, a less than significant impact due to odors would occur.

Mitigation: No mitigation is required

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Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database; WRCMSHCP; On-site Inspection; *Biological Technical Report for the Mayhew Aggregates and Mine Reclamation Project (SMP 139 R1)*. Glenn Lukos Associates, Inc., February 4, 2013; *Oak Tree Survey Report for the Mayhew Aggregates and Mine Reclamation Project (SMP139R1)*. Glenn Lukos Associates, Inc., June 12, 2013; *Mayhew Aggregates – Historic Storm Runoff*, Chang Consultants, June 13, 2013.

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) the applicable habitat conservation/planning program for Western Riverside County.

The Project site occurs within the Temescal Canyon Area Plan portion of the MSHCP. As shown on Figure EA-1, *MSHCP Overlay Map*, the northeast corner of the Project site occurs within MSHCP

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Criteria Area, specifically the southwest portion of Criteria Cell #3348 of Cell Group I (Subunit 3: Temescal Wash-West). Volume I, Section 3.3.16 of the MSHCP provides the conservation requirements of Cell Group I as follows:

“Conservation within this Cell Group will contribute to assembly of Proposed Extension of Existing Core 2. Conservation within this Cell Group will focus on Riversidean alluvial fan sage scrub, coastal sage scrub, and riparian scrub, woodland, forest habitat. Areas conserved within this Cell Group will be connected to a variety of uplands and wetlands proposed for conservation in Cell Group H to the north, to coastal sage scrub habitat proposed for conservation in Cell #3448 in the Elsinore Area Plan to the south, and to coastal sage scrub, riparian habitat and water proposed for conservation in Cell #3351 in the Elsinore Area Plan to the east. Conservation within this Cell Group will range from 55%-65% of the Cell Group focusing on the northern and eastern portions of the Cell Group.”

Based on the criteria provided in Section 3.3.16, the southwest portion of Criteria Cell #3348 that includes the Project site is not a component of the Proposed Extension of Existing Core 2. Accordingly, no portion of the proposed Project site is targeted for conservation pursuant to the MSHCP Conservation Criteria.

Although habitat conservation is not required on the Project site by the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, “Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;” Section 6.1.3, “Protection of Narrow Endemic Plant Species;” Section 6.1.4, “Guidelines Pertaining to the Urban/Wildland Interface;” and Section 6.3.2, “Additional Survey Needs and Procedures.”

Project Compliance with MSHCP Section 6.1.2

The MSHCP defines riparian/riverine areas as *lands which contain Habitat dominated by trees, shrubs, persistent emergent mosses and lichens, which occur close to or which depend upon soils moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year.* The MSHCP defines vernal pools as *seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season.* With the exception of wetlands created for the purpose of providing wetlands habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating characteristics as described above, which are artificially created, are not included in these definitions.

An investigation of riparian/riverine areas and vernal pools was undertaken by the Project biologist. The northeast corner of the SMP 139 site supports approximately 4.80 acres of areas with the potential to be considered MSHCP riparian areas, which are mapped as “southern willow scrub” on Figure EA-2, *On- and Off-Site Biological Resources Map*. In addition, approximately 0.43 acre of highly disturbed mulefat scrub that is associated with a former aggregate desilting basin is located off-site within SMP 202.

The 4.80 acres of southern willow scrub habitat depicted on Figure EA-2 is associated with two different hydrological sources. The eastern portion comprises 3.64 acres and occurs outside of areas proposed for disturbance/impact by the proposed Project, while the western 1.16 acres



Legend

-  Survey Area
-  Criteria Cell
-  Narrow Endemic Plants Survey Area
-  Criteria Area Species Survey

Source: Glenn Lukos Associates

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NOT TO SCALE 

Figure EA-1

MSHCP OVERLAY MAP



Legend

- Survey Area
- Onsite
- Offsite
- ADB - Aggregate Desilting Basin
- CHAP - Chaparral
- CLOW - Coast Live Oak Woodland
- D CHAP - Disturbed Chaparral
- D MFS - Disturbed Mulefat Scrub
- D RSS - Disturbed Riverside Sage Scrub
- D - Disturbed
- DAS - Disturbed Alluvial Scrub
- R/U/E - Residential/Urban/Exotic
- RSS - Riverside Sage Scrub
- RSS/CHAP - Riverside Sage Scrub/Chaparral Ecotone
- SWS - Southern Willow Scrub

Source: Glenn Lukos Associates

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ON- AND OFF-SITE BIOLOGICAL RESOURCES MAP

Figure EA-2

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occurs within the areas proposed for impact by the Project. According to the Project's biologist (Glen Lukos Associates), the eastern 3.64 acres located off-site are associated with the MSHCP riparian/riverine area, while the western 1.16 acres located on-site are associated with a former aggregate desilting basin. Aggregate desilting basins are man-made features that are not considered MSHCP riparian/riverine areas. Therefore, the portion of the southern willow scrub habitat that occurs on-site is not considered MSHCP riparian/riverine areas.

Although the 1.16 acres of southern willow scrub habitat occurring on-site is not considered to comprise MSHCP riparian/riverine areas, this area still could provide habitat for sensitive animal species. Accordingly to the Project's biologist (Glen Lukos Associates), the 1.16 acres of MSHCP riparian habitat that occurs on the Project site does not support habitat suitable for the southwestern willow flycatcher (SWWF) or the western yellow-billed cuckoo. The Project site does contain marginally suitable habitat for the least Bell's vireo (LBV) and yellow warbler. While LBV are typically found in riparian habitats, they also require a dense understory of riparian vegetation to support breeding activity. The Project site does not contain the understory preferred by LBV. Therefore, the riparian habitat that is proposed for impacts does not constitute vireo habitat with long-term conservation value. Due to the yellow warbler's low degree of sensitivity and the low quality of riparian habitat occurring within SMP 139R1, impacts to riparian habitat and the yellow warbler also would be less than significant. Based on these factors, and in accordance with MSHCP requirements, the Project's biologist (Glen Lukos Associates) determined that protocol surveys for the LBV, SWWF, and western yellow-billed cuckoo were not required. Accordingly, impacts to the on-site portions of the southern willow scrub would not conflict with MSHCP Section 6.1.2.

The approximate 0.43 acre of highly disturbed mulefat scrub is located within the off-site impact areas. However, this area is associated with a former aggregate desilting basin located on the SMP 202 site. Due to its association with the aggregate desilting basin, the mulefat scrub does not constitute MSHCP riparian/riverine habitat, and impacts to this area would therefore not conflict with MSHCP Section 6.1.2.

No vernal pools were identified within the proposed Project site or off-site impact areas. Therefore, the Project would not impact vernal pools or other ephemeral ponds with the potential to support listed fairy shrimp.

Based on the foregoing analysis, the proposed Project would not result in any impacts to MSHCP riparian/riverine areas or vernal pools; therefore, the proposed Project would be fully consistent with MSHCP Section 6.1.2.

Project Compliance with MSHCP Section 6.1.3

As shown previously on Figure EA-1, portions of the Survey Area occur in the Narrow Endemic Plants Survey Area (NEPSSA). The NEPSSA primarily occurs along the eastern perimeter of the SMP 139 site, within an existing desilting basin in the central portion of the Project site, and within the southwestern portion of the off-site impact areas.

The portions of the NEPSSA that occur on-site (within the SMP 139R1 site) and within SMP 202 (west of the Project site) have been subject to regular disturbance as a result of the active mining operations. The significant level of disturbance associated with mining activity in these areas has resulted in a lack of suitable habitat for special-status plants. Therefore, areas on-site and within SMP 202 are not expected to support special-status plant species including the NEPSSA target

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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species. Due to a lack of suitable habitat within these areas, target plant surveys for the following NEPSSA species are not required pursuant to the MSHCP: Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), Slender-horned spineflower (*Dodecahema leptoceras*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt's grass (*Orcuttia californica*), San Miguel savory (*Clinopodium chandleri*), Hammitt's clay-cress (*Sibaropsis hammittii*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*).

In addition, a small portion of the NEPSSA occurs in the extreme northeastern corner of the existing SMP 139 site. However, this area is not proposed for impact as part of the proposed Project; therefore, no impact to NEPSSA target species would occur in this area.

However, the southwestern corner of the off-site impact areas (i.e., southwesterly of the existing office building) includes areas that have not been subject to mining activities or sustained disturbances. Due to the lack of sustained disturbance in this area, approximately 9.1 acres in the southwestern corner of the off-site impact area contains habitat with the potential to support NEPSSA target species. Specifically, the following NEPSSA species have at least a low to moderate potential to occur: Hammitt's clay-cress (*Sibaropsis hammittii*), many-stemmed dudleya (*Dudleya multicaulis*), Munz's onion (*Allium munzii*), and San Miguel savory (*Satureja chandleri*). Therefore, future impacts within this portion of the off-site impact area would be potentially individually and cumulatively significant as a result of potential loss of suitable habitat for NEPSSA target species. This represents a potential conflict with MSHCP Section 6.1.3 for which mitigation would be required. In order to reduce these potential impacts to below a level of significant, future focused surveys will be required, and mitigation in conformance with MSHCP standards will be required if any focused surveys identify NEPSSA target species within this portion of the off-site impact area. As discussed above, no disturbance of off-site impact areas will occur unless and until future discretionary approvals are obtained, including a determination of compliance with the MSHCP.

Project Compliance with MSHCP Section 6.1.4

Portions of the disturbance areas proposed as part of the Project have the potential to result in significant indirect impacts to special-status biological resources. Such impacts would be avoided, however, through compliance with the MSHCP Urban/Wildlands Interface Guidelines (*Volume I, Section 6.1.4* of the MSHCP). These guidelines are intended to address indirect effects associated with locating projects (particularly development) in proximity to the MSHCP Conservation Area. To minimize potential edge effects, the guidelines are to be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area including Conserved Public/Quasi-Public (PQP) Lands and Criteria Areas.

The northeast corner of the Project site is located within a MSHCP Criteria Cell #3348, but is not a component of the conservation within Cell Group I. However, MSHCP Volume I, Section 6.1.2 states that edge treatments shall also be addressed as part of the avoidance and minimization process for areas not to be included in the MSHCP Conservation Area. Guidelines for such edge treatments are presented in the MSHCP as the Urban/Wildland Interface Guidelines (UWIG). Therefore, the UWIG applies to the avoided riparian/riverine habitat located in the northeastern corner of SMP 139 (i.e., northeast of the planned impact areas for SMP 139R1), even though it may not be part of the MSHCP Conservation Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A portion of the Project site (SMP 139 R1) would occur adjacent to habitats to be avoided, including riparian habitats. As such, the proposed Project has the potential to result in temporary indirect impacts, as well as long-term indirect impacts, including impacts associated with the following: drainage; toxics; lighting; noise; invasives; barriers; and grading/land development. Each of these potential impacts is discussed below.

- Drainage. Planned impact areas associated with the Project would occur adjacent to riparian/riverine habitat located within MSHCP Criteria Cell #3348. Although the Project would not result in any direct impacts to this riparian/riverine area, Project runoff has the potential to indirectly impact the riparian/riverine habitat with runoff from the Project site. However, the proposed Project would be required to comply with the Project's Water Quality Management Plan (WQMP) (MND Appendix F2), which incorporates Best Management Practices (BMPs) that are intended to preclude the release of polluted runoff from the site. Moreover, the Project also would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit, which requires the Project applicant to implement a Storm Water Pollution Prevention Plan (SWPPP) during future mining activities. Implementation of a SWPPP would further ensure that Project runoff does not contain pollutants that would impact off-site drainages or riparian areas. Accordingly, the proposed Project would not result in a significant indirect impact due to drainage, and mandatory adherence to the WQMP and NPDES requirements would ensure the Project does not conflict with MSHCP Section 6.1.4.
- Toxics. Although not anticipated, the proposed Project has the potential to generate chemicals or other potentially toxic materials (e.g., diesel fuel) with the potential to impact off-site lands within MSHCP Criteria Cell #3348. However, the proposed Project includes a WQMP that incorporates BMPs that have been designed to ensure that Project-related runoff does not adversely impact water quality. During Project implementation, a SWPPP also would be required to implement the BMPs specified in the Project's SWMP. With mandatory compliance to the Project's WQMP and future SWPPP, a significant impact due to toxics would not occur; therefore, the Project would not conflict with MSHCP Section 6.1.4.
- Lighting. Project operations may involve the use of lighting during nighttime hours, which has the potential to indirectly impact off-site lands located within MSHCP Criteria Cell #3348. This is evaluated as a potentially significant direct impact and a potential conflict with MSHCP Section 6.1.4 for which mitigation would be required.
- Noise. Project operations have the potential to generate noise, and such noise could adversely affect preserved resources within the MSHCP Conservation Area. In the case of the proposed Project, Project-related noise has the potential to indirectly impact the off-site MSHCP riparian/riverine resources located immediately adjacent to the northeastern corner of the Project's impact area. Based on the information provided in the Project's Noise Impact Analysis (MND Appendix G), Project operations (including crushing equipment, dump trucks, and loaders) would generate approximately 86 dB at a distance of 50 feet from the source (which, for purposes of analysis is assumed to be the rock crusher location). Sound diminishes at a rate of 6 dB per doubling of distance. Therefore, if the rock crusher were to be located within approximately 600 feet of the off-site riparian/riverine habitat, then the Project would impact the off-site riparian/riverine habitat, resulting in a conflict with MSHCP Section 6.1.4. This is evaluated as a significant impact for which mitigation would be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Invasives. Projects that are adjacent to the MSHCP Conservation Area are required to avoid the use of invasive plant species in landscaping, including invasive, non-native plant species listed in *Volume I*, Table 6-2 of the MSHCP. However, plant species proposed as part of the Project's Reclamation Plan are listed in Table 3-2, *Reclamation Seed Mix*, of the Project's MND. None of the plant species included in the Reclamation Plan's seed mix is considered invasive plant species, and none is listed in Table 6-2 of the MSHCP. Therefore, the proposed Project would not result in the introduction of invasive plant species adjacent to the MSHCP Conservation Area, and a significant impact due to a conflict with MSHCP Section 6.1.4 would not occur.
- Barriers. The MSHCP requires proposed land uses adjacent to the MSHCP Conservation Area to 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. The proposed Project would incorporate fencing surrounding the SMP 139R1 site, and a gated access also is planned for the intersection of Maitri Road and Temescal Canyon Road. Therefore, the proposed Project would be consistent with the MSHCP requirements for barriers, and a significant impact due to a conflict with MSHCP Section 6.1.4 would not occur.
- Grading/Land Development. The MSHCP states that manufactured slopes associated with development shall not extend into the MSHCP Conservation Area. The proposed Project site does not extend to the existing Conservation Area. Although direct impacts from Project grading would occur on-site and within MSHCP Criteria Cell #3348, such effects are addressed separately as Project direct impacts and are not subject to MSHCP Section 6.1.4. As such, the grading/land development standards of MSHCP Section 6.1.4 do not apply to the proposed Project and a significant impact due to a conflict with MSHCP Section 6.1.4 would not occur.

Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 requires special surveys for certain plant species for lands located within the Criteria Area Plant Species Survey Areas (CAPSSA). MSHCP Section 6.3.2 also identifies lands requiring surveys for certain animal species (burrowing owl, mammals, amphibians).

No portion of the proposed Project site or off-site impact areas occur within the MSHCP survey areas for the western burrowing owl, mammals, or amphibians. Therefore, the MSHCP Section 6.3.2 provisions related to focused surveys for animal species are not applicable to the proposed Project.

As shown on Figure EA-1, only the northeastern portion of the Project site is located within the CAPSSA. Therefore, there would be no conflict with the CAPSSA within the off-site impact areas. Areas located within the on-site portion of the CAPSSA have been subject to regular disturbance as a result of the active mining activities, and therefore contain a lack of suitable habitat for special-status plants. Therefore, proposed impacts on-site would not result in any impacts to the following CAPSSA species, and focused surveys for these species would not be required pursuant to MSHCP Section 6.3.2: thread-leaved brodiaea (*Brodiaea filifolia*), Davidson's saltscale (*Atriplex serenana* var. *davidsonii*), Parish's brittlescale (*Atriplex parishii*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), round-leaved filaree (*California macrophylla*), Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*), and little mousetail (*Myosurus minimus* ssp. *apus*).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the analysis provided above, the proposed Project would not conflict with MSHCP Section 6.3.2.

b & c) Mining activities associated with the proposed Project have the potential to directly or indirectly impact endangered or threatened plant and animal species, if such species occur within areas planned for impact by the Project.

Impacts to Listed Plant Species

According to the Project’s biologist (Glen Lukos Associates), due to the highly disturbed nature of the proposed Project site and the portions of the off-site impact areas located within existing mining areas (i.e., SMPs 143, 150, 182, and 202), no listed plant species are expected to occur in these areas. Listed plant species also are not anticipated to occur within the existing roadway alignments for Maitri Road or the east-west access road due to the disturbed nature of these areas. However, and as discussed under Issue 7.a) above, the southwestern portion of the off-site impact area (i.e., southwesterly of the existing office building) consists of relatively undisturbed habitat, which has at least a low to moderate potential to contain the following listed plant species: Hammitt’s clay-cress, many-stemmed dudleya, Munz’s onion, and San Miguel savory. Potential impacts to these listed plant species within the off-site impact areas are evaluated as a significant impact for which mitigation would be required.

In addition, Project impacts to non-listed plant species in the southwestern portion of the off-site impact areas (i.e., southwesterly of the existing office building) also would be considered directly and cumulatively significant because future impacts to this area could result in the loss of habitat for special status plant species.

Impacts to Listed Animal Species

Due to the lack of suitable habitat, no listed animal species are expected to occur within the proposed Project site or off-site impact areas. Therefore, a significant impact to listed animal species would not occur as a result of Project activities.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project’s environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to biological resources resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

As previously summarized in MND Section 2.4.2, and based on the findings of Chang Consultants (Technical Appendix K), historically drainage from the Project site (including upstream tributaries) largely sheet flowed across the Project site. During most years, including during the 2- and 25-year storm events, these flows infiltrated into the groundwater table and were not conveyed to downstream tributaries (including Temescal Creek). As part of the mining activities that commenced in the 1970s, drainage from the Mayhew Creek was diverted around the SMP 139 mining areas via a man-made earthen channel, which resulted in an increase in flows from the Project site as compared to historic (natural) conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In January/February 2005, heavy rains, combined with geological movement along the Glen Ivy Fault line, caused the bank between the Mayhew Creek and the SMP 139 pit wall to substantially erode and partially collapse into the SMP 139 mining pit. As a result, flows from Mayhew Creek began to discharge immediately into the SMP 139 gravel pit and created instability issues with respect to the southern slopes of the mining pit. In order to address this emergency condition, in early 2005 the mining operator constructed a concrete down-drain structure measuring approximately 300 feet in length along the southern pit wall of the SMP 139 site. The intent of this down-drain structure was to stabilize the southern pit wall against water erosion hazards. With completion of the down-drain structure, flows from the Mayhew Creek were fully detained within the SMP 139 pit and no longer were conveyed downstream to the Temescal Wash (even during 50- and 100-year storm events).

Construction of the down-drain structure resulted in a measurable decrease in the amount of flows leaving the site, as compared to the conditions that occurred following commencement of mining operations (when flows from Mayhew Creek were diverted around the mining areas via a man-made earthen channel). However, when compared to the historic (natural) drainage conditions of the site, the construction of the down-drain structure did not result in a change in the amount of flows reaching downstream tributaries during most years (including years during which the 2- and 25-year storm events occurred). As compared to historical (natural) conditions, construction of the down-drain structure (and diversion of most of the Mayhew Creek flows into the SMP 139 pit) only reduced the amount of flows reaching downstream tributaries (including Temescal Creek) during 50- and 100-year storm events, with a 1 to 2 percent chance of occurrence in a given year.

Thus, although the construction of the down-drain structure redirected flows from Mayhew Creek into the SMP 139 mining pit, the reduction in flows did not have adverse effects on endangered or threatened plant or animal species that rely on habitat associated with downstream tributaries (including Temescal Creek). This is because under historic (natural) conditions, flows from the site rarely reached any downstream tributaries, and therefore historic (natural) flows from the Project site did not substantially contribute to any habitat areas located within downstream habitat areas.

d) Within the on-site areas and the portions of the off-site impact areas located within existing mining permits and/or roadway alignments, the proposed Project would remove low quality habitat for wildlife that has been subject to a high level of disturbance. Impacts within these areas would not restrict the local movement of wildlife within or through the site. Furthermore, since these areas do not occur within a designated MSHCP Linkage or Constrained Linkage, the area is not critical for regional wildlife movement as recognized by the MSHCP. As such, impacts to wildlife movement would be less than significant.

The portions of the off-site impact areas that are not within existing mining permits or roadway alignments contain higher quality habitat and impacts to these areas would displace or restrict the local movement of wildlife within or through that portion of the off-site impact areas. However, since these areas do not occur within a designated MSHCP Linkage or Constrained Linkage, these areas are not critical for regional wildlife movement as recognized by the MSHCP. As such, impacts to wildlife movement would be less than significant.

e & f) Table EA-3, *Impacts to Vegetation Communities*, provides a summary of the proposed Project's impacts to natural vegetation communities, including riparian communities. As shown, impacts within the proposed Project site and off-site impact areas would include impacts to 248.93

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acres of vegetation communities, including 15.32 acres of native upland scrub communities and 1.16 acres of riparian communities. A discussion of Project impacts to each of the vegetation communities located on-site and within the off-site impact areas is provided below:

- **Mulefat Scrub:** The Project would result in direct permanent impacts to approximately 0.43 acre of disturbed mulefat scrub. The area of mulefat scrub to be affected occurs off-site in the northern portion of the off-site impact area (within SMP 202) and is not associated with a riparian/riverine feature. As such, and assuming mandatory payment of MSHCP mitigation fees, impacts to 0.43 acre of mulefat scrub would be considered less than significant.
- **Riversidean Sage Scrub:** The Project would result in direct permanent impacts to approximately 10.40 acres of Riversidean sage scrub (RSS), comprised of approximately 4.86 acres of disturbed RSS that occurs on-site and 5.54 acres of disturbed RSS in off-site impact areas. Areas of RSS to be affected typically occur along the perimeter of current mining operations. RSS is addressed through the MSHCP, and the Project site is not identified for conservation by the MSHCP. Accordingly and based upon the mandatory payment of MSHCP mitigation fees, impacts to RSS both on- and off-site would be considered less than significant.
- **Disturbed Alluvial Scrub:** Approximately 0.78-acre of disturbed alluvial scrub located in the northern edge of the Project site would be impacted by future mining activities. Alluvial scrub is addressed as part of the MSHCP and the Project site is not identified for conservation by the MSHCP. Accordingly and based upon the mandatory payment of MSHCP mitigation fees, impacts to 0.78-acre of disturbed alluvial scrub would be considered less than significant.

Table EA-3 Impacts to Vegetation Communities

Vegetation Community	On-Site Impact Acres	Off-Site Impact Areas	Total Impacts
Scrub Communities			
Disturbed Alluvial Scrub	0.78	0.00	0.78
Riversidean Sage Scrub (RSS)/Disturbed RSS	4.86	5.54	10.40
Chaparral/Disturbed Chaparral	0.29	1.99	2.28
Coast Live Oak Woodland	0.00	1.43	1.43
Disturbed Mulefat Scrub	0.00	0.43	0.43
Scrub Communities Subtotal:	5.93	9.39	15.32
Riparian Communities			
Southern Willow Scrub	1.16	0.00	1.16
Riparian Communities Subtotal:	1.16	0.00	1.16
Disturbed Communities			
Disturbed/Developed	164.18	42.09	206.27
Residential/Urban/Exotic	0.22	4.29	4.51
Aggregate Desilting Basin	15.34	6.33	21.67
Disturbed Communities Subtotal:	179.74	52.71	232.42
TOTAL:	186.83	62.10	248.93

- **Chaparral/Disturbed Chaparral:** The Project would result in direct permanent impacts to 2.28 acres of chaparral and disturbed chaparral scrub. The chaparral communities to be affected occur at the south and southwestern portions of the off-site impact areas (1.99 acres), with a small area (0.29 acre) occurring in the southernmost portion of the Project site. Chaparral is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addressed through the MSHCP and the Project site is not identified for conservation by the MSHCP. Based upon the mandatory payment of MSHCP mitigation fees and incorporation of the mitigation measures required to address the portion of the chaparral located within the NEPSSA (refer to Issue 7.a)), impacts to 2.28 acres of chaparral/disturbed chaparral would be less than significant.

- Coast Live Oak Woodland: The Project would result in direct permanent impacts to 1.43 acres of coast live oak woodland, all of which would be located off-site. Coast Live Oak Woodland is addressed through the MSHCP and the Project site is not identified for conservation by the MSHCP. Assuming mandatory payment of MSHCP mitigation fees and incorporation of the mitigation measures required to address the portion of the chaparral located within the NEPSSA (refer to Issue 7.a)), impacts to 1.43 acres of Coast Live Oak Woodland would be less than significant.
- Residential/Urban/Exotic: The Project would result in direct permanent impacts to 4.51 acres of residential/urban/exotic vegetation communities. The residential/urban/exotic community does not contain habitat suitable for NEPSSA target species. Therefore, impacts to 4.51 acres of residential/urban/exotic vegetation communities would not be significant.
- Disturbed/Developed: Approximately 206.27 acres of disturbed/developed areas would be impacted both on- and off-site. However, as this habitat type is not considered significant, such impacts would not be significant.
- Aggregate Desilting Basin: The Project would result in direct permanent impacts to areas currently utilized as aggregate desilting basins associated with current mine operations, including approximately 15.34 acres located on-site and 6.33 acres located in the off-site impact areas. The aggregate desilting basins are a man-made feature and are therefore not considered to comprise significant biological habitat. Accordingly, Project impacts to aggregate desilting basins would not be significant.

As indicated in the above analysis, assuming mandatory payment of MSHCP mitigation fees and incorporation of the mitigation measures required to address habitat located within the NEPSSA (refer to Issue 7.a)), the proposed Project would result in a less than significant impact to riparian habitat and other sensitive natural communities. In addition, the proposed Project site and off-site impact areas do not encompass any areas containing federally protected wetlands; as such, no impact to wetlands would occur.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project's environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to biological resources resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

As indicated under the discussion of historical drainage conditions under Issues 7.b) and c), construction of the down-drain structure did not result in a substantial change in the amount of runoff leaving the site as compared to historic (natural) conditions. Under historical (natural) conditions,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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virtually all of the runoff traversing the Project site infiltrated into the groundwater table, including all on-site runoff during the 2- and 25-year storm events. Flows only were conveyed from the site to downstream tributaries (including Temescal Creek) during 50- and 100-year storm events, which have a 1 to 2 percent chance of occurrence during any given year.

Accordingly, construction of the down-drain structure in 2005 did not substantially affect any flows reaching downstream tributaries (including Temescal Creek), and therefore did not affect any riparian habitat or other sensitive natural communities located downstream from the Project site. Furthermore, as concluded by the ACOE (refer to Appendix J), Mayhew Creek does not discharge into a water of the United States or adjacent wetland, and is therefore not subject to regulation under Section 404 of the Clean Water Act. Thus, construction of the down-drain structure also did not result in a substantial adverse effect on federally protected wetlands.

g) Aside from the MSHCP (which is addressed above under Issue 7.a), the only local policy/ordinance protecting biological resources within the Project area is the In the Riverside County Oak Tree Management Guidelines, which requires surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. In order to demonstrate compliance with the County's Oak Tree Management Guidelines, a site-specific Oak Tree Survey was conducted for the Project site and off-site impact areas, the results of which are documented in Appendix D2 and summarized below.

Based on the results of the Oak Tree Survey, it was determined that a single species of oak tree (coast live-oak, *Quercus agrifolia*) occurs within the Project site and off-site improvement areas. A total of 46 coast live-oak trees were identified within the on- and off-site impact areas, none of which appeared to be dead or dying. However, several trees were noted as having broken or cut trunks/limbs. Of the 46 trees, 25 trees exhibited a single trunk, 13 exhibited two trunks, and eight exhibited more than two trunks. Figure EA-3, *Oak Tree Inventory Map*, provides a map depicting the location of each tree surveyed, and indicates whether the trees are located within the on-site or off-site portions of the Project site. Table EA-4, *Summary of On- and Off-Site Oak Trees*, provides a list of each tree, including the number of trunks, DBH, and a description of understory and other relevant comments.

One coast-live oak tree (#41) occurs within the on-site impact footprint. Two other oak trees (#45 and 46), occur immediately adjacent to the on-site areas (i.e., off-site), and are expected to be impacted by the Project. Tree #45 occurs immediately south of the impact boundary surrounded by a paved access area. Tree #46 occurs on the west side of Maitri Road opposite the impact boundary. These trees all occur individually and do not have native understory associated with them. The trees are not considered "oak woodlands." The trees have also been subjected to varying degrees of past disturbance. The loss of these trees would not be considered significant, and would not require mitigation. Thus, there would be no impacts to oak trees subject to the Oak Tree Management Guidelines associated with the on-site portions of SMP 139R1.

The remaining oak trees occur within the Project's off-site impact areas, which may or may not be avoided as part of impacts anticipated in association with future revisions to SMPs 143, 150, 182, and/or 202. The precise nature of impacts would be defined as part of the revisions to these off-site mining permits, and would require future discretionary review and approval by Riverside County. Trees #36-40 are located on the northeast side of the MAMR offices, and are not associated with the oak woodlands located west and south of the office building. Tree #36 and #37 occur within a



Legend

Onsite Area

Offsite Area

Coast Live Oak Tree

Source: Citrus Lumber Association

T&B PLANNING, INC.
11111 E. 1st Street, Suite 100, Fort Lauderdale, FL 33304
Phone: 954.343.1111
www.tbplanning.com



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

Table EA-4 Summary of On- and Off-Site Oak Trees

Tree Number	Number of Trunks	DBH (Inches)	Understory / Comments	Tree Number	Number of Trunks	DBH (Inches)	Understory / Comments
1	1	59	Leaf litter	24	1	25	<i>Opuntia</i>
2	1	30	Leaf litter	25	2	22, 18	<i>Opuntia</i>
3	1	41	Oak saplings, NNG, chaparral, poison oak.	26	6	22, 21, 21, 21, 21, 17	Leaf litter. Adjacent to office.
4	1	48	NNG. Adjacent to office complex.	27	2	24, 22	Leaf litter. Adjacent to office.
5	1	59	NNG. Adjacent to office complex.	28	1	3	Chaparral
6	1	34	NNG. Adjacent to office complex.	29	2	29, 16	Leaf litter
7	2	30, 22	NNG. Adjacent to office complex.	30	1	25	Leaf litter
8	3	9, 9, 4	Oak saplings, chaparral.	31	1	18	Leaf litter
9	2	16, 9	Oak saplings, chaparral.	32	3	22, 18, 16	Leaf litter. One broken trunk.
10	1	10	Oak saplings, chaparral.	33	1	19	NNG
11	2	43, 19	Leaf litter. Overhangs office building.	34	6	29, 28, 28, 27, 25, 18	NNG, <i>R. ilicifolia</i>
12	3	10, 6, 2	Oak saplings, poison oak, toyon.	35	1	22	Chaparral
13	2	10, 4	Oak saplings, toyon.	36	1	41	Disturbed. Adjacent to mine.
14	5	7, 6, 5, 5, 4	Leaf litter.	37	1	56	Disturbed. Adjacent to parking lot/mine.
15	1	28	Oak saplings, poison oak.	38	1	32	Adjacent to parking lot/office.
16	1	19	Oak saplings, poison oak.	39	2	25, 14	Adjacent to office.
17	1	5	Oak saplings, chaparral	40	1	34	Adjacent to office.
18	4	28, 16, 19, 18	Oak saplings, chaparral	41	5	20, 18, 18, 16, 13	NNG. Adjacent to mine.
19	2	5, 5	Oak saplings, chaparral	42	2	21, 16	Inside mine fence. Not tagged. DBH estimated.
20	2	22, 8	Oak saplings, chaparral	43	1	23	Inside mine fence. Not tagged. DBH estimated.
21	2	7, 5	Oak saplings, <i>Opuntia</i>	44	1	35	Inside mine fence. Not tagged. DBH estimated.
22	1	18	Oak saplings, chaparral	45	1	34	Within raised concrete block planter surrounded by mine footprint. Many cut limbs.
23	2	11, 5	Oak saplings, poison oak.	46	1	32	Between Maitri Road and mine.

disturbed area on the opposite side of the parking lot from the MAMR offices. Trees #38-40 occur immediately adjacent to the office building on the northeast side. None of these trees are considered oak woodland, and the loss of these trees would not be considered significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Of the remaining trees, all are located within the off-site areas and are considered to be part of broader oak woodland habitat. Trees #42-44 occur within an off-site mine boundary and have a potential to be impacted in the future. Trees #4-7 are clustered on the northwest side of the existing office building, between the parking lot and a mine facility. These trees may also have a potential to be impacted in the future. All other oak trees occur west and south of the existing office building, and are associated with contiguous oak woodland habitat adjacent to and overlapping with chaparral habitat. Although these trees may be avoided in the future, mitigation is provided below in the event that unavoidable impacts occur to all or portions of the oak woodland habitat. The loss of these trees would be considered potentially significant, and would require mitigation consisting of tree relocation and/or replacement as part of the County's future discretionary review process for revisions to SMPs 143, 150, 182, and/or 202.

Mitigation:

M-BI-1 Prior to approval of any revisions to Surface Mining Permit 182 allowing for mining activities within the relatively undisturbed habitat located southwesterly of the existing office building (and westerly of existing approved Surface Mining Permit 182), off-site of the Project site, focused surveys shall be conducted to determine whether special status plant species occur within this area. This area comprises approximately 9.1 acres and includes 1.84 acres of chaparral, 1.14 acres of Riversidean sage scrub, 1.65 acres of Riversidean sage scrub/chaparral ecotone, and 1.92 acres of coast live oak woodland habitats. Non-covered plant species with at least a low to moderate potential to occur in this area, and that shall be evaluated as part of future focused surveys, include Hammitt's clay-cress (*Sibaropsis hammittii*), many-stemmed dudleya (*Dudleya multicaulis*), Munz's onion (*Allium munzii*), and San Miguel savory (*Satureja chandleri*). If one or more of these species is identified within the area located southwesterly of the existing office building, and in the event that avoidance is not possible, then a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be prepared as described below. The preparation of a detailed habitat restoration plan for the impacted habitat also shall be prepared once the type and quantity of the non-covered species impacts are known, so appropriate restoration or translocation options can be discussed.

If any Narrow Endemic Plant Species populations are identified as part of the survey, then the provisions of MSHCP Section 6.1.3 shall apply, including the requirement to avoid impacts to 90% of those portions of the property that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. If such avoidance is not feasible, then a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report shall be prepared and approved by the Riverside County Environmental Programs Department (EPD). The DBESP also shall be subject to review by the Wildlife Agencies. The DBESP shall be prepared in accordance with the requirements and criteria set forth in MSHCP Section 6.1.2, which requires the Project applicant to demonstrate that although the proposed project would exceed the 10% Narrow Endemic Plant Species impact threshold, with proposed design and compensation measures, it would result in an overall MSHCP Conservation Area design and configuration biologically equivalent or superior to that which would occur under a project alternative within the impact threshold without these measures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No permits which authorize impacts to the approximately 9.1-acre area located southwest of the existing office building, located off-site of the Project site, shall be issued unless either the focused surveys determine that no non-covered plant species occur, 90% of the habitat is avoided through design, or a DBESP is approved by EPD.

M-BI-2 (Condition of Approval 10.Planning.41) Project lighting shall be shielded and directed away from the off-site areas abutting the northeastern corner of the proposed Project site.

M-BI-3 (Condition of Approval 10.Planning.42) All proposed rock crushers shall be set back a minimum distance of 600 feet from the off-site riparian/riverine habitat located adjacent to the northeastern corner of the proposed Project site. In the event that rock crushers are proposed within 600 feet of the off-site riparian/riverine habitat, then a focused noise study shall be prepared to identify measures that need to be undertaken to reduce Project-generated noise levels affecting the off-site riparian/riverine habitat to less than 65 dBA CNEL.

M-BI-4 Prior to approval of any future revisions to Surface Mining Permits (SMPs) 143, 150, 182, and/or 202, the Riverside County Environmental Programs Department shall assure that mitigation measures have been incorporated into the conditions of approval for the appropriate permit(s) to address any proposed impacts to oak trees requiring mitigation pursuant to the Riverside County Oak Tree Management Guidelines, as approved by the Riverside County Board of Supervisors on March 2, 1993. A summary of the trees requiring mitigation located within the off-site impact areas for the SMP 139R1 Project, along with the required mitigation ratios for each individual tree, are provided below in Table EA-5, *Oak Tree Mitigation Requirements*, while Figure EA-3 depicts the location of each individual oak tree.

Monitoring:

M-BI-1 Prior to the issuance of any future mining permits affecting the portions of the off-site impact areas located within the NEPSSA (i.e., areas located southwesterly of the existing office complex), the Project applicant shall be required to conduct the MSHCP-required narrow endemic plant surveys. The Riverside County Planning Department and the Environmental Programs Department shall review focused surveys to ensure compliance with the MSHCP for any narrow endemic plant species found within the off-site NEPSSA survey areas. The applicant for these future off-site mining permit revisions shall comply with all applicable provisions of the MSHCP.

M-BI-2 Project lighting restrictions shall be the responsibility of the Project applicant, and verified by Riverside County as part of the annual reports required for SMP 139R1. Project lighting restrictions shall be made a condition of SMP 139R1 and shall be enforced throughout the duration of activities conducted pursuant to SMP 139R1.

M-BI-3 Siting restrictions for on-site rock crushers shall be the responsibility of the Project applicant, and verified by Riverside County as part of the annual reports required for SMP 139R1. In the event the rock crusher is proposed within 600 feet of the off-site riparian habitat, then the Project applicant shall be responsible for preparing a site-specific noise study and for implementing any noise attenuation measures specified

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therein. In the latter case, the Planning Department shall be responsible for reviewing the future noise study, and Riverside County shall monitor compliance with any required noise attenuation measures as part of the annual reports required for SMP 139R1. These requirements shall be enforced throughout the duration of activities conducted pursuant to SMP 139R1.

Table EA-5 Oak Tree Mitigation Requirements

Tree Number	DBH (Inches)	Replacement Ratio	Tree Number	DBH (Inches)	Replacement Ratio
1	59	8:1	20	22, 8	5:1
2	30	5:1	21	7, 5	3:1
3	41	7:1	22	18	4:1
4	48	7:1	23	11, 5	4:1
5	59	8:1	24	25	5:1
6	34	6:1	25	22, 18	5:1
7	30, 22	6:1	26	22, 21, 21, 21, 21, 17	5:1
8	9, 9, 4	3:1	27	24, 22	5:1
9	16, 9	4:1	28	3	3:1
10	10	3:1	29	29, 16	5:1
11	43, 19	7:1	30	25	5:1
12	10, 6, 2	3:1	31	18	4:1
13	10, 4	3:1	32	22, 18, 16	5:1
14	7, 6, 5, 5, 4	3:1	33	19	5:1
15	28	5:1	34	29, 28, 28, 27, 25, 18	5:1
16	19	4:1	35	22	5:1
17	5	3:1	42	21, 16	5:1
18	28, 16, 19, 18	5:1	43	23	5:1
19	5, 5	3:1	44	35	6:1

M-BI-4 The Riverside County Planning Department shall ensure that conditions of approval requiring mitigation for impacts to oak trees subject to the Oak Tree Management Guidelines are identified prior to approval of any revisions to SMPs 143, 150, 182, and/or 202. No disturbance to trees subject to the Oak Tree Management Guidelines shall occur until the required mitigation has been implemented.

CULTURAL RESOURCES Would the project

8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: County Staff Discussion with County Archaeologist (March 2011).

Findings of Fact:

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a & b) The Project site and off-site impact areas have been disturbed over the past 35 +/- years and do not contain any historic sites or historical resources as defined in California Code of Regulations, Section 15063.5. Accordingly, there would be no impact to historic resources as a result of the proposed Project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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: County Staff Discussion with County Archaeologist (March 2011); General Plan EIR, Figure 4.7-1 (Archaeological Sensitivity Areas).

Findings of Fact:

a & b) The proposed Project site and off-site impact areas have been disturbed over the past 35 +/- years, and no archaeological resources have previously been identified during such disturbance. Grading also was previously conducted along Maitri Road, the east-west oriented access roadway located at the southern boundary of the Project site, and within the on- and off-site setback areas, indicating there is no potential for uncovering archaeological resources in these areas. In addition, and according to General Plan EIR Figure 4.7-1, the proposed Project site and off-site impact areas are not identified within an area containing sensitive archaeological resources. Accordingly, implementation of the proposed Project would not result in any adverse impacts to any archaeological sites, nor would it cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) The potential exists that human remains may be unearthed during grading and excavation activities associated with future mining activities. However, in the event that human remains are discovered during ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during future mining activities, are appropriately treated, thereby reducing potential impacts to a level below significance.

d) There are no religious or sacred uses occurring within the proposed Project site or off-site impact areas. The Project area has largely been disturbed by on-going mining activities for approximately 35 years. Accordingly, no impact to religious or sacred uses would occur.

Mitigation: No mitigation is required

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Monitoring: No monitoring is required.

10. Paleontological Resources

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

Source: General Plan, Figure OS-8 (Paleontological Sensitivity)

Findings of Fact: According to Riverside County General Plan Figure OS-8, the proposed Project site and off-site impact areas are located within an area determined to have a "Low" potential for uncovering paleontological resources. In addition, due to past disturbance associated with mining activities over the past 35+/- years, there are no unique geologic features within the proposed Project site or off-site impact areas. Accordingly, the proposed Project would not directly or indirectly destroy a unique paleontological resources, site, or unique geologic feature, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: General Plan, Figure S-2 (Earthquake Fault Study Zones); GIS database; *Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation Aggregate Quarry*. Hilltop Geotechnical, Inc., September 14, 2011.

Findings of Fact:

a & b) Two faults are associated with the Project site and off-site impact areas. The North Glen Ivy fault, which is considered to be an active branch within the Elsinore fault zone, crosses along the northeast corner and along the eastern portion of the north wall of the existing Mayhew Aggregates and Mine Reclamation (SMP 139) pit (Project site), and continues to the north of the SMP 202 and 133 pits, which are located off-site and to the northwest of the SMP 139 pit. The North Glen Ivy fault is right-lateral, strike slip fault. As observed on the proposed Project site, the North Glen Ivy fault zone appears to be between 10 and 20 feet in width where it is exposed. The on-site fault zone is characterized by pulverized and powdered rock material within the zone, surrounded by a narrow zone of highly folded and distorted sedimentary materials.

Another active branch of the Elsinore fault system, the South Glen Ivy fault, occurs offsite toward the southwest, while the Chino-Central Avenue fault occurs approximately 11.7 kilometers to the northwest of the proposed Project site. To the southeast, the Elsinore fault (Temecula Segment) passes within approximately 17.2 kilometers of the subject site. The Whittier fault passes within approximately 18.5 kilometers to the north-northwest of the site. To the north-northeast and

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northeast, the San Jacinto fault (San Bernardino and San Jacinto Valley Segments) pass within approximately 35.9 and 36.4 kilometers, respectively, of the site. The San Andreas fault (San Bernardino Segment) passes within approximately 51.7 kilometers to the northeast of the site.

Surface rupture and ground shaking are judged to be the primary hazards most likely to affect the Project site and off-site impact areas, based upon proximity to seven (7) active faults. The proposed Project does not involve the construction of any new structures, as the Project only would involve an extension of time for an existing mining permit, an increase in areas and annual tonnage permitted for mining activities, and the operation of an IDEFO operation. Therefore, the primary risk of exposing people to substantial adverse effects associated with seismic activities or the rupture of a known fault would occur in association with modifying existing, slopes and creating future slopes as a result of proposed SMP 139R1.

To address potential safety hazards associated with the on-site slopes, a site-specific report, entitled, "Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation" (Hilltop Geotechnical, Inc., September 14, 2011) was prepared that includes recommendations to ensure slope stability and attenuate adverse conditions that may be presented by seismic events in the local or regional area. All recommendations contained within the site-specific Slope Stability Evaluation shall be enforced by Riverside County through conditions of approval imposed on SMP 139R1. In order to ensure compliance with the recommendations of the site-specific Slope Stability Evaluation, Mitigation Measure M-GS-1 has been imposed on the Project. Mandatory compliance with the recommendations contained within the Slope Stability Evaluation report (as would be required by Mitigation Measure M-GS-1) would ensure that the Project does not expose persons to potential substantial adverse effects associated with seismic activity or the rupture of a known fault. Nonetheless, impacts associated with Alquist-Priolo Earthquake Fault Zone and County Fault Hazard Zones would be potentially significant in the absence of mitigation.

Mitigation:

M-GS-1 (Condition of Approval 10.Planning.4) The following requirements of the Project's Slope Stability Evaluation (Appendix E) shall apply:

- o As shown on the Project's Reclamation Plan (Figure 3-2 and Figure 3-3) mining slopes along the eastern edge of SMP 139R1 shall be constructed by flattening the cut mining slope to an inclination of 1.3H:1V (Horizontal to Vertical) or flatter, by reducing the height of the mining slope to a maximum height of 150 vertical feet or less, or by providing a horizontal offset from the property line of 170 feet or greater to the top of the mining slope. Combinations of a couple of the modifications will also provide the minimum factor of safety, and, if proposed, shall be evaluated by a qualified geotechnical consultant and subject to review by Riverside County.
- o To reduce long term erosion hazards associated with reclamation slopes, the following recommendations for slope protection and maintenance shall be considered and/or incorporated when planning, designing, and implementing slope erosion methods:
 - Surface water should not be allowed to flow over the existing and/or proposed mining slopes other than incidental rainfall and irrigation. Alterations of manufactured or natural slopes, terraces, top of slope berms,

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etc. that will prevent run-off from being expediently directed to approved disposal areas and away from the tops of slopes shall not be allowed.

- Surface drainage shall be positively maintained in a non-erosive manner.
- Top of slope berms shall be constructed and compacted as part of any grading of the property and should be maintained by the property owner. The drainage patterns shall be maintained throughout the life of the proposed development.
- Concentrated surface waters entering the property from off-site sources shall be collected and directed to a permanent drainage system and away from the top of mining slopes.
- The property owner is responsible for the maintenance and cleaning of the interceptor ditches, drainage terraces, down drains and other drainage devices that have been installed to promote slope stability.
- The property owner shall establish a program for the elimination of burrowing animals. This shall be an on-going program to protect slope stability.
- The property owner shall observe the drainage patterns during heavy precipitation periods as this is often when trouble occurs. Problems such as gulying or ponding shall be corrected as soon as practicable.
- High moisture content in slope earth materials is a major factor in slope erosion and slope failures. Therefore, precautions shall be taken to minimize earth material saturation.

Evidence of compliance with the above-listed recommendations from the Slope Stability Analysis shall be maintained on-site and made available for inspection by Riverside County upon request.

Monitoring:

M-GS-1 Riverside County shall ensure compliance with these requirements as part of annual reporting and inspections of the SMP 139R1 site.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: General Plan, Figure S-3 (Generalized Liquefaction); Riverside County GIS; *Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation Aggregate Quarry.* Hilltop Geotechnical, Inc., September 14, 2011..

Findings of Fact: Riverside County GIS shows proposed Project site and off-site impact areas having a "low" to "moderate" liquefaction potential. The proposed Project would not involve the construction of any new structures that could be adversely affected by seismic-related ground failure, including liquefaction. Moreover, the Project would be conditioned to comply with the recommendations contained within the Report of Slope Stability Evaluation report, which would ensure that on-site slopes are not subject to failure due to liquefaction hazards or seismic-related ground failure. In order

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to ensure compliance with the recommendations of the site-specific Slope Stability Evaluation, Mitigation Measure M-GS-1 has been imposed on the Project. Nonetheless, impacts due to seismic-related ground failure, including liquefaction, would be potentially significant in the absence of mitigation.

Mitigation: Mitigation Measure M-GS-1 shall apply.

Monitoring: Monitoring shall occur as specified above for Mitigation Measure M-GS-1.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

Source: General Plan, Figure S-4 (Earthquake-Induced Slope Instability Map); General Plan Figures S-12 through S-21 (showing General Ground Shaking Risk); *Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation Aggregate Quarry*. Hilltop Geotechnical, Inc., September 14, 2011..

Findings of Fact: According to information contained in the Report of Slope Stability Evaluation, the proposed Project site and off-site impact areas have the potential to be exposed to strong seismic ground shaking due to proximity to seven (7) active faults. However, there are no new structures planned as part of the Project that would be detrimental to public health and safety in the event of a seismic event. Moreover, the Project would be conditioned to comply with the recommendations contained within the Report of Slope Stability Evaluation report, which would ensure that on-site slopes are not subject to failure during strong seismic ground shaking events. In order to ensure compliance with the recommendations of the site-specific Slope Stability Evaluation, Mitigation Measure M-GS-1 has been imposed on the Project. Nonetheless, impacts due to strong seismic ground shaking events would be potentially significant in the absence of compliance with the recommendations of the Slope Stability Evaluation.

Mitigation: Mitigation Measure M-GS-1 shall apply.

Monitoring: Monitoring shall occur as specified above for Mitigation Measure M-GS-1.

14. Landslide Risk	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: General Plan, Figure S-4 (Earthquake-Induced Slope Instability Map); *Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation Aggregate Quarry*. Hilltop Geotechnical, Inc., September 14, 2011..

Findings of Fact: The Project site was evaluated for geologic hazards, including slope stability. Although the proposed Project site has the potential to result in on-site landslides during strong seismic events, the proposed Project would be conditioned to comply with the site-specific Report of Slope Stability Evaluation. All recommendations contained in the Report of Slope Stability Evaluation would be enforced as part of the Project's conditions of approval. According to the Report of Slope Stability Evaluation, adherence to the recommendations contained in the report would ensure that all slopes would have a factor of safety of 1.5 for static conditions and 1.1 for seismic conditions (refer to

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the Report of Slope Stability Evaluation for additional information). In addition, and according to Riverside County General Plan Figure S-4, the proposed Project site is not located in an area with existing landslides, and is not considered susceptible to seismically induced landslides or rock slides. Hilltop Geotechnical also did not identify any hazards associated with lateral spreading. In order to ensure compliance with the recommendations of the site-specific Slope Stability Evaluation, Mitigation Measure M-GS-1 has been imposed on the Project. Accordingly, the proposed Project would be subject to adverse environmental effects associated with on- or off-site landslides, lateral spreading, collapse, and/or rockfall hazards in the absence of compliance with the recommendations of the site-specific Slope Stability Evaluation; this is evaluated as a significant impact for which mitigation would be required. Before off-site areas could be impacted, the County would review slope stability considerations in association with future revisions to the adjacent mining permits (SMPs 143, 150, 182, and 202), which would assure that the off-site impact areas are not subject to impacts associated with landslides, lateral spreading, collapse, or rockfall hazards.

Mitigation: Mitigation Measure M-GS-1 shall apply.

Monitoring: Monitoring shall occur as specified above for Mitigation Measure M-GS-1.

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: General Plan, Figure S-7 (Documented Subsidence Areas); *Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation Aggregate Quarry*. Hilltop Geotechnical, Inc., September 14, 2011..

Findings of Fact: Riverside County General Plan Figure S-7 indicates that the proposed Project site and off-site impact areas are "susceptible" to ground subsidence, although no areas of documented subsidence occurs in the Project area. The Project site and off-site impact areas are located within an alluvial fan, which is comprised of coarse-grained sands and gravels. No groundwater was encountered during investigation of the proposed Project site by Hilltop Engineering, which included the drilling of 8 borings on the property. The dense deposit of granular materials, combined with the lack of groundwater, indicates a low potential for ground subsidence. Moreover, the proposed Project shall be conditioned to comply with the site-specific Report of Slope Stability Evaluation, which would ensure that all existing and future slopes constructed on-site would not be subject to hazards associated with ground subsidence. In areas where it can be achieved, compaction shall be of a high enough standard to allow future development of the reclaimed property that is consistent with the land uses permitted on the site pursuant to the County's General Plan (redeveloped as opposed to open space). In order to ensure compliance with the recommendations of the site-specific Slope Stability Evaluation, Mitigation Measure M-GS-1 has been imposed on the Project. Prior to disturbance of any off-site areas, the County would review slope stability considerations in association with future revisions to the adjacent mining permits (SMPs 143, 150, 182, and 202), which would assure that the off-site impact areas are not subject to hazards associated with ground subsidence. Nonetheless, impacts due to ground subsidence would be potentially significant in the absence of mitigation.

Mitigation: Mitigation Measure M-GS-1 shall apply.

Monitoring: Monitoring shall occur as specified above for Mitigation Measure M-GS-1.

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16. Other Geologic Hazards

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

Source: On-site Inspection; Project Application Materials; General Plan, Figure S-10 (Dam Failure Inundation Zones).

Findings of Fact: The proposed Project site and off-site impact areas are not located within an area which has a known risk of seiche, mudflow, or volcanic activity. In addition, and according to Riverside County General Plan Figure S-10, the proposed Project site and off-site impact areas are not subject to inundation due to the failure of any nearby dams. Accordingly, no impact would occur as a result of seiches, mudflows, volcanic hazards, or other geologic hazards not already addressed above or below.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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; *Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation Aggregate Quarry*. Hilltop Geotechnical, Inc., September 14, 2011..

Findings of Fact:

a) The majority of the Project site and off-site impact areas were previously subject to changes in topography/ground relief as a result of mining activities over the past 35 +/- years. Under the currently approved PP 1828, SMP 139, and RCL 106, the existing on-site cut slopes would remain in their current condition in perpetuity, which includes slope angles of 1:1 (horizontal:vertical). Under these existing permits, the only improvements to these slopes would consist of hydroseeding as part of the final reclamation of the site. However, according to the Project's geologist (Hilltop Geotechnical), these slopes represent an unstable condition. Under the proposed Project, all cut slopes would be required to be constructed at a maximum gradient of 3:1, by reducing the maximum height of slopes to 150 vertical feet or less, or by providing a horizontal offset from the property line of 170 feet or greater to the top of the mining slope. Along the southern, western, and northern perimeter of the SMP 139 site, the required slope angles would be achieved through future mining activities as proposed by SMP 139R1. Along the eastern perimeter, the required slope angle would be achieved through operation of the IDEFO, which would provide fill materials to buttress the existing slope. It is anticipated that IDEFO materials would be prioritized in the southeastern corner of the existing pit in order to provide the necessary fill material to buttress the existing unstable slope. Thus, although the Project would change the site's existing topography or ground surface relief features, such changes are necessary to provide for slope stability along the SMP 139 perimeter. Additionally, such changes also would ensure that the existing unstable slopes are not retained in perpetuity, as would occur

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under the existing approvals for the site. Although the proposed Project also would generally expand the areas subject to mining to include additional on-and off-site as necessary to excavate the existing perimeter slopes, mandatory compliance with the Project's Reclamation Plan and operation of the IDEFO would assure that, with exception of the manufactured slopes at the edges of the reclaimed areas, the final grades at the site post-reclamation generally would resemble topographic conditions that existed prior to the commencement of mining activities at the proposed Project site. Accordingly, impacts due to changes to the site's topography and ground surface relief features are evaluated as a less than significant impact.

b) The Project would result in an expansion of an existing excavated pit with maximum slope angles of 1.3:1 (Horizontal:Vertical) containing a 10 foot bench every 50 feet. Through the IDEFO and Reclamation Plan, the site would be backfilled and ultimately contain maximum slope angles of 3:1. Slopes would be revegetated as required in the Reclamation Plan. In addition, proposed slopes were evaluated as part of a site-specific Slope Stability Evaluation report, which determined that there would be no significant hazards associated with proposed slopes assuming compliance with the recommendations contained within the report. In order to ensure compliance with the recommendations of the site-specific Slope Stability Evaluation, Mitigation Measure M-GS-1 has been imposed on the Project. Accordingly, impacts due to the creation of slopes greater than 2:1 or higher than 10 feet in height as part of the mining operation would be potentially significant prior to mitigation.

c) There are no subsurface sewage disposal systems within the areas that would be permitted for physical disturbance as part of SMP 139R1. The only subsurface sewage facilities located on the Project site or within off-site impact areas are associated with a septic system that serves the existing administrative office building located off-site within SMP 182. No disturbance to the septic system would occur as a result of the proposed Project or as a reasonably foreseeable consequence of the proposed Project; therefore, no impact would occur.

Mitigation: No mitigation is required beyond mandatory compliance with the recommendations of the Slope Stability Evaluation, which would be enforced as part of the Project's conditions of approval.

Monitoring: Annual inspections will verify compliance with the Project's conditions of approval.

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 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: Project Application Materials; On-site Inspection; *Preliminary Hydrology Study & Drainage Analysis*. Joseph E. Bonadiman & Associates, Inc., August 2011; *Technical Memorandum, Hydrology & Hydraulics/WQMP for Updated SMP00139R1*. Joseph E. Bonadiman & Associates, Inc., December 5, 2012; *Project Specific Water Quality Management Plan*. Joseph S.C. Bonadiman & Associates, Inc., August 2011..

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Findings of Fact:

a) A site-specific hydrology study and water quality management plan (WQMP) were prepared for the proposed Project. As concluded in these reports, all tributary and runoff from the proposed Project site and off-site impact areas would be retained within the proposed Project site and/or off-site impact areas and would not discharge to downstream conveyances/receiving waters. Moreover, the Project shall be required to comply with the Best Management Practices (BMPs) identified in the site-specific WQMP, which would further preclude the potential for increased erosion. BMPs identified as part of the site-specific WQMP shall be enforced as conditions of approval by Riverside County. Therefore, the proposed Project has no potential to result in substantial soil erosion or the loss of topsoil, and less than significant impacts would occur.

b) No structures are proposed as part of the Project. Thus, there are no conditions proposed on-site or within the off-site impact areas that could result in substantial risks to life or property as a result of expansive soils. Expansive soils are only a risk when structures are built on top of soils, which may cause structural instability. Accordingly, no impact would occur.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.

Monitoring: Annual inspections will verify compliance with the Project's conditions of approval.

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

Source: Project Application Materials; On-site Inspection; *Preliminary Hydrology Study & Drainage Analysis*. Joseph E. Bonadiman & Associates, Inc., August 2011; *Technical Memorandum, Hydrology & Hydraulics/WQMP for Updated SMP00139R1*. Joseph E. Bonadiman & Associates, Inc., December 5, 2012; *Project Specific Water Quality Management Plan*. Joseph S.C. Bonadiman & Associates, Inc., August 2011; *Mayhew Aggregates – Historic Storm Runoff*, Chang Consultants, June 13, 2013.

Findings of Fact:

a & b) A site-specific hydrology study and WQMP were prepared for the proposed Project. As concluded in these reports, all tributary and site runoff would be retained on the property and would not discharge to downstream conveyances/receiving waters. In addition, the existing riverine feature located along the eastern perimeter of the Project site would not be impacted as part of the Project. Although additional areas of the proposed Project site and off-site impact areas would be subject to new disturbances associated with mining activities, such disturbance would not result in an increase in water erosion hazards since all runoff would be retained on-site. Additionally, ultimate mining activities associated with SMP 139R1 would result in the relocation of the existing down-drain structure located in the southern portion of the site. As a result, the location at which the existing Mayhew Creek drainage is diverted into a detention basin would occur approximately 2,500 feet south

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of the existing down-drain structure location. Relocation of the down-drain structure also cannot occur until SMP 150 is revised to identify the precise design for the relocated down-drain structure, to accommodate a detention basin of adequate size, and to allow for mining of the off-site portions of the slopes and setback areas between SMP 139R1 and SMP 150. The relocation of the down-drain structure would not change the deposition, siltation, or erosion in a way that would modify the channel of a river or stream or the bed of a lake, as all flows from Mayhew Creek would be detained on-site within the SMP 150 site (as currently occurs on the SMP 139 site). Relocation of the down-drain structure only will occur, if at all, after the issuance of all necessary approvals from all appropriate governmental agencies. In the event that SMP 150 is not revised to allow for the relocation of the down drain structure, then mining activities on-site (within SMP 139R1) would not be allowed to conduct mining activities that adversely affect the existing down drain structure (pursuant to the Project's Conditions of Approval to be imposed by Riverside County, and as described in MND Section 3.1.1).

Accordingly, the proposed Project would not change the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, and no impact would occur. In addition, since all runoff would be retained within the SMP 139R1 site (or within the SMP 150 site following relocation of the down-drain structure), the Project would not result in any increase in water erosion either on- or off-site. Moreover, the Project would be required to comply with the BMPs identified in the site-specific WQMP, which would further preclude the potential for increased erosion. BMPs identified as part of the site-specific WQMP would be enforced as conditions of approval by Riverside County. Therefore, impacts would be less than significant.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project's environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to erosion resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

Construction of the down-drain structure did not result in a substantial change in the amount of runoff leaving the site as compared to historic (natural) conditions. Under historical (natural) conditions, during most years, including during the 2- and 25-year storm events, these flows infiltrated into the groundwater table and were not conveyed to downstream tributaries (including Temescal Creek). Flows from the site only were conveyed downstream during peak storm events (i.e., 50- and 100-year storm events), which have a likelihood of occurrence of only 1 to 2 percent in a given year.

Given these conditions, construction of the down-drain structure did not result in a substantial change in the deposition, siltation, or erosion affecting the channel of any river or stream or the bed of a lake. Historically, flows from the site only reached Temescal Creek and other downstream tributaries during 50- and 100-year storm events, which have a likelihood of occurrence of 1 to 2 percent in a given year. The elimination of flows from the site during these peak storm events resulted in a negligible reduction in the amount of deposition and siltation reaching downstream tributaries. This minor reduction in flows during 50- and 100-year storm events also likely reduced the potential for water-related erosion hazards in downstream areas. Thus, the construction of the down-drain structure did not change the deposition, siltation, or erosion potential in the Project's drainage basin in a manner

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that would modify the channel of a river or stream or the bed of a lake, nor did it result in an increase in water erosion in downstream areas.

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.

Monitoring: Annual inspections will verify compliance with the Project's conditions of approval.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: General Plan, Figure S-8 (Wind Erosion Susceptibility Map); Ord. 460, Sec. 14.2; Ord. 484

Findings of Fact: During mining operations, all unpaved roads and active mining areas would be required to be wetted, through either the use of water or approved dust control suppressants, as part of the Project's conditions of approval (similar to what occurs under existing conditions). In addition, upon completion of the IDEFO, soil stabilizers would be utilized for dust control as required by the Reclamation Plan. Compliance with SCAQMD rules also would be required during the life of the permit. Specifically, and in accordance with SCAQMD rule 403, all operations will be suspended when wind speeds exceed 25 MPH. Once mining is completed and reclamation has begun, the revegetation would ensure long-term compliance with wind erosion and blowsand requirements. Moreover, according to Riverside County General Plan Figure S-8, the Project area is subject to only "moderate" wind erosion hazards. Accordingly, impacts due to wind erosion and blowsand would be less than significant.

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, which would be enforced as part of the Project's conditions of approval.

Monitoring: Annual inspections will verify compliance with the Project's conditions of approval.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality and Greenhouse Gas Evaluation Report for Surface Mining Permit Revision (SMP 139R1) & Conditional Use Permit (CUP 03679). Associates Environmental, July 2013; Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold. South Coast Air Quality Management District, October 2008..

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a & b) Provided below is a discussion and analysis of the Project's potential to result in significant impacts associated with greenhouse gas (GHG) emissions.

Background

A greenhouse gas is a gas that has the ability to absorb infrared radiation or heat. For the purposes of this analysis the three main greenhouse gases are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Other GHG's include sulfur hexafluoride (SF₆), hydrofluorocarbons (HFC's), and perfluorocarbons (PFC's). Each gas has different abilities to absorb heat and different lifetimes within the atmosphere. A global warming potential (GWP) is assigned to each GHG based on its relative strength compared to CO₂. The global warming potential of CH₄ is 21 CO₂ equivalents (CO₂e), N₂O is 310 CO₂e, SF₆ is 23,900 CO₂e, HFC's and PFC's have a range of GWP's. Total GHG emissions are calculated in CO₂e. Many human activities, such as combustion of fossil fuels, are known to release these gases into the atmosphere. The heat absorbing ability of GHG's enables them, theoretically, to affect the Earth's heat balance. Climate is in large part regulated by the Earth's heat balance; therefore a substantial amount of GHG's released by human activities may cause changes to the climate of Earth.

Regulatory Setting

Since 2005, when Governor Arnold Schwarzenegger signed Executive Order S-3-05 which calls for the reduction of California's GHG emissions to 1990 levels by 2020, GHG regulation has been an emerging arena for California. With respect to the proposed Project, the most important regulatory changes have been:

- The adoption of SB 97, CEQA greenhouse gas emissions, which requires GHGs to be considered when determining a project's environmental impact in California Environmental Quality Act (CEQA) compliance documents;
- The adoption of a CEQA GHG significance threshold for projects under the jurisdiction of the SCAQMD on December 2008 which established the threshold of significance for stationary source emissions associated with industrial projects;
- The County of Riverside recognizes the SCAQMD CEQA GHG threshold as the applicable industrial project CEQA GHG threshold for the County; and
- The release of a Draft Standard Operating Procedure with a CEQA GHG threshold for projects within the County of Riverside in May 2010 for consideration by County staff³.

Methodology and Thresholds for Determining Significance

This analysis is prepared pursuant to the requirements and procedures used by the County of Riverside Planning Department and the SCAQMD's procedure for the estimation of greenhouse gas emissions for documents undergoing CEQA review. The impact of a project can be assessed by comparing the Project's emissions from the site to the thresholds identified by the County of Riverside and as established by the SCAQMD. SCAQMD has established an interim GHG significance threshold of 10,000 MTCO₂e for industrial projects, excluding offsite emissions due to transportation. The County of Riverside has recognized the SCAQMD threshold as the significance threshold for industrial projects within its jurisdiction. The County's Draft SOP, which is not currently used in the County³, identifies a GHG significance threshold of 7,000 MTCO₂e for non-transportation related emissions (also referred to herein as "area source emissions"). The County of Riverside also requires

³ Note that although Riverside County identified a threshold of significance for GHG emissions, the threshold of significance is not currently enacted within the County; thus, there is no "adopted" threshold within the County of Riverside against which a project's GHG emissions may be evaluated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the implementation of transportation and construction California Air Resources Board (CARB) performance standards for projects that fall under this threshold, at this time CARB is still drafting these performance standards; thus, compliance with the (not yet established) CARB performance standards is not currently required in the County. If a project's area source-related GHG emissions are less than the 10,000 MTCO₂e threshold, then area source impacts associated with GHGs are considered less than significant and no mitigation would be required.

Project Greenhouse Gas Emissions Estimates

The GHG emissions analyzed herein are those estimated to be generated from the site during only the 2013 operating year with a total annual material import/export of 2,000,000 tons (it should be noted that the Project's share of the total tonnage comprises approximately 24.26%, or 485,199 tons per year).

Operational activities at the Project site result in GHG emissions from off-road diesel engine combustion, on-road diesel engine combustion, worker vehicle trips (generally gasoline engine combustion), electricity use, water use, and waste disposal. Year 2013 was selected as a conservative analysis year because in future years it is expected that air pollutant emissions from diesel fueled vehicles will decrease as state and federal regulatory standards for emissions control become more stringent (refer also to the discussion and analysis of Issues 6.b) and 6.c)).

The Project site GHG emissions from off-road diesel engine combustion, on-road diesel engine combustion, worker vehicle trips, electricity use, water use, and waste disposal were calculated using the CalEEMod model. Since there is no relevant land-use type for "mining" within CalEEMod to accurately portray the Project, the Project site was treated as a yearlong phase of construction grading. This allowed for the modeling of emissions from off-road diesel equipment, on-road trucks hauling material, and worker travel.

Total emissions from the proposed Project site are summarized in Table EA-6, *Total Greenhouse Gas Emissions (Baseline Plus Project Conditions)*. As shown in Table EA-6, total GHG emissions would comprise 9,938.90 metric tons (MT) per year (of which 24.26%, or 2,411.18 MT, would be attributable to the proposed Project). It should be noted that these emissions would occur annually throughout the duration of the proposed Project (including the additional 50 years of permit life that would be allowed under SMP 139R1).

Impact Analysis

To assess the Project's GHG impact, the Project's emissions were compared to the significance thresholds described above. As shown in Table EA-7, *Significance of Project-Related GHG Emissions*, GHG emissions attributable to the proposed Project would be below the identified significance thresholds. Total GHG emissions attributable to the proposed Project (including mobile-source related emissions) would comprise 2,411.18 MT/year, which would be reduced to 1,688.33 MT/year when off-site sources are excluded. With or without consideration of off-site sources, GHG emissions attributable to the Project are below the identified significance threshold of 10,000 MT/year. As concluded by the SCAQMD, the screening level threshold of 10,000 MT/year is intended to "...capture projects that represent approximately 90 percent of GHG emissions from new sources" (SCAQMD, 2008). Projects that emit fewer than 10,000 MT/year are considered by the SCAQMD to have a less than significant impact due to GHG emissions on both a direct and cumulative basis. Additionally, the Project's emissions (excluding off-site emissions) also would be below the County's Draft SOP threshold of 7,000 MT/year, although this threshold is not currently applied to projects in

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

Table EA-6 Total Greenhouse Gas Emissions (Baseline Plus Project Conditions)

Category	Bio-CO2 (MT/yr)	NBio-CO2 (MT/yr)	Total CO2 (MT/yr)	CH4 (MT/yr)	N2O (MT/yr)	CO2e (MT/yr)
Mine Operation On-Site Emissions Estimated by CalEEMod						
Off-Road	0.00	5,264.96	5,264.96	0.40	0.00	5,273.46
Mine Operation Off-Site Emissions Estimated by CalEEMod						
Hauling	0.00	2,970.88	2,970.88	0.08	0.00	2,972.49
Vendor	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	40.14	40.14	0.00	0.00	40.19
Mine Operational Emissions Estimated by CalEEMod						
Electricity	0.00	727.18	727.18	0.03	0.01	731.74
Water by Land Use	0.00	909.12	909.12	0.04	0.02	914.82
Waste by Land Use	2.77	0.00	2.77	0.16	0.00	6.21
Total Mine Operation Emissions Estimated by CalEEMod						
Total	2.77	9,912.27	9,915.04	0.71	0.03	9,938.90
*Some totals include discrepancies created by rounding in the CalEEMod output						

Note: The values depicted in Table EA-6 indicate total emissions from the Project site with implementation of the proposed Project. The proposed Project only comprises 24.26% of the total mining-related emissions from the site; accordingly, Project-related emissions only would comprise 24.26% of the emissions presented in Table EA-6.

the County. As presented in Table EA-7, even when considering emissions from existing mining operations on-site, total emissions from the site (inclusive of off-site emissions, which are not considered in the SCAQMD's screening threshold of 10,000 MT/year) comprise only 9,938.90 MT/year; thus, the Project's proposal to extend the life of the existing mining permits by a duration of approximately 50 years would not result in any direct or cumulatively significant impacts due to GHG emissions.

Conclusion

Based on the analysis presented above, the proposed Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. A less than significant impact would occur.

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

Table EA-7 Significance of Project-Related GHG Emissions

	Bio-CO ₂ (MT/yr)	NBio-CO ₂ (MT/yr)	Total CO ₂ (MT/yr)	CH ₄ (MT/yr)	N ₂ O (MT/yr)	CO ₂ e (MT/yr)
Total Project Site Emissions	2.77	9,912.27	9,915.04	0.71	0.03	9,938.90
Project Emissions (24.26% of Total)	0.67	2,404.72	2405.39	0.17	0.01	2,411.18
Project Emissions minus Offsite Sources	0.67	1,674.24	1,674.91	0.15	0.03	1,688.33
County of Riverside Threshold (Recognized) and SCAQMD Interim Threshold						10,000
County of Riverside Threshold (Draft SOP)						7,000
Is there significant impact?						No
Is there significant impact?						No

In addition, the proposed Project would comply with the significance thresholds described herein. There are no other plans, policies, or regulations adopted for the purpose of reducing GHG emissions that are applicable to the Project area; accordingly, the proposed Project would have no potential to conflict with such plans, policies, or regulations. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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

Findings of Fact:

a & b) The only hazardous materials associated with existing and planned operations on the Project site are associated with oils and fuels for mining-related equipment. Equipment is fueled from an above-ground storage tank located on the property that is housed in a structure with secondary containment measures, which is designed to reduce the potential for spills. The routine transport of aggregate materials would not result in any significant hazards to the public or the environment. Waste generated on-site is limited to non-hazardous waste piles and refuse from site workers. Waste piles would be disposed of on-site as part of the Reclamation Plan, while refuse would be disposed of in accordance with County requirements. Furthermore, the mining operation is inspected on an annual basis by the County of Riverside Department of Environmental Health (DEH) for any hazardous materials problems. No prior violations have been identified by the DEH. Accordingly, potential impacts due to the routine transport, use, and disposal of hazardous materials, and the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, would be less than significant.

c) The proposed Project site and off-site impact areas are not located within any adopted emergency response plans or emergency evacuation plans. Furthermore, there are no residential structures or businesses that require access through the area in emergencies, as the area is accessed by a private roadway. Accordingly, no impact would occur.

d) Areas proposed for mining as part of the Project would occur as close as 925 feet from an existing school facility (Todd Elementary School). However, the Project would involve aggregate mining activities, which are not associated with the emission or storage of acutely hazardous materials, substances, or waste. Additionally, areas proposed for mining activities as part of the Project would be approximately 175 feet further away from the school site than the existing permitted operation. Accordingly, hazardous materials impacts to nearby school facilities would not occur.

e) The proposed Project site and off-site improvement areas are not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, no impact would occur.

Mitigation: No mitigation is required beyond standard compliance with permit conditions and applicable ordinances related to hazardous wastes.

Monitoring: Annual Inspections from Riverside County and periodic inspections from DEH and MSHA will confirm compliance with permit conditions and applicable ordinances related to hazardous waste.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: General Plan, Figure S-19 (Airport Locations); GIS database

Findings of Fact:

a through d) The proposed Project site and off-site impact areas are not located within any Airport Master Plans, airport influence areas, or airport compatibility zones, and would therefore not require review by the Airport Land Use Commission. In addition, the Project site is not located within the vicinity of any public or private airports or heliports. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Figure S-11 (Wildfire Susceptibility); Riverside County GIS.

Findings of Fact: According to Riverside County GIS data, the proposed Project site and off-site impact areas are located within an area that is mapped as having a "high" susceptibility to wildland fire hazards. The Project does not propose to construct any structures on the property that could expose people to a significant risk of loss, injury, or death associated with wildland fires. Additionally, the Project would not increase the number of people permitted to work on the property or access the property so there would be no increase in fire risk associated with people. Moreover, the Project site and areas to the west and south are fully disturbed and contain very little vegetation under existing conditions that could be susceptible to wildfire. Existing residential areas to the north and east are protected by fuel management zones and no activities proposed by the Project would increase the risk of wildfire. Furthermore, following reclamation the site would be planted with plant species that are not considered to pose a threat of wildland fire hazards. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: *Preliminary Hydrology Study & Drainage Analysis*. Joseph E. Bonadiman & Associates, Inc., August 2011; *Technical Memorandum, Hydrology & Hydraulics/WQMP for Updated SMP00139R1*. Joseph E. Bonadiman & Associates, Inc., December 5, 2012; *Project Specific Water Quality Management Plan*. Joseph S.C. Bonadiman & Associates, Inc., August 2011; *Waiver of Waste Discharge Requirements; Mayhew Aggregates – Historic Storm Runoff*, Chang Consultants, June 13, 2013.

Findings of Fact:

a) A hydrology study and water quality management plan were prepared for the proposed Project by Joseph E. Bonadiman & Associates, Inc. in August 2011. As indicated in the report, the proposed Project site and off-site impact areas are located within a watershed comprising approximately 3,045 acres total. Of this, 2,990 acres were analyzed by the Project's hydrologist (refer to Appendix F1) to determine runoff volumes (approximately 2,525 acre-feet [a.f.] of total runoff for the 100-year, 24-hour storm event). The existing excavated pits collect and retain approximately 2,442 a.f. of this runoff

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from approximately 2,826 acres of the watershed (including the entire runoff from the Mayhew Creek watershed).

The remaining 164-acre drainage area, which occurs in a northerly-trending watercourse along the eastern edge of the proposed Project site, does not discharge to the main pit. This drainage results in a peak 100-year discharge of approximately 311 cubic-feet-per-second (c.f.s) through an existing 30-foot culvert running under Temescal Canyon Road. Approximately 9.5 a.f. of this runoff is retained within the existing excavation pit located at the northeast portion of the proposed Project site; the remaining 73.5 a.f. is discharged through the existing culvert.

The Mayhew Creek watershed (point of discharge at the southern property limits) is estimated to produce approximately 211 acre feet of debris, which includes soil, vegetation, and considerations for burn conditions, as required in the County Flood Control Handbook for the 100-year storm event.

As concluded in these reports, with exception of the existing drainage feature, all other tributary and on-site runoff would be retained on-site within the excavated pits and would not discharge to downstream conveyances/receiving waters. In addition, the proposed Project would not impact the existing drainage feature located along the eastern perimeter of the Project site. The proposed Project would result in changes to the site's drainage patterns by expanding areas subject to mining activities; however, such changes would not alter the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. In addition, because all runoff would be retained on the property and allowed to infiltrate into the ground, the Project would not result in any increase in the amount of runoff discharged from the site. Moreover, the Project shall be required to comply with the best management practices (BMPs) identified in the site-specific WQMP (which are similar to those that occur under existing conditions), which would further preclude the potential for increased erosion. BMPs identified as part of the site-specific WQMP would be enforced as conditions of approval by Riverside County. Therefore, no impact would occur.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project's environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to biological resources resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

As previously summarized in MND Section 2.4.2, and based on the findings of Chang Consultants (Technical Appendix K), historically drainage from the Project site (including upstream tributaries) sheet flowed across the Project site. During most years, including during the 2- and 25-year storm events, virtually all of the flows infiltrated into the groundwater table and were not conveyed to downstream tributaries (including Temescal Creek). As part of the mining activities that commenced in the 1970s, drainage from the Mayhew Creek was diverted around the SMP 139 mining areas via a man-made earthen channel, which resulted in an increase in flows from the Project site as compared to historic (natural) conditions.

In January/February 2005, heavy rains, combined with geological movement along the Glen Ivy Fault line, caused the bank between the Mayhew Creek and the SMP 139 pit wall to substantially erode and partially collapse into the SMP 139 mining pit. As a result, flows from Mayhew Creek began to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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discharge immediately into the SMP 139 gravel pit and created instability issues with respect to the southern slopes of the mining pit. In order to address this emergency condition, in early 2005 the mining operator constructed a concrete down-drain structure measuring approximately 300 feet in length along the southern pit wall of the SMP 139 site. The intent of this down-drain structure was to stabilize the southern pit wall against water erosion hazards. With completion of the down-drain structure, flows from the Mayhew Creek were fully detained within the SMP 139 pit and no longer were conveyed downstream to the Temescal Wash (even during large storm events).

Construction of the down-drain structure resulted in a measurable decrease in the amount of flows leaving the site, as compared to the conditions that occurred following commencement of mining operations (when flows from Mayhew Creek were diverted around the mining areas via a man-made earthen channel). However, when compared to the historic (natural) drainage conditions of the site, the construction of the down-drain structure did not result in a change in the amount of flows reaching downstream tributaries during most years (including years during which the 2- and 25-year storm events occurred). As compared to historical (natural) conditions, construction of the down-drain structure (and diversion of most of the Mayhew Creek flows into the SMP 139 pit) only a negligible reduction in the amount of flows reaching downstream tributaries (including Temescal Creek) during peak storm events (i.e., 50- and 100-year storm events), which have a likelihood of occurrence of only 1 to 2 percent in a given year.

Thus, although the construction of the down-drain structure redirected a majority of the flows from Mayhew Creek into the SMP 139 mining pit, the reduction in flows did not result in a substantial alteration of the historic drainage pattern for the site. During most years (approximately 98% of the time), the down-drain structure did not result in any change in the amount of surface flows reaching downstream tributaries. The only change to drainage patterns that resulted from the construction of the down-drain structure is that a portion of the flows from the site that were conveyed downstream during 50- and 100-year storm events (with a 1 to 2 percent chance of occurrence in any given year) are instead retained on-site. The construction of the down-drain structure therefore did not substantially alter the drainage pattern of the site or area as compared to historical (natural) conditions.

b) As discussed under the evaluation of Threshold 25.a), a WQMP was prepared for the proposed Project, which identifies BMPs to address Project-related runoff. The WQMP concludes that, with the mandatory incorporation of BMPs (which would be enforced as part of the Project's conditions of approval), the proposed Project would not violate any water quality standards, including, but not limited to, sediment, nutrients, trash/debris, oxygen-demanding substances, bacteria/viruses, oil/grease, pesticides, metals, organic compounds, or other pollutants.

Pursuant to California Water Code, Section 13269, the California Regional Water Quality Control Board (RWQCB) Board adopted Resolution No. R8-2007-0036, waiving waste discharge requirements for specific types of discharges, including the proposed IDEFO and mining activities. In addition, on October 3, 2011 the California Regional Water Quality Control Board (RWQCB), Santa Ana Region, issued a waiver of waste discharge requirements for the proposed Project (a copy of which is contained within Appendix F2). The waiver indicates that operations proposed as part of the Project, including aggregate mining activities and IDEFO operations, are waived from the requirements of Section 13263 of the California Water Code, subject to the following Project-specific conditions:

- No greenwaste, woodwaste, gypsum or drywall are allowed as inert waste;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Controls sufficient to contain all surface runoff are installed, where necessary, and;
- The site will be adequately secured to prevent unauthorized disposal by the public.

As concluded in this waiver, a load checking program will be implemented to assure that only inert wastes are disposed of at the site. In order to ensure compliance with the above-described requirements, Mitigation Measure M-WQ-1 has been identified, which would preclude impacts due to a violation of water quality standards or waste discharge requirements.

Accordingly, impacts to water quality would be potentially significant if the Project were to fail to adhere to the conditions specified in the waiver of discharge requirements as approved by RWQCB Board adopted Resolution No. R8-2007-0036.

c) Water used at the proposed Project site is delivered by the EVMWD, and no wells are operated on-site. The proposed Project would not result in a net increase in the amount of impervious surfaces on-site. Furthermore, the proposed Project would not result in a net increase in the amount of water already delivered to the site by EVMWD under existing conditions. Accordingly, the proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, and there would be no net deficit in aquifer water volumes or groundwater table levels as a result of the Project. Accordingly, no impact would occur.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project's environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to biological resources resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

As previously summarized in MND Section 2.4.2, and based on the findings of Chang Consultants (Technical Appendix K), historically drainage from the Project site (including upstream tributaries) sheet flowed across the Project site. During most years (i.e., approximately 98% of the time), including during the 2- and 25-year storm events, these flows infiltrated into the groundwater table and were not conveyed to downstream tributaries (including Temescal Creek). Flows traversing the site only were conveyed downstream during peak storm events (i.e., 50- and 100-year storms), with a 1 to 2 percent chance of occurrence in any given year.

Prior to construction of the down-drain structure in 2005 and after commencement of mining activities on-site ("interim period"), a majority of flows that otherwise would have infiltrated into the groundwater table through percolation on-site were instead diverted via a man-made earthen channel. Accordingly, during this time a majority of runoff that would have infiltrated into the ground was instead conveyed downstream, thereby increasing the amount of runoff from the site as compared to historic (natural) conditions.

Following construction of the down-drain structure, flows entering the site were instead routed into the SMP 139 mining pit where all flows were allowed to infiltrate into the groundwater table. Since under historical (natural) conditions the vast majority of flows also infiltrated into the groundwater table and were not conveyed downstream except during the 50- and 100-year storm events (with a 1 to 2 percent chance of occurrence during any given year), the drainage conditions of the site that existed after construction of the down-drain structure more closely resembled the historical (natural) drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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patterns of the site as compared to drainage patterns that existed during the interim period. Since a virtually all of the flows from Mayhew Creek and the Project site were detained on-site and allowed to infiltrate into the groundwater table, the construction of the down-drain structure did not result in a substantial depletion of groundwater supplies, nor did it interfere substantially with groundwater recharge that would result in a net deficit in aquifer volume or a lowering of the groundwater table level.

d) As indicated under the evaluation of Threshold 25.a), the proposed Project would retain all runoff water on the property and would not discharge to downstream conveyances/receiving waters, with exception of the existing runoff that occurs along the eastern perimeter of the SMP 139R1 site (which would be retained as part of the Project). Because no changes to the rate or amount of runoff along the site's eastern perimeter are proposed as part of the Project, the Project would have no potential to 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. Moreover, the Project would be required to comply with the BMPs identified in the WQMP (refer to Appendix F2), which would ensure that the Project would not result in the creation of polluted runoff. Accordingly, no impact would occur.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project's environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to biological resources resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

As indicated under the discussion of Historical Drainage Conditions under Issues 25 a) and c), construction of the down-drain structure diverted all upstream flows entering the site into the SMP 139 pit, where it was allowed to infiltrate into the groundwater table. This condition represented a reduction in flows from the site compared to the interim period following commencement of mining activities and construction of the down-drain structure. As such, construction of the down-drain structure did not result in the creation or contribution of runoff water that would exceed the capacity of existing or planned stormwater drainage systems, nor did it result in substantial additional sources of polluted runoff.

e & f) The proposed Project site is located partially within a 100-year floodplain; however, the proposed Project does not involve the construction of any buildings or structures that would impede or redirect flood flows, and the proposed Project would not result in the construction of any housing. Accordingly, no impact would occur.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project's environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to biological resources resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As indicated under the discussion of Historical Drainage Conditions under Issues 25 a) and c), construction of the down-drain structure diverted all upstream flows entering the site into the SMP 139 pit, where it was allowed to infiltrate into the groundwater table. Thus, construction of the down-drain structure did not result in the exposure of housing or structures located downstream to increased flood hazards.

g) Mandatory compliance with the BMPs specified in the Project's WQMP (refer to Appendix F2) would ensure that the Project does not result in any other impacts to water quality; accordingly, no impact would occur.

h) The existing and planned retention basins are designed to allow for infiltration of runoff, thereby precluding the potential for vectors (i.e., mosquitoes) and odors. In addition, the retention basin is not planned to be increased in size as part of the Project, and would therefore not result in any new vector hazards beyond what occurs under existing conditions. There are no other BMP devices associated with the Project that could result in significant environmental effects. Accordingly, a less than significant impact would result from the Project's BMPs.

Mitigation:

M-WQ-1 (Condition of Approval 10.Planning.40) Throughout the life of operation of the Inert Debris Engineered Fill Operation (IDEFO), the following conditions shall apply:

- o No greenwaste, woodwaste, gypsum, or drywall are allowed as inert waste;
- o Controls sufficient to contain all surface runoff from the IDEFO areas shall be installed, where necessary; and
- o The site shall be adequately secured to prevent unauthorized disposal by the public.

Monitoring:

M-WQ-1 Riverside County shall ensure compliance with Mitigation Measure M-WQ-1 during annual inspections of the SMP 139R1 site.

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?

b) Changes in absorption rates or the rate and amount of surface runoff?

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)?

d) Changes in the amount of surface water in any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water body?

Source: General Plan, Figure S-9 (100- and 500-Year Flood Hazard Zones); General Plan, Figure S-10 (Dam Failure Inundation Zones); GIS database; *Preliminary Hydrology Study & Drainage Analysis*. Joseph E. Bonadiman & Associates, Inc., August 2011; *Technical Memorandum, Hydrology & Hydraulics/WQMP for Updated SMP00139R1*. Joseph E. Bonadiman & Associates, Inc., December 5, 2012; *Project Specific Water Quality Management Plan*. Joseph S.C. Bonadiman & Associates, Inc., August 2011.

Findings of Fact:

a) The natural drainage pattern of the Project site and off-site impact areas has been modified by mining operations over the past 35 ± years. The proposed Project would allow for an increase in areas subject to mining, and therefore would result in further changes to the drainage pattern of the site. However, and as indicated under the evaluation of Threshold 25.a), prior to the expansion of mining activities to include the slope and setback areas at the site’s southern edge, the Project shall retain all runoff water on the property and would not discharge to downstream conveyances/receiving waters, with exception of the existing runoff that occurs along the eastern perimeter of the Project site. All runoff, including a majority of the flows from Mayhew Creek, shall be retained on-site as part of the Project’s Reclamation Plan (refer to MND Figure 3-2), with exception of the existing flows that occur along the eastern perimeter of the Project site that would be unaffected by the Project. As such, the Project has no potential to result in an increased chance of flooding for off-site properties. Retention facilities constructed on-site have been designed to accommodate 100-year storm events and no changes are proposed to the existing retention facilities, indicating that the Project site and off-site impact areas would not be subject to increased flood hazards as compared to existing conditions.

Ultimate mining activities associated with SMP 139R1 also would result in the relocation of the existing down-drain structure located in the southern portion of the site. As discussed previously, the down-drain structure shall not be relocated, if at all, until the relocation is approved by all applicable governmental agencies. Moreover, in the event that appropriate approvals for relocation of the down-drain structures are not granted by all applicable governmental agencies, then on-site mining activities affecting the down-drain structure would be disallowed pursuant to the Project’s conditions of approval (as discussed in MND Section 3.1.1).

As a result, the location at which the existing Mayhew Creek drainage is diverted into a detention basin would occur approximately 2,500 feet south of the existing down-drain structure location. Relocation of the down-drain structure also cannot occur until SMP 150 is revised to identify the precise design for the relocated down-drain structure, to accommodate a detention basin of adequate size, and to allow for mining of the off-site portions of the slopes and setback areas between SMP 139R1 and SMP 150. Once the down-drain structure is relocated to the SMP 150 site and an appropriately-sized detention basin is constructed on the SMP 150 site, reclamation of the SMP 139 site would occur as depicted on MND Figure 3-3. As indicated in the Project’s hydrology study (refer to Technical Appendix F1), existing 100-year flows from the site total approximately 67.5 cubic feet per second (cfs); with implementation of the ultimate reclamation plan (as shown on MND Figure 3-3), these flows would be slightly increased to 70 cfs. Along the existing drainage at the eastern perimeter of the SMP 139 site, existing flows comprise approximately 311 cfs (during peak overflow conditions); under the proposed Project, these peak flows would slightly increase to 389 cfs, but such flows would be discharged into an existing culvert. The Project’s drainage plan has been reviewed by the Riverside County Flood Control and Water Conservation Department, and was determined to provide

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for sufficient attenuation of runoff from the site to preclude significant flooding impacts to downstream properties. Accordingly, with ultimate reclamation of the SMP 139R1 site, impacts due to flooding on- or off-site would be less than significant.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project’s environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to biological resources resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

As indicated under the discussion of Historical Drainage Conditions under Issues 25 a) and c), construction of the down-drain structure diverted all upstream flows entering the site into the SMP 139 pit, where it was allowed to infiltrate into the groundwater table. Thus, construction of the down-drain structure did not result in a substantial alteration to the existing drainage pattern or a substantial increase in the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) The proposed Project would increase areas subject to mining activities. However, proposed mining activities would have no adverse effect on absorption rates relative to existing conditions, as the Project would not result in an increase in impervious surfaces. As indicated under the evaluation of Threshold 25.a), the Project would retain all runoff water on-site and would not discharge to downstream conveyances/receiving waters. Therefore, all rain water falling on the property would continue to percolate into the ground as occurs under existing conditions and there would be no change in the rate or amount of surface runoff. Accordingly, no impact would occur.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project’s environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to biological resources resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

As previously summarized in MND Section 2.4.2, and based on the findings of Chang Consultants (Technical Appendix K), historically drainage from the Project site (including upstream tributaries) sheet flowed across the Project site. During most years (i.e., approximately 98% of the time), including during the 2- and 25-year storm events, these flows infiltrated into the groundwater table and were not conveyed to downstream tributaries (including Temescal Creek). Flows traversing the site only were conveyed downstream during 50- and 100-year storm events, which have a 1 to 2 percent chance of occurrence in any given year.

Prior to construction of the down-drain structure in 2005 and after commencement of mining activities on-site (“interim period”), a majority of flows that otherwise would have infiltrated into the groundwater table through percolation on-site were instead diverted via a man-made earthen channel. Accordingly, during this time a majority of runoff that would have infiltrated into the ground was

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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instead conveyed downstream, thereby increasing the amount of runoff from the site as compared to historic (natural) conditions.

Following construction of the down-drain structure, flows entering the site were instead routed into the SMP 139 mining pit where all flows were allowed to infiltrate into the groundwater table. Since under historical (natural) conditions the virtually all of the flows from the site also infiltrated into the groundwater table and were not conveyed downstream (except during 50- and 100-year storm events), the drainage conditions of the site that existed after construction of the down-drain structure more closely resemble the historical (natural) drainage patterns of the site as compared to drainage patterns that existed during the interim period. Thus, although construction of the down-drain structure resulted in a change in absorption rates and the rate and amount of surface runoff discharged from the site, such changes replicated a majority of the historical (natural) flows from the site and did not result in any adverse environmental effects to downstream properties or the environment.

c) Although the proposed Project site and off-site impact areas are subject to flood hazards, the Project would not involve the construction of any new structures that would be subject to flood risks. Additionally, the Project would not increase the number of people permitted to work on the property or access the property so there would be no increase in flood risk associated with people. Additionally and as discussed under Threshold 26.a), the proposed Project has no potential to result in an increased chance of flooding for off-site properties. In addition, according to Figure S-10 of the Riverside County General Plan, the Project area is not subject to dam inundation hazards and no aspect of the Project would modify any levee or dam. Accordingly, no impact would occur.

d) As indicated under the evaluation of Threshold 25.a), the Project would retain all runoff water on the property and would not discharge water to any downstream conveyances/receiving waters. All runoff flowing across the property that originates upstream and from within the Project site and off-site impact areas themselves also are retained within the on-site retention basin under existing conditions. As such, Project implementation would not result in a change in the amount of surface water in any water body. Accordingly, no impact would occur.

Discussion of Historical Drainage Conditions

As discussed in MND Section 1.4.4, the following discussion is provided for informational purposes only. As previously noted, the Project’s environmental baseline conditions are established by CEQA as those conditions that existed when environmental analysis for the Project commenced (i.e., early 2010). Although the following discussion relates to an analysis of impacts to biological resources resulting from the construction of the down-drain structure in early 2005, construction of the down-drain structure is not a part of the proposed Project since the structure was already constructed prior to applications having been filed for the proposed Project.

As previously summarized in MND Section 2.4.2, and based on the findings of Chang Consultants (Technical Appendix K), historically drainage from the Project site (including upstream tributaries) sheet flowed across the Project site. During most years (i.e., approximately 98% of the time), including during the 2- and 25-year storm events, these flows infiltrated into the groundwater table and were not conveyed to downstream tributaries (including Temescal Creek). Flows traversing the site only were conveyed downstream during 50- and 100-year storm events, which have a 1 to 2 percent chance of occurrence in any given year.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to construction of the down-drain structure in 2005 and after commencement of mining activities on-site ("interim period"), a majority of flows that otherwise would have infiltrated into the groundwater table through percolation on-site were instead diverted via a man-made earthen channel. Accordingly, during this time a majority of runoff that would have infiltrated into the ground was instead conveyed downstream, thereby increasing the amount of runoff from the site as compared to historic (natural) conditions.

Following construction of the down-drain structure, flows entering the site were instead routed into the SMP 139 mining pit where all flows were allowed to infiltrate into the groundwater table. Since under historical (natural) conditions the virtually all of the flows from the site also infiltrated into the groundwater table and were not conveyed downstream except during the 50- and 100-year storm events (with a chance of occurrence of only 1 to 2 percent in a given year), the drainage conditions of the site that existed after construction of the down-drain structure more closely resemble the historical (natural) drainage patterns of the site as compared to the drainage conditions that existed during the interim period. Accordingly, and as compared to historic conditions, construction of the down-drain structure did not result in a substantial change in the amount of surface water in any water body.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>

Source: General Plan; Riverside County GIS, Project Application Materials; Corona General Plan, Figure 12 (Sphere of Influence Land Use Plan).

Findings of Fact:

a) The Project proposes an extension of time for an existing mining operation (SMP 139), and would increase areas subject to mining activities on-site and within off-site areas located west, southwest, and south of the Project site. Areas proposed for mining expansion lie between existing mining pits and already are associated with the existing mining operations. Moreover, the Project would shift active mining activities as part of SMP 139 towards the west and away from the existing and proposed residential uses located easterly of the Project site. No new land uses are proposed on the site following completion of reclamation activities, and any new land uses (other than mining or open space) would require an amendment to the General Plan Land Use Element and Zoning Ordinance. There are no conditions associated with the proposed Project that would result in a substantial alteration of the present or planned land use of the area; accordingly, no impact would occur.

b) The proposed Project site is located in unincorporated Riverside County, within the sphere of influence for the City of Corona. It should be noted that the Project site and surrounding areas are currently being considered for annexation by the City of Corona. The proposed Project is consistent with the zoning and General Plan designations applied to the property by Riverside County (i.e.,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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“Open Space – Mineral Resources” and “Mineral Resources and Related Manufacturing (M-R-A),” respectively).

According to Figure 12 of the City of Corona General Plan, the Project site and off-site impact areas are designated for “General Industrial” land uses, which allows for mining activities. Although the Project site may be annexed by the City of Corona, the land uses proposed by the Project would not conflict with the City’s proposed General Plan land use designation for the site.

The proposed Project would involve an extension of time for an existing mining operation, and would not substantially alter the existing use of the property or range of uses allowed on the property after reclamation when mining activities are ceased. Accordingly, the proposed Project would not adversely affect land use within the City of Corona sphere of influence or Riverside County, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site’s existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan Land Use Element, Staff review, GIS database, Riverside County Ord. 348

Findings of Fact:

a) The proposed Project site and off-site impact areas are zoned by Riverside County for “Mineral Resources and Related Manufacturing (M-R-A).” No changes to the zoning designation are proposed as part of the Project. Also, the existing zoning designation is consistent with the Riverside County General Plan designation of “Open Space – Mineral Resources” applied to the property. Neither Riverside County nor the property owners of the Project site and off-site impact areas have plans to change the existing zoning of the Project site or off-site impact areas. The expansion of mining activities proposed as part of the Project is consistent with the existing M-R-A zoning designation; accordingly, no impact would occur.

b) Zoning designations surrounding the proposed Project site and off-site impact areas include the following: M-R-A to the west; M-R-A and “Natural Assets (N-A)” to the south; “Specific Plan Zone (SP Zone)” to the east; and SP Zone, “Manufacturing-Service Commercial (M-SC),” “Commercial Office (C-O),” and “Mobile Home Subdivisions & Mobile Home Parks (R-T)” to the north. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed Project represents the continuation of an existing mining operation, and mining operations proposed as part of the Project would be shifted westerly as compared to the currently permitted mining areas (refer to Figure 3-4 of the Mitigated Negative Declaration). Furthermore, mining activities proposed as part of the Project would be consistent with the M-R-A zoning designations to the west and south, and would not conflict with the N-A zoning designation to the southwest. Proposed mining activities also would be consistent with the M-SC designation to the north. With respect to the Sycamore Creek Specific Plan located to the east of the Project site, adequate buffers and an earthen berm are provided or are planned by the Sycamore Creek developer along the western boundary of the Sycamore Creek Specific Plan to ensure that land use conflicts would not occur between the existing and proposed residential land uses and proposed mining operations. Construction of additional berms (where required) would be required pursuant to the Sycamore Creek Specific Plan development standards as well as the Conditions of Approval that have been imposed on the Sycamore Creek Specific Plan by Riverside County. The proposed Project site and off-site impact areas also are adequately buffered from the existing residential uses and planned commercial office uses to the north, due the intervening Temescal Canyon Road and planned business park/light industrial uses along the southern edge of Temescal Canyon Road. Accordingly, the proposed Project would be compatible with surrounding zoning designations, and no impact would occur.

c) General Plan designations surrounding the proposed Project site and off-site impact areas include the following: OS-MIN to the west; OS-MIN to the south; "Open Space – Conservation (OS-C)," "Open Space Recreation (OS-R)," and "Medium Density Residential (MDR)" to the east; and "Light Industrial (LI)," "Business Park (BP)," and "Medium High Density Residential (MHDR)" to the north. These General Plan designations are consistent with the existing zoning designations discussed above under Threshold 28.b). As indicated under the analysis of Threshold 28.b), the proposed Project would not conflict with the existing or planned land uses within the Project area. Additionally, the proposed Project represents the continuation of an existing mining operation, and mining operations proposed as part of the Project would be shifted westerly as compared to the currently permitted mining areas (refer to Figure 3-4 of the Mitigated Negative Declaration). Accordingly, no impact would occur.

d) The proposed Project site and off-site impact areas are designated for OS-MIN land uses by the County General Plan. Expanded mining operations proposed as part of the Project would be fully consistent with this land use designation. The proposed Project also would not conflict with any policies of the General Plan or the Temescal Valley Area Plan, as the proposed Project is limited to the expansion of an existing condition recognized by the General Plan and Area Plan. Accordingly, no impact would occur.

e) The proposed Project would result in the expansion of existing mining operations on-site and off-site between the excavation pits of existing mines. Areas to the west and south of the expansion area are planned for long-term conservation as natural open space, and no existing communities occur in these areas. The proposed Project therefore has no potential to result in the physical division of any established communities, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: General Plan, Figure OS-5 (Mineral Resources)

Findings of Fact:

a & b) According to Figure OS-5 of the Riverside County General Plan, the proposed Project site and off-site impact areas are designated within a Mineral Resources Zone 2 (MRZ-2) area (pursuant to the Surface Mining and Reclamation Act of 1975, or SMARA), which is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as "Areas where the available geologic information indicates that there are significant mineral deposits." The proposed Project would involve the continuation and expansion of an existing mining operation, which would result in the continued commercial extraction and production of the property's mineral resources. Accordingly, the proposed Project would make productive use of the property's mineral resources, as planned for and expected by Riverside County and the California State Mining and Geology Board, which oversees the SMARA. The Project would not result in any adverse impacts due to the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in any impacts due to 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. Conversely, the Project would allow continued use of the property's aggregate resources, which are of value to the State and the region. As such, no adverse impact would occur.

c) Areas located to the west and south of the proposed Project site and off-site impact areas comprise an existing surface mining operation. The expanded mining activities proposed as part of the Project would be inherently compatible with these existing operations. Accordingly, no impact would occur.

d) The Project site is accessed by a privately-owned roadway that is planned be gated to prevent people from trespassing into the active mining areas, and fencing is in place and would be maintained around active mining pits. Site workers also have the potential to be exposed to hazards inherent to mining operations, but such hazards would be addressed through mandatory compliance with federal, state, and local regulations governing working conditions in mines. Additionally, the Project would not increase the number of people permitted to work on the property because the number of workers on-site is determined by peak daily operations (and not annual operations); thus, the peak number of people working on-site would not change as a result of the Project. The Project also would not result in an increase in the number of people with access the property. Therefore, there would be no increase in mining hazards associated with people. Moreover, mining activities to be undertaken as part of the Project would be no more hazardous than the mining activities that occur on the property under existing conditions. Accordingly, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is 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, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: General Plan, Figure S-19 (Airport Locations); Riverside County GIS.

Findings of Fact:

a & b) The Project site and off-site impact areas are not located within an airport land use plan, nor are there any public or private use airports or private airstrips located within two miles of the Project site or its off-site impact areas. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

Source: General Plan, Figure C-1 (Circulation Plan); Riverside County GIS, On-site Inspection

Findings of Fact: The proposed Project site and off-site impact areas are not located near any railroads. Additionally, no aspect of the proposed Project involves railroad use or rail transport. Accordingly, no railroad-related noise impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

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: The proposed Project involves a mining operation, which is not a noise sensitive land use that could be impacted by highway noise. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, Riverside County GIS.

Findings of Fact: The proposed Project involves a mining operation, which is not a noise-sensitive receptor. Therefore, there is no potential for the Project to be impacted by other noise generators and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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, *Noise Impact Analysis – SMP 139 Extension/Revision*. Hans Giroux, December 24, 2012.

Findings of Fact:

a & b) The proposed Project would result in two processing areas on-site for aggregate operations and for recycling construction and demolition debris. One processing area would be located south of the existing Southern California Edison (SCE) sub-station and has the potential to increase noise levels at existing residences located along Temescal Canyon Road. The second processing location would occur on-site and west of existing homes located in the Sycamore Creek Specific Plan. Compared to baseline conditions, the northern processing location would occur in the same location

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as existing conditions, while the southern processing area would occur approximately 900 feet closer to the existing homes. Both locations would be shielded from a direct line-of-sight by intervening terrain.

Semi-trucks would be used to deliver IDEFO materials to the Project site. The IDEFO materials would then be used as fill as part of the site's reclamation plan. It could be stockpiled (if not immediately crushed) using a front end loader. Prior to crushing, the material would be inspected and any oversize pieces would be removed for processing elsewhere. After crushing, it would be stockpiled and then hauled away for use as engineered backfill in previously excavated gravel pits. The primary noise source from these activities would be the crusher. Mobile equipment (trucks and a loader) are inherently quieter and operate only intermittently.

According to the Project's noise consultant (Hans Giroux), the appropriate reference noise level (RNL) for the crusher is 85 dB Leq at a distance of 50 feet from the crusher. When other Project-related noise sources are included, the composite RNL is calculated by the Project's noise consultant to be approximately 86 dB at a distance of 50 feet.

Over distance, noise levels are reduced by a rate of approximately 6 decibels (dB) per doubling of distance (assuming flat terrain). The measured distance between noise generators on-site and off-site sensitive receptors to the north is estimated at approximately 800 feet, while the nearest residential home to the proposed Project site (i.e., within Sycamore Creek) is located approximately 1,200 feet from on-site noise generators. Based on these parameters, Project operations in the northern portions of the site would produce noise levels of approximately 62 dB at the nearest sensitive receptor, while the eastern crusher would produce noise levels of 58 dB affecting the nearest sensitive receptor. Additionally, noise levels affecting the existing residence located approximately 3,500 feet southeast of the Project site also would be well below the County's threshold of significance because this residence is located further from noise-generating activities than the nearest sensitive receptors within Sycamore Creek. Therefore, both of the proposed crusher locations are sufficiently set back from the nearest off-site sensitive receptors as to meet the daytime Riverside County noise standard of 65 dB (10-minute Leq).

However, the nocturnal (10 p.m. to 7 a.m.) noise standard of 45 dB Leq would be exceeded without consideration of terrain shielding or other propagation effects. In order to more accurately determine whether site operations would impact nearby sensitive receptors during nighttime hours, noise reduction associated with terrain shielding was considered. Under existing conditions, a break in the line of site between noise generating activities on-site and the nearest home within Sycamore Creek occurs, and measures over 80 feet in height. A similar, but smaller break occurs between noise generating activities on-site and off-site land uses to the north measuring approximately 30 feet in height. According to the Project's acoustical consultant (Hans Giroux), the effective noise reducing effect of the intervening terrain to the north is approximately 21 dB, while the noise reducing effect of intervening topography to the east is approximately 23 feet. Thus, noise levels affecting the nearest sensitive receptor to the north would be approximately 41 dB, while noise levels affecting the nearest sensitive receptor to the east would be approximately 35 dB. This level of noise is below the County's nighttime noise level standard of 45 dB Leq. Without consideration of intervening topography, the residence located approximately 3,500 feet southeast of the proposed Project site, or approximately 6,000 feet southeasterly of the nearest proposed rock crusher, also would be exposed to maximum nighttime noise levels that are below 45 dB Leq, based on the reference noise level for rock crushers (86 dB Leq at 50 feet) and the noise attenuation due to distance (i.e., reduction of 6 dB for each doubling of distance). Furthermore, the background noise level in the Project area during the quietest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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time of night is 55 dB Leq; as such, background noise would mask any Project-related increase to the existing nighttime noise environment. New homes proposed within the Sycamore Creek Specific Plan would not be any closer than the existing homes discussed above; thus, future homes within the Sycamore Creek Specific Plan also would not be subject to significant noise impacts.

Based on the foregoing analysis, the proposed Project would not result in a substantial temporary or permanent increase in noise levels beyond those occurring without the Project; therefore, impacts would be less than significant.

c) As noted in the discussion and analysis of Issues 34.a) and 34.b), above, near- and long-term operations at the proposed Project site would not generate noise levels in excess of the standards established in the Riverside County General Plan or the County's Noise Ordinance, and impacts would be less than significant.

Off-site noise increases associated with Project-related traffic also were evaluated. According to the analysis, the proposed Project would result in a noise increase of approximately 0.7 dB along northbound segments of Temescal Canyon Road, and 0.4 dB along southbound segments of Temescal Canyon Road. The threshold of human perception of loudness differential under laboratory conditions is approximately 1.5 dB. In ambient environments, however, it is approximately 3 dB. The Project-related increase of +0.4 to +0.7 dB CNEL would therefore be essentially imperceptible. Within the context of the existing baseline noise level, such noise level increases would not conflict with the County General Plan or the County's Noise Ordinance standards. Therefore, the Project's contribution to noise levels off-site due to Project-related traffic would be less than significant.

d) The proposed Project would not involve any blasting activities, and therefore would have no potential to produce groundborne vibration or noise levels associated with such activities. Although the Project would utilize crushers as part of on-going site operations, the use of crushers on-site would not expose nearby sensitive receptors to excessive noise levels (refer also to the discussion and analysis of Issues 34.a) and 34.b)). Therefore, no impacts would occur as a result of groundborne vibration or groundborne noise levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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	<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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population projections?

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"/>
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Source: Project Application Materials, Riverside County GIS, General Plan Housing Element

Findings of Fact:

a & c) The proposed Project site and off-site impact areas do not contain any housing under existing conditions. Accordingly, the proposed Project would have no potential to displace housing or people, necessitating the construction of replacement housing elsewhere. Accordingly, no impact would occur.

b) The proposed Project would not create a demand for additional housing. The Project involves the continuation and expansion of an existing mining operation, and would not result in an increase in the number of people permitted to be employed on-site. The same number of people are expected to be employed by the Project as are employed by the mining operations under existing conditions. As such, the proposed Project would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. No impact would occur.

d) According to Riverside County GIS, the proposed Project site and off-site impact areas are not located within or adjacent to any County Redevelopment Project Areas. Accordingly, the Project has no potential to affect a County Redevelopment Project Area, and no impact would occur.

e) The proposed Project involves the continuation and expansion of an existing mining operation, and would not result in an increase in the number of people employed on the site, as the same number of people are expected to be employed by the Project as are employed by the mining operations under existing conditions. As such, the proposed Project would have no potential to cumulatively exceed official regional or local population projections, and no impact would occur.

f) The proposed Project would involve the continuation and expansion of an existing mining operation, which would not result in or require the extension of any new infrastructure or roads. Roads and infrastructure are already in place to serve the Project. The Project also would not involve the creation of new homes or a new business. Accordingly, the Project would not induce substantial population growth, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services	<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: General Plan Safety Element

Findings of Fact: The proposed Project involves the continuation and expansion of an existing mining operation, which is provided fire protection services under existing conditions by the Riverside County Fire Department. The Project does not propose the construction of any new structures and does not propose any changes to its operational characteristics that would require an expansion of fire protection services. Accordingly, there would be no impact to fire protection services and no need to for physical alterations to fire stations to service the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: General Plan

Findings of Fact: The proposed Project involves the continuation and expansion of an existing mining operation, which is provided law enforcement services under existing conditions by the Riverside Sheriff's Department. The Project does not propose any change in the scope of operations or number of employees, hours of operation, or truck traffic that would require an expansion of law enforcement. Accordingly, there would be no impact to sheriff protection services and no need for physical alterations of sheriffs' stations to service the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: Riverside County GIS

Findings of Fact: The proposed Project does not involve the construction of any new homes, would not affect local demographics, and would not increase the permitted number of employees at the site. As such, there would be no increase or decrease in demand for school services resulting from Project implementation and no need for physical alterations to school facilities. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: General Plan

Findings of Fact: The proposed Project does not involve the construction of any new homes, would not affect local demographics, and would not increase the permitted number of employees at the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As such, there would be no increase or decrease in demand for library services resulting from Project implementation and no need for physical alterations to library facilities. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: General Plan

Findings of Fact: The proposed Project does not involve the construction of any new homes, would not affect local demographics, and would not increase the number of employees permitted at the site. As such, there would be no increase or decrease in demand for health services resulting from Project implementation and no need for physical alterations to public or private health facilities. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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: Riverside County GIS; Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ord. No. 659 (Establishing Development Impact Fees); Parks & Open Space Department Review

Findings of Fact:

a) The proposed Project does not involve or require the construction or expansion of any recreational facilities which might have an adverse physical effect on the environment. The proposed Project does not involve the construction of any new homes, would not affect local demographics, and would not increase the number of employees permitted at the site. As such, there would be no increase or decrease in demand for recreational facilities resulting from Project implementation and no need for physical alterations to public or private recreational facilities. As such, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed Project does not involve the construction of any new homes, would not affect local demographics, and would not increase the number of employees permitted at the site. As such, there would be no increase in the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration would occur or be accelerated. No impact would occur.

c) The proposed Project is not located within a CSA or recreation and park district with a Community Parks and Recreation Plan, and because the Project is limited to the continuation and expansion of an existing mining operation, no Quimby fees would be required for the Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: TCAP, Figure 8 (Trails and Bikeway System)

Findings of Fact: According to Figure 8 of the Temescal Canyon Area Plan, two trail segments are planned in the immediate vicinity of the Project site and off-site impact areas, including a Historic Trail along Temescal Canyon Road and a Community Trail located immediately adjacent to the eastern boundary of the Project site (SMP 139 site). However, the proposed Project does not abut Temescal Canyon Road and would not result in any new residents that would generate a demand for recreational trails. In addition, the Community Trail planned along the site's eastern boundary is accommodated within the adjacent Sycamore Creek Specific Plan. Furthermore, no recreational trails are planned as part of the Project. Accordingly, the proposed Project would not conflict with any designated trail alignments, and would not result in any significant environmental effects associated with the construction of recreational trails. As such, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 GIS; *Surface Mining Permit 139 R1 (Conditional Use Permit 03679) Traffic Impact Analysis*. Urban Crossroads, Inc., January 22, 2013; *2011 Riverside County Congestion Management Program*. Riverside County Transportation Commission. December 14, 2011.

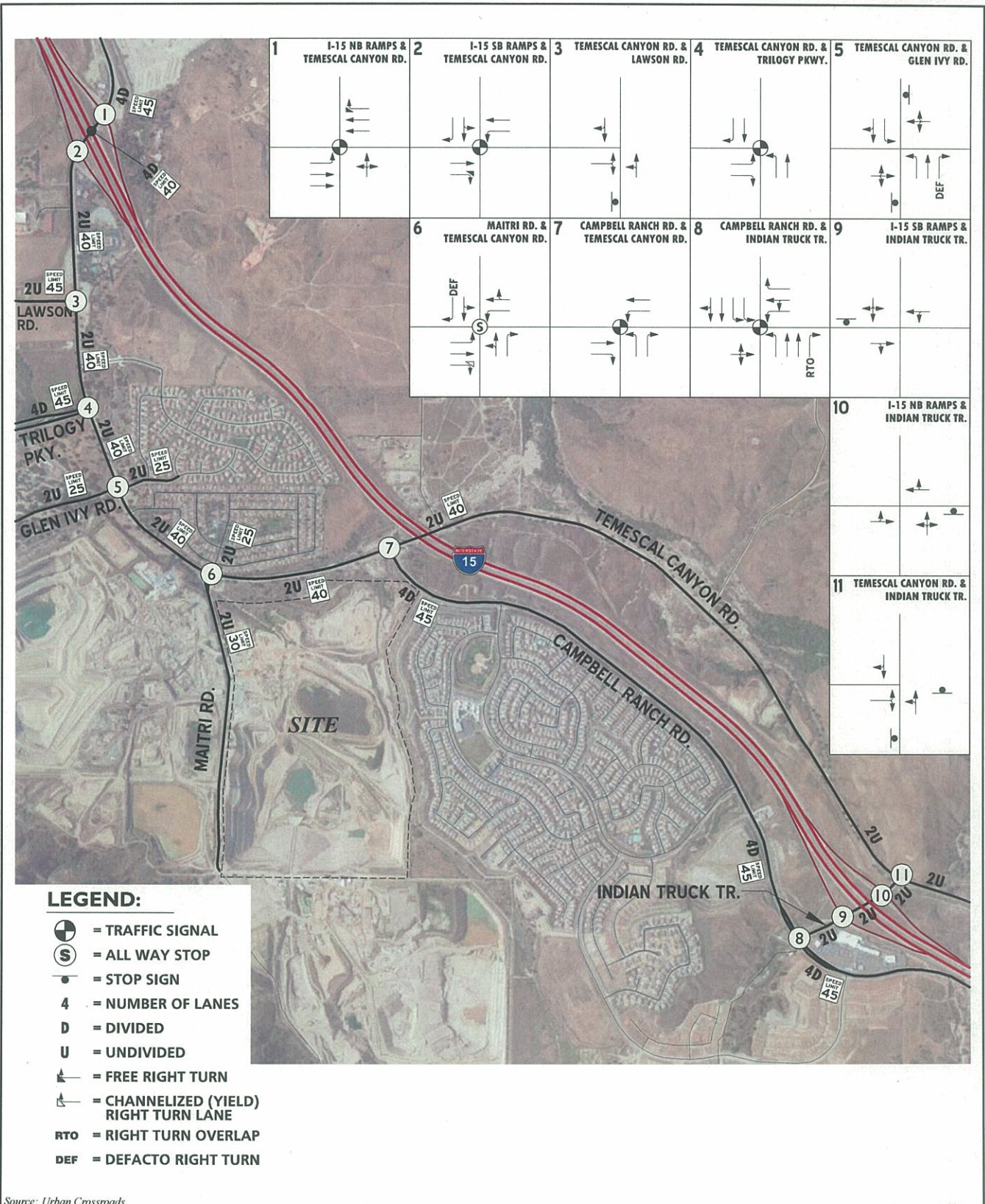
Findings of Fact:

a) In order to assess the Project's potential to result in significant impacts to the surrounding circulation system, a Project-specific traffic impact analysis was conducted for the proposed Project. A copy of the Project's traffic impact analysis is provided as Appendix H to this MND. Please refer to Appendix H for a discussion of the methodologies used in the analysis of the proposed Project's impacts to traffic.

Existing Conditions

Based on the scope of the proposed Project, a study area was established encompassing a total of eleven (11) existing intersections, as shown on Figure EA-4, *Study Area and Existing Number of Through Lanes and Intersection Controls*.

In order to assess the existing conditions of the study area, AM peak hour traffic volumes were estimated by collecting count data over a two hour period from 7:00 to 9:00 AM and PM peak hour traffic volumes were identified by counting traffic volumes in the three hour period from 3:00 to 6:00 PM. Based on these existing counts, the existing level of service (LOS) for the study area intersections was calculated and is presented in Table EA-8, *Intersection Analysis for Existing (2012) Conditions*. As shown in Table EA-8, all study area intersections operate at an acceptable LOS under existing conditions, with exception of the intersection of I-15 Northbound Ramps/Indian Truck Trail, which operates at LOS F. However, and as shown in Table EA-8, with completion of the I-15 at Indian Truck Trail planned interchange improvements, this intersection would operate at an acceptable LOS D or better during both peak hours. As these improvements are currently under construction and would be in place prior to Project approval, for purposes of analysis it is assumed that all study area intersections operate at an acceptable LOS under existing conditions.



Source: Urban Crossroads

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NOT TO SCALE



Figure EA-4
STUDY AREA AND EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS

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

Table EA-8 Intersection Analysis for Existing (2012) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (Secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	I-15 NB Ramps / Temescal Canyon Road	TS	0	1	0	0	0	0	1	2	0	0	2	>>	38.7	32.6	D	C
2	I-15 SB Ramps / Temescal Canyon Road	TS	0	0	0	0	1	1	0	1	>>	1	1	0	22.3	25.3	C	C
3	Temescal Canyon Road / Lawson Road	CSS	0	1	0	0	1	0	0	1	0	0	0	0	23.9	21.3	C	C
4	Temescal Canyon Road / Trilogy Parkway	TS	1	1	0	0	1	1	1	0	1	0	0	0	12.4	15.9	B	B
5	Temescal Canyon Road / Glen Ivy Road	CSS	1	1	d	1	1	0	0	1	0	0	1	0	18.2	15.5	C	C
6	Maitri Road / Temescal Canyon Road	AWS	0	1	1	0	1	d	1	1	1	1	1	0	11.5	10.6	B	B
7	Campbell Ranch Road / Temescal Canyon Road	TS	1	0	1	0	0	0	0	1	1	1	1	0	18.6	16.1	B	B
8	Campbell Ranch Road / Indian Truck Trail	TS	1	2	>	2	2	0	0	1	0	1	1	1	20.4	23.7	C	C
9	I-15 SB Ramps / Indian Truck Trail - with Planned Improvements ⁴	CSS	0	0	0	0	1	0	0	1	0	0	1	0	11.5	17.6	B	C
		TS	0	0	0	<u>1</u>	1	<u>1</u>	0	<u>3</u>	<u>1</u>	<u>1</u>	<u>2</u>	0	10.7	12.8	B	B
10	I-15 NB Ramps / Indian Truck Trail - with Planned Improvements ⁴	CSS	0	1	0	0	0	0	0	1	0	0	1	0	83.9	27.1	F	D
		TS	<u>1</u>	1	<u>1</u>	0	0	0	<u>2</u>	<u>2</u>	0	0	<u>2</u>	<u>1</u>	13.8	13.8	B	B
11	Temescal Canyon Road / Indian Truck Trail - with Planned Improvements ⁴	AWS	0	1	0	0	1	0	0	1	0	0	0	0	9.4	8.7	A	A
		TS	<u>1</u>	1	0	0	1	<u>1</u>	<u>2</u>	0	<u>1</u>	0	0	0	15.0	15.2	B	B

- ¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.
L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; >> = Free Right Turn Lane
- ² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method. Synchro 7 (Version 8, 2011) has been utilized to calculate delay and LOS for intersections along Indian Truck Trail between Campbell Ranch Road and Temescal Canyon Road and the I-15 Freeway ramps at Temescal Canyon Road.
- ³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop
- ⁴ The improvements shown at the I-15 Freeway Ramps at Indian Truck Trail and the intersection of Temescal Canyon Road and Indian Truck Trail are consistent with the Riverside County Transportation Department's I-15 Freeway at Indian Truck Trail Interchange Project and are expected to be fully constructed by February 2013. Improvements are shown for this scenario for comparison purposes only.

BOLD = Unsatisfactory level of service.

In addition, based on a traffic signal warrants analysis, none of the unsignalized study area intersections appear to warrant a traffic signal under existing conditions.

Project Trip Generation and Distribution

As indicated in Section 3.2.2 of the MND, the proposed Project would comprise approximately 24.26% of the estimated high end estimate of 10,000 tpd that would be mined at the Project site, or approximately 2,426 tons per day. As shown in Table EA-9, *Total and Project Daily Truck Trips*, the proposed Project would generate approximately 194 net additional truck trips per day above the historic baseline, or approximately 594 daily Passenger Car Equivalent (PCE) trips. Based on an analysis of traffic distribution at adjacent mining sites that have similar characteristics to the proposed Project, it was estimated by the Project's traffic consultant (Urban Crossroads) that the proposed Project would generate approximately 49 PCE trips in the AM peak hour and 19 PCE trips in the PM peak hour.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table EA-9 Total and Project Daily Truck Trips

Proposed Daily Tonnage for Traffic Impact Analysis (tpd):	10,000 tons
Average Tons per Truck:	25 tons
One-Way Trucks per Day (10,000 tpd/25.0 tons per truck):	400 trucks
Total Two-Way SMP139R1 Truck Trips per Day (In/Out) ¹ :	800 trucks
Total Project-Related Truck Trips per Day (In/Out) ² :	194 Trucks

1. Total trucks per year, multiplied by 2.0 (for inbound and outbound trips).
2. Assumes 24.26% of total daily truck trips per day.

As the operational characteristics of the proposed Project are not anticipated to be substantially different than that of the existing mining operation, vehicle license plate surveys were conducted and utilized to determine the existing travel patterns of the Project. Based on the results of this analysis and the Project's estimated trip generation, the Project's trips were distributed to the study area roadway network, as depicted on Figure EA-5, *Project Average Daily Traffic*.

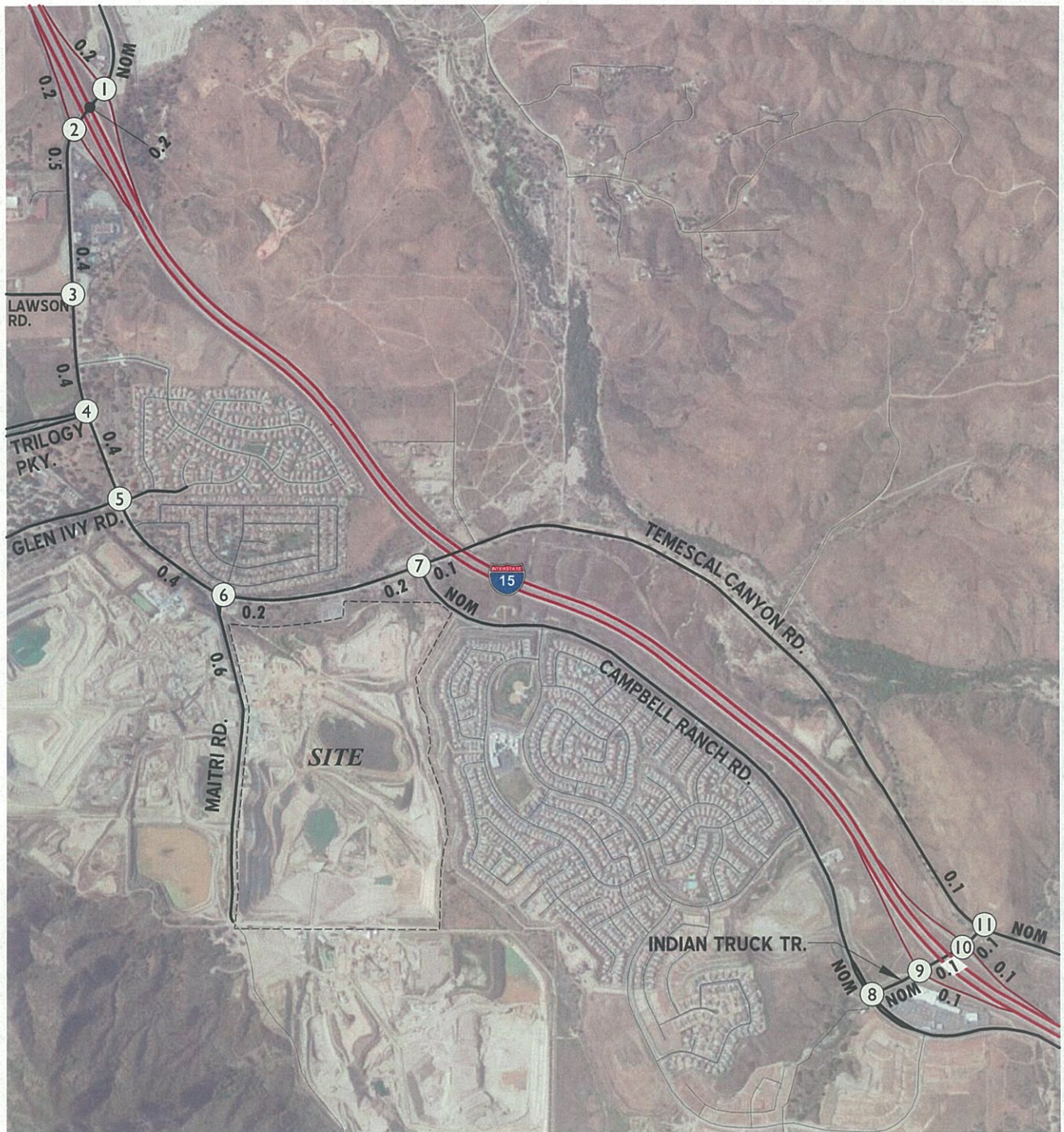
Ambient and Cumulative Traffic

Future year traffic forecasts are based upon one (1) year of background (ambient) growth at 2% for 2013 traffic conditions. The ambient growth rate is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by cumulative developments.

A cumulative project list was developed through consultation with County of Riverside Transportation Department staff. Figure EA-6, *Cumulative Development Projects Location Map*, illustrates the locations of the cumulative development projects considered in the analysis. A summary of cumulative development projects and their proposed land uses are shown on Table 4-6 of the Project's traffic study (MND Appendix H). The traffic generated by individual cumulative projects was added to the Existing plus Ambient plus Project plus Cumulative (EAPC) conditions to ensure that traffic generated by the listed cumulative development projects are reflected as part of the background traffic.

Existing Plus Project Intersection Operations Analysis

Existing Plus Project (E+P) peak hour traffic operations have been evaluated for the study area intersections. The intersection operations analysis results are summarized in Table EA-10, *Intersection Analysis for Existing plus Project Conditions*. As shown in Table EA-10, the intersection of I-15 Northbound Ramps/Indian Truck Trail was found to operate at an unacceptable LOS under E+P traffic conditions (AM peak hour only). However, as shown on Table EA-10, it is anticipated that the intersection of I-15 Northbound Ramps at Indian Truck Trail would operate at acceptable LOS (i.e., LOS "D" or better) with the implementation of the I-15 Freeway at Indian Truck Trail interchange improvements which would be fully constructed and open to traffic prior to Project approval. Accordingly, for purposes of analysis, all study area intersections would operate at an acceptable LOS under E+P conditions.



LEGEND:

- 10.0 = VEHICLES PER DAY (1000'S)
- NOM = NOMINAL, LESS THAN 50 VEHICLES PER DAY

Source: Urban Crossroads

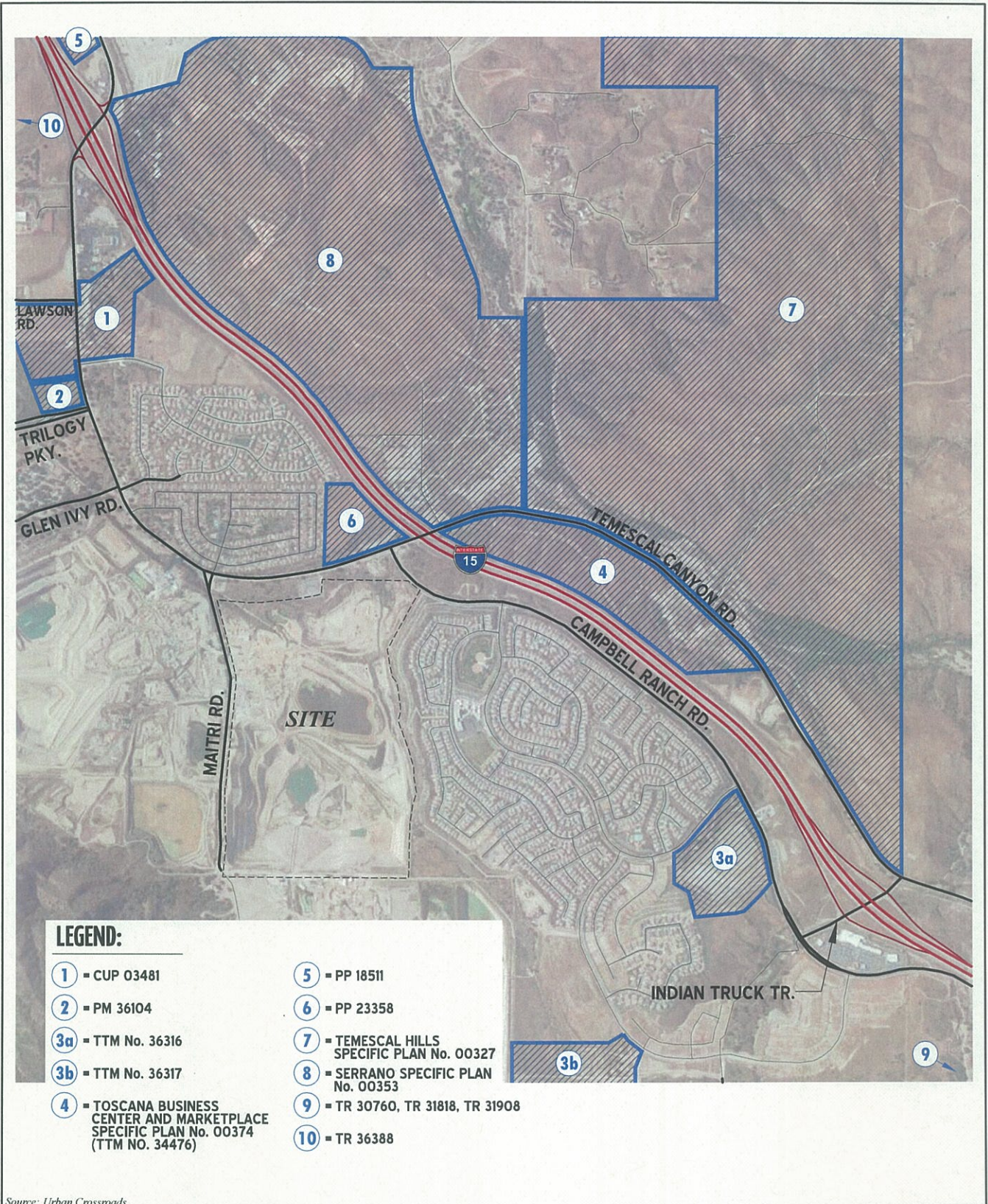
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 P: 714.305.8360 E: 714.305.8361
 TRANSPORTATION www.tbplanning.com

NOT TO SCALE



Figure EA-5

PROJECT AVERAGE DAILY TRAFFIC



Source: Urban Crossroads

Figure EA-6

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CUMULATIVE DEVELOPMENT PROJECTS LOCATION MAP

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

Table EA-10 Intersection Analysis for Existing plus Project Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹								Existing (2012)				Existing + Project							
			Northbound				Southbound				Delay ² (Secs.)		Level of Service		Delay ² (Secs.)		Level of Service					
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM	AM	PM	AM	PM
1	I-15 NB Ramps / Temescal Canyon Road	TS	0	1	0	0	0	0	1	2	0	0	2	1>>	38.7	32.6	D	C	39.5	33.7	D	C
2	I-15 SB Ramps / Temescal Canyon Road	TS	0	0	0	0	1	1	0	1	1>>	1	1	0	22.3	25.3	C	C	22.2	25.4	C	C
3	Temescal Canyon Road / Lawson Road	CSS	0	1	0	0	1	0	0	1	0	0	0	0	23.9	21.3	C	C	25.6	21.7	C	C
4	Temescal Canyon Road / Trilogy Parkway	TS	1	1	0	0	1	1	1	0	1	0	0	0	12.4	15.9	B	B	12.5	15.9	B	B
5	Temescal Canyon Road / Glen Ivy Road	CSS	1	1	d	1	1	0	0	1	0	0	1	0	18.2	15.5	C	C	19.2	15.8	C	C
6	Maitri Road / Temescal Canyon Road	AWS	0	1	1	0	1	d	1	1	1	1	1	0	11.5	10.6	B	B	11.8	10.6	B	B
7	Campbell Ranch Road / Temescal Canyon Road	TS	1	0	1	0	0	0	0	1	1	1	1	0	18.6	16.1	B	B	18.5	16.1	B	B
8	Campbell Ranch Road / Indian Truck Trail	TS	1	2	1>	2	2	0	0	1	0	1	1	1	20.4	23.7	C	C	20.5	23.7	C	C
9	I-15 SB Ramps / Indian Truck Trail - with Planned Improvements ⁴	CSS	0	0	0	0	1	0	0	1	0	0	1	0	11.5	17.6	B	C	11.6	17.6	B	C
		TS	0	0	0	1	1	1	0	3	1	1	2	0	10.7	12.8	B	B	10.7	12.7	B	B
10	I-15 NB Ramps / Indian Truck Trail - with Planned Improvements ⁴	CSS	0	1	0	0	0	0	0	1	0	0	1	0	83.9	27.1	F	D	86.9	27.2	F	D
		TS	1	1	1	0	0	0	2	2	0	0	2	1	13.8	13.8	B	B	14.0	14.0	B	B
11	Temescal Canyon Road / Indian Truck Trail - with Planned Improvements ⁴	AWS	0	1	0	0	1	0	0	1	0	0	0	0	9.4	8.7	A	A	9.4	8.7	A	A
		TS	1	1	0	0	1	1	2	0	1	0	0	0	15.0	15.2	B	B	14.9	15.1	B	B

- ¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.
L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; >> = Free Right Turn Lane
- ² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method. Synchro 7 (Version 8, 2011) has been utilized to calculate delay and LOS for intersections along Indian Truck Trail between Campbell Ranch Road and Temescal Canyon Road and the I-15 Freeway ramps at Temescal Canyon Road.
- ³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop
- ⁴ The improvements shown at the I-15 Freeway Ramps at Indian Truck Trail and the intersection of Temescal Canyon Road and Indian Truck Trail are consistent with the Riverside County Transportation Department's I-15 Freeway at Indian Truck Trail Interchange Project and are expected to be fully constructed by February 2013. Improvements are shown for this scenario for comparison purposes only.

BOLD = Unsatisfactory level of service.

In addition, traffic signal warrants indicate that no unsignalized study area intersections would warrant a traffic signal under E+P conditions.

Existing Plus Ambient Plus Project (2013) Intersection Operations Analysis

Level of service calculations were conducted for the study intersections to evaluate their operations under Existing plus Ambient plus Project (EAP) (2013) traffic conditions with existing roadway and intersection geometrics with the exception of the I-15 Freeway at Indian Truck Trail interchange improvement project, which were completed and open to traffic in early 2013. As shown in Table EA-11, *Intersection Analysis for EAP (2013) Conditions*, all study area intersections are anticipated to operate at acceptable LOS during the peak hours under EAP (2013) traffic conditions. As such, the Project's contribution to the study area intersections would be less than significant. In addition, for EAP (2013) traffic conditions, no additional intersections appear to warrant a traffic signal.

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

Table EA-11 Intersection Analysis for EAP (2013) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹								Existing (2012)				EAP (2013)							
			Northbound		Southbound		Eastbound		Westbound		Delay ² (Secs.)		Level of Service		Delay ² (Secs.)		Level of Service					
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM	AM	PM		
1	I-15 NB Ramps / Temescal Canyon Road	TS	0	1	0	0	0	0	1	2	0	0	2	1>>	38.7	32.6	D	C	43.9	34.8	D	C
2	I-15 SB Ramps / Temescal Canyon Road	TS	0	0	0	0	1	1	0	1	1>>	1	1	0	22.3	25.3	C	C	22.2	25.7	C	C
3	Temescal Canyon Road / Lawson Road	CSS	0	1	0	0	1	0	0	1	0	0	0	0	23.9	21.3	C	C	26.7	22.4	D	C
4	Temescal Canyon Road / Trilogy Parkway	TS	1	1	0	0	1	1	1	0	1	0	0	0	12.4	15.9	B	B	12.5	16.0	B	B
5	Temescal Canyon Road / Glen Ivy Road	CSS	1	1	d	1	1	0	0	1	0	0	1	0	18.2	15.5	C	C	19.7	16.1	C	C
6	Maitri Road / Temescal Canyon Road	AWS	0	1	1	0	1	d	1	1	1	1	1	0	11.5	10.6	B	B	12.0	10.8	B	B
7	Campbell Ranch Road / Temescal Canyon Road	TS	1	0	1	0	0	0	0	1	1	1	1	0	18.6	16.1	B	B	18.7	18.2	B	B
8	Campbell Ranch Road / Indian Truck Trail ⁴	TS	1	2	1>	2	2	0	0	1	0	1	1	1	20.4	23.7	C	C	19.3	23.0	B	C
9	I-15 SB Ramps / Indian Truck Trail	TS ⁵	0	0	0	1	1	1	0	3	1	1	2	0	10.7	12.8	B	B	10.7	12.9	B	B
10	I-15 NB Ramps / Indian Truck Trail	TS ⁵	1	1	1	0	0	0	2	2	0	0	2	1	13.8	13.8	B	B	14.2	14.0	B	B
11	Temescal Canyon Road / Indian Truck Trail	TS ⁵	1	1	0	0	1	1	2	0	1	0	0	0	15.0	15.2	B	B	15.1	15.4	B	B

- ¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.
L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; >> = Free Right Turn Lane
- ² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method. Synchro 7 (Version 8, 2011) has been utilized to calculate delay and LOS for intersections along Indian Truck Trail between Campbell Ranch Road and Temescal Canyon Road and the I-15 Freeway ramps at Temescal Canyon Road.
- ³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop
- ⁴ The intersection of Campbell Ranch Road at Indian Truck Trail is anticipated to operate at improved delays in comparison to Existing (2012) conditions due to the future signalization and coordination with the I-15 Freeway Ramps along Indian Truck Trail.
- ⁵ The improvements shown at the I-15 Freeway Ramps at Indian Truck Trail and the intersection of Temescal Canyon Road and Indian Truck Trail are consistent with the Riverside County Transportation Department's I-15 Freeway at Indian Truck Trail Interchange Project and are expected to be fully constructed and open to traffic by February 2013.

Existing Plus Ambient Plus Project Plus Cumulative (2013) Intersection Operations Analysis

Level of service calculations were conducted for the study intersections to evaluate their operations under Existing plus Ambient plus Project plus Cumulative (EAPC) (2013) traffic conditions with existing roadway and intersection geometrics, including the I-15 Freeway at Indian Truck Trail interchange improvement project which was operational in early 2013. As shown in Table EA-12, *Intersection Analysis for EAPC (2013) Conditions*, a total of five (5) intersections were found to operate at an unacceptable LOS under EAPC (2013) traffic conditions.

However, in an effort to perform a conservative analysis and overstate as opposed to understate potential traffic impacts, the EAPC (2013) analysis has been performed assuming traffic generated by the Serrano Business Park project but without circulation improvements that would be required to be implemented by the Serrano Business Park project prior to the issuance of building permits. Such improvements include the proposed extension of a north-south segment of Temescal Canyon Road along the eastern side of I-15. The Temescal Canyon Road extension would provide a parallel route to the existing Temescal Canyon Road between the I-15 Freeway interchange at Temescal Canyon Road and Campbell Ranch Road.

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

Table EA-12 Intersection Analysis for EAPC (2013) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (Secs)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	I-15 NB Ramps / Temescal Canyon Road	TS	0	1	0	0	0	0	1	2	0	0	2	1>>	>200.0	102.7	F	F
2	I-15 SB Ramps / Temescal Canyon Road	TS	0	0	0	0	1	1	0	1	1>>	1	1	0	67.1	79.0	F ⁴	F ⁴
3	Temescal Canyon Road / Lawson Road	CSS	0	1	0	0	1	0	0	1	0	0	0	0	>100.0	>100.0	F	F
4	Temescal Canyon Road / Trilogy Parkway	TS	1	1	0	0	1	1	1	0	1	0	0	0	18.7	18.3	B	B
5	Temescal Canyon Road / Glen Ivy Road	CSS	1	1	d	1	1	0	0	1	0	0	1	0	54.6	50.1	F	F
6	Maitri Road / Temescal Canyon Road	AWS	0	1	1	0	1	d	1	1	1	1	1	0	74.2	95.2	F ⁴	F ⁴
7	Campbell Ranch Road / Temescal Canyon Road	TS	1	0	1	0	0	0	0	1	1	1	1	0	19.3	21.9	B	C
8	Campbell Ranch Road / Indian Truck Trail	TS	1	2	1>	2	2	0	0	1	0	1	1	1	19.2	23.7	B	C
9	I-15 SB Ramps / Indian Truck Trail	IS⁵	0	0	0	1	1	1	0	3	1	1	2	0	15.4	17.9	B	B
10	I-15 NB Ramps / Indian Truck Trail	IS⁵	1	1	1	0	0	0	2	2	0	0	2	1	14.5	13.5	B	B
11	Temescal Canyon Road / Indian Truck Trail	IS⁵	1	1	0	0	1	1	2	0	1	0	0	0	15.1	16.6	B	B

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.

L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; >> = Free Right Turn Lane

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method. Synchro 7 (Version 8, 2011) has been utilized to calculate delay and LOS for intersections along Indian Truck Trail between Campbell Ranch Road and Temescal Canyon Road and the I-15 Freeway ramps at Temescal Canyon Road.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

⁴ Volume-to-capacity ratio is greater than 1.00; Intersection unstable; Level of Service "F".

⁵ The improvements shown at the I-15 Freeway Ramps at Indian Truck Trail and the intersection of Temescal Canyon Road and Indian Truck Trail are consistent with the Riverside County Transportation Department's I-15 Freeway at Indian Truck Trail Interchange Project and are expected to be fully constructed and open to traffic by February 2013.

BOLD = Significant Impact.

According to the Project's traffic consultant (Urban Crossroads, Inc.), without traffic generated by the Serrano Business Park (and without its associated improvement to Temescal Canyon Road), the intersection of I-15 Southbound Ramps and Temescal Canyon Road would operate at acceptable LOS. Similarly, if the Serrano Business Park project were to be constructed with the required extension of Temescal Canyon Road in place, the Project's traffic consultant estimates that the I-15 Southbound Ramps at Temescal Canyon Road would also continue to operate at acceptable LOS during the peak hours for EAPC (2013) traffic conditions because the distribution of traffic from the Serrano Business Park project would access the I-15 Freeway at Temescal Canyon Road interchange from east of the I-15 Freeway as opposed to the west (as would occur under Horizon Year (2035) traffic conditions).

Since the impact to I-15 Southbound Ramps at Temescal Canyon Road would not occur in the absence of traffic generated by Serrano Business Park under EAPC (2013) conditions, and because the Serrano Business Park project would be implemented without the north-south extension of Temescal Canyon Road, it is concluded that the intersection of I-15 Southbound

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ramps at Temescal Canyon Road would not be significantly impacted by the proposed Project under EAPC (2013) traffic conditions and no mitigation would be required.

In conclusion, the Project's contribution to the deficient LOS at the following intersections under EAPC (2013) conditions is evaluated as a cumulatively significant impact for which mitigation would be required.

- I-15 Northbound Ramps / Temescal Canyon Road – LOS "F" AM and PM peak hours
- Temescal Canyon Road / Lawson Road – LOS "F" AM and PM peak hours
- Temescal Canyon Road / Glen Ivy Road - LOS "F" AM and PM peak hours
- Maitri Road / Temescal Canyon Road – LOS "F" AM and PM peak hours

In addition, for EAPC (2013) traffic conditions, the following intersections appear to warrant a traffic signal:

- Temescal Canyon Road / Lawson Road
- Maitri Road / Temescal Canyon Road

The Project's addition to traffic to the above-listed intersections also represents a cumulatively significant impact for which mitigation would be required.

Horizon Year (2035) Intersection Operations Analysis

Level of service calculations were conducted for the study intersections to evaluate their operations under Horizon Year (2035) with Project traffic conditions with existing roadway and intersection geometrics, including the I-15 Freeway at Indian Truck Trail interchange improvement project which were completed in early 2013. As shown in Table EA-13, *Intersection Analysis Summary for Horizon Year (2035) Conditions*, the following intersections were found to operate at an unacceptable LOS under Horizon Year (2035) with Project traffic conditions:

- I-15 Northbound Ramps / Temescal Canyon Road – LOS "F" AM peak hour
- Temescal Canyon Road / Lawson Road – LOS "F" AM and PM peak hours
- Temescal Canyon Road / Glen Ivy Road - LOS "E" AM peak hour
- Maitri Road / Temescal Canyon Road – LOS "E" PM Peak Hour

The Project's contribution to the deficient LOS at the above-listed intersections under Horizon Year (2030) conditions is a cumulatively significant impact for which mitigation would be required. It should be noted that the above-identified impacts would occur after the expiration of the existing mining permits for the SMP 139R1 Project site. Thus, approval of the proposed Project would result in new long-term impacts that would not occur in the absence of any mining permit extensions due to the proposed extension of time for the existing mining permits by a period of 50 years.

Under Horizon Year (2030) conditions, no additional intersections appear to warrant a traffic signal (beyond those already identified above for EAPC [2013] conditions).

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

Table EA-13 Intersection Analysis Summary for Horizon Year (2035) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Without Project				With Project							
			Northbound				Southbound				Eastbound				Delay ² (Secs.)		Level of Service		Delay ² (Secs.)		Level of Service					
			L	T	R	>	L	T	R	>	L	T	R	>	L	T	R	>	AM	PM	AM	PM	AM	PM	AM	PM
1	I-15 NB Ramps / Temescal Canyon Road	TS	0	1	0		0	0	0		1	2	0		0	2	1>>		>200.0	25.3	F	C	>200.0	26.2	F	C
2	I-15 SB Ramps / Temescal Canyon Road	TS	0	0	0		0	1	1		0	1	1>>		1	1	0		52.9	49.1	D	D	53.3	50.0	D	D
3	Temescal Canyon Road / Lawson Road	CSS	0	1	0		0	1	0		0	1	0		0	0	0		67.6	>100.0	F	F	78.1	>100.0	F	F
4	Temescal Canyon Road / Trilogy Parkway	TS	1	1	0		0	1	1		1	0	1		0	0	0		20.8	20.2	C	C	21.1	20.2	C	C
5	Temescal Canyon Road / Glen Ivy Road	CSS	1	1	d		1	1	0		0	1	0		0	1	0		35.6	25.2	E	D	38.3	25.9	E	D
6	Maitri Road / Temescal Canyon Road	AWS	0	1	1		0	1	d		1	1	1		1	1	0		23.7	34.7	C	D	24.8	35.9	C	E
7	Campbell Ranch Road / Temescal Canyon Road	TS	1	0	1		0	0	0		0	1	1		1	1	0		20.4	17.8	C	B	20.3	17.8	C	B
8	Campbell Ranch Road / Indian Truck Trail	TS	1	2	1>		2	2	0		0	1	0		1	1	1		30.2	28.3	C	C	30.4	28.5	C	C
9	I-15 SB Ramps / Indian Truck Trail	IS⁴	0	0	0		1	1	1		0	3	1		1	2	0		15.2	21.3	B	C	15.3	21.3	C	C
10	I-15 NB Ramps / Indian Truck Trail	IS⁴	1	1	1		0	0	0		2	2	0		0	2	1		16.8	15.2	B	B	16.8	15.3	B	B
11	Temescal Canyon Road / Indian Truck Trail	IS⁴	1	1	0		0	1	1		2	0	1		0	0	0		19.0	20.3	B	C	19.0	20.2	C	C

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.
L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; >> = Free Right Turn Lane

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0 (2008), based on the 2000 Highway Capacity Manual (HCM) method. Synchro 7 (Version 8, 2011) has been utilized to calculate delay and LOS for intersections along Indian Truck Trail between Campbell Ranch Road and Temescal Canyon Road and the I-15 Freeway ramps at Temescal Canyon Road.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

⁴ The shown improvements to the I-15 Freeway Ramps at Indian Truck Trail and the intersection of Temescal Canyon Road and Indian Truck Trail are associated with the Riverside County Transportation Department's I-15 Freeway at Indian Truck Trail Interchange Project and are expected to be fully constructed and open to traffic by February 2020.

BOLD = Significant Impact.

Based on the analysis presented above, the proposed Project would result in a conflict with the Riverside County General Plan's LOS thresholds for study area intersections under EAPC (2013) and Horizon Year (2030) conditions, which is evaluated as cumulatively significant impacts of the proposed Project. As noted above, these long-term impacts would be a direct result of extending the life of the existing mining permits for the site by a period of 50 years. The Project also would contribute to the need for signalization of two (2) study area intersections under EAPC (2013) conditions, which also is evaluated as cumulatively significant.

b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Within the Project's vicinity, only Interstate 15 (I-15) is identified as a CMP facility. However, the proposed Project would not contribute more than 50 peak hour trips to I-15 or any other CMP facility. 50 peak hour trips is generally considered the threshold above which an analysis of CMP facilities may be required. Accordingly, the Project has no potential to conflict with the level of service standards as specified in the 2011 CMP, nor would the Project interfere with the CMP's travel demand measures. Furthermore, the proposed Project would not conflict with any other standards established by the RCTC for designated roads or highways. Therefore, no adverse impact to the applicable CMP would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c & d) According to Riverside County GIS, the proposed Project site is not located within close proximity to any public or private airports, and is not located within any Airport Comprehensive Land Use Plans (ACLUP). In addition, there are no existing waterborne routes in the Project vicinity, nor are any railroads located near the proposed Project site. Accordingly, the proposed Project would have no impact on air traffic patterns, waterborne traffic, rail traffic, or air traffic. Impacts would not occur.

e) No roadway improvements are planned as part of the Project, with exception of the improvements that would result indirectly as a result of the Project's mitigation for cumulative traffic impacts. All improvements that would be implemented to address cumulative traffic impacts would be designed to County standards for safety, and would not substantially increase hazards due to a design feature. Additionally, the proposed Project represents the continuation of an existing mining operation, and would not result in the introduction of any new incompatible uses to the site that could pose a traffic safety hazard for surrounding land uses. Accordingly, no impact would occur.

f) Implementation of the proposed Project would extend the life of the existing mining permit by 50 years. Since the Project would increase the duration over which Project-related traffic would utilize County roadways, the Project would, over time, result in an increased need for the County to maintain roadway facilities in the local area. However, maintenance of nearby roadway facilities would be funded through taxes generated by the Project site, and the increased length of demand for roadway facility maintenance would not result in the County's inability to fund other improvements such that significant environmental impacts would result. Accordingly, a less than significant impact would occur.

g) Since the proposed Project represents the continuation of an existing operation and would not involve any construction phase, there would be no impacts to the circulation network associated with construction activities. Although portions of Maitri Road may be relocated as a reasonably foreseeable consequence of the proposed Project, Maitri Road is a private roadway facility and the relocation of this facility would have no adverse impact on the area's circulation system. No impact would occur.

h) The proposed Project site is not identified as an emergency access route under any local or regional plans, and roadways serving the Project site do not provide access to any other land uses except for adjacent mining sites. Accordingly, there would be no impact due to inadequate emergency access or due to obstruction of access to nearby uses.

i) The Riverside County General Plan does not identify the proposed Project site for any public transit facilities, bikeways, or pedestrian facilities. There are no components of the proposed Project that would substantially decrease the performance or safety of such facilities. Accordingly, no impact would occur.

Mitigation:

M-TR-1 (Condition of Approval 20.Trans.001) In order to address deficient levels of service that occur under EAPC (2013) and Horizon Year (2035) condition, and within 45 days of issuance of the SMP 139R1 Permit, the Project applicant shall pay the Riverside County Transportation Uniform Mitigation Program (TUMF) fee pursuant to Riverside County Ordinance 824 and the Riverside County Development Impact Fee pursuant to Riverside County Ordinance 659).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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M-TR-2 (Condition of Approval 20.Trans.004) Within 45 days of Project approval, the Project applicant shall pay a fair-share amount of \$72,699 to mitigate its cumulative impacts at the following intersections:

- o I-15 Northbound Ramps / Temescal Canyon Road – LOS “F” AM peak hour
- o Temescal Canyon Road / Lawson Road – LOS “F” AM and PM peak hours
- o Temescal Canyon Road / Glen Ivy Road - LOS “E” AM peak hour
- o Maitri Road / Temescal Canyon Road – LOS “E” PM Peak Hour

The fair share amount is based on the Project’s share of traffic over the total growth of traffic at these intersections. Based on an analysis conducted by the Project’s traffic consultant, which compared the Project’s contribution of traffic to the cumulatively impacted intersections, the Project’s fair-share contribution is estimated at \$72,699 (refer to Tables 8-1 and 9-2 of the Project’s traffic study, provided as MND Appendix H). The fair share contribution shall be used to fund future improvements or a combination of improvements of these intersections or as approved by the Director of Transportation.

Payment of DIF, TUMF, and fair-share contributions towards impacted intersections would fully reduce the Project’s cumulatively significant impacts to a level below significant under both EAPC (2013) and Horizon Year (2035) conditions.

Monitoring: Within 45 days of issuance of the SMP 139R1 permit, the County shall ensure the payment of appropriate DIF fees, TUMF fees, and fair-share contributions.

44. Bike Trails

Source: TCAP, Figure 8 (Trails and Bikeway System)

Findings of Fact: According to Figure 8 of the Temescal Canyon Area Plan, two trail segments are planned in the immediate vicinity of the Project site and off-site impact areas, including a Historic Trail along Temescal Canyon Road and a Community Trail located immediately adjacent to the eastern boundary of the Project site (SMP 139 site). Neither of these trail designations includes or requires accommodations for bicycles. In addition, and as discussed under the analysis of Threshold 42, the designated trail alignments are not required to be improved as part of the Project. The proposed Project also does not propose any new bike trails. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

b) Have sufficient water supplies available to serve

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review; *Elsinore Valley Municipal Water District Urban Water Management Plan*. Elsinore Valley Municipal Water District, May 2011.

Findings of Fact:

a) As indicated in MND Section 3.2.2.C, the proposed Project would not result in a net increase in demand for water resources as compared to existing baseline conditions. Accordingly, the proposed Project would 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, and no impact would occur.

b) Water to the proposed Project site is provided by the EVMWD, which has prepared an Urban Water Management Plan (UWMP) dated May 2011, which provides for the long-range planning efforts of water purveyance within its district. Since the proposed Project represents an active mining operation that has been in existence since prior to 2000 (when the EVMWD prepared its first UWMP), and since water usage would not increase under the proposed Project, the proposed Project is accounted for in the EVMWD's UWMP. Since the UWMP concludes that the EVMWD has sufficient water supplies available to serve all existing land uses within its service area, and since the Project would not result in an increased demand for water resources, it can therefore be concluded that the EVMWD would have sufficient water supplies available to serve the Project from existing entitlements and resources, and no new or expanded entitlements would be needed. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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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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"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a & b) The proposed Project does not involve the construction of any new homes, and would not increase the number of permitted employees at the site. As such, there would be no increase in the site's demand for wastewater treatment facilities or capacity. Furthermore, wastewater generated at the site under existing conditions is handled via an existing septic system, which would not require expansion as part of the Project, although the septic system may need to be periodically pumped and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eventually replaced, as would be required under existing conditions. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan; Project Application Materials

Findings of Fact:

a) The Project would not change the amount of solid waste generated by the mining operation under existing conditions. The proposed Project does not involve the construction of any new homes, and would not increase the number of employees permitted at the site. However, the proposed Project would extend the expiration date of the existing permits from January 2018 to December 31, 2068. As a result, the Project would result in an increased demand for landfill capacity. Existing landfills have the capacity to handle solid waste generated by the site under existing conditions, but many area landfills would reach capacity prior to expiration of the Project's permits in 2068. Therefore, the proposed Project may ultimately contribute incrementally to the need for a new or expanded landfill facility. However, as it cannot be determined at this time whether new or expanded landfills would be required, nor is it possible to identify the location of any such new or expanded landfills, any analysis of impacts associated with such landfill expansion or construction would be speculative (CEQA Guidelines § 15145). Moreover, solid waste generated by the Project would only result from site workers and operations at the existing office complex, and would not comprise a large amount of refuse. Furthermore, there is no evidence that solid waste generated by the Project would exceed the capacity of any current or planned landfills. Accordingly, the Project's direct and cumulative impacts to landfill capacity are evaluated as less than significant. Additionally, there would be no new conflict with any federal, state, or local statutes or regulations related to solid waste as a result of the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Natural gas?

<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
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: General Plan; Project Application Materials

Findings of Fact:

a through g) The proposed Project would involve the continuation and expansion of an existing mining operation, and would not result in a substantial increase in daily operational characteristics at the site. All utilities needed to serve the proposed Project are currently in place. As such, the proposed Project would not require the physical expansion of utilities, including the use of electricity, natural gas, communications systems, storm water drainage, street lighting, public facilities (including roads), or other governmental services. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

Source: Project Application Materials

Findings of Fact: The site will have no increase in daily production, and no change in the hours of operation is proposed. The project will not create any new energy demand. In addition, there are no adopted energy conservation plans applicable to the proposed Project. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Assuming incorporation of the mitigation measures specified herein, 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. The site is an existing surface mine that has been in operation for over 35+ years.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: As indicated throughout the analysis provided herein, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review; Project Application Materials

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: None

Location Where Earlier Analyses, if used, are available for review: N/A

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As:

Air Quality and Greenhouse Gas Evaluation Report	<i>Air Quality and Greenhouse Gas Evaluation Report for Surface Mining Permit Revision (SMP 139R1) & Conditional Use Permit (CUP 03679).</i> Associates Environmental, July 2013.
Biological Technical Report	<i>Biological Technical Report for the Mayhew Aggregates and Mine Reclamation Project (SMP 139 R1).</i> Glenn Lukos Associates, Inc., February 4, 2013.
CARB Air Quality Almanac	<i>2009 Air Quality Almanac.</i> California Air Resources Board, 2009.
CARB Risk Reduction Plan	<i>Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. Stationary Source Division, Mobile Source Control Division.</i> California Air Resources Board, October 2000.
CARB Scoping Plan	<i>Climate Change Scoping Plan.</i> California Air Resources Board, December 2008.
CMP	<i>2010 Riverside County Congestion Management Program.</i> Riverside County Transportation Commission, March 10, 2010.
Corona General Plan	<i>City of Corona General Plan.</i> City of Corona, March 17, 2004.
<i>CREED v. City of San Diego</i>	<i>CREED v. City of San Diego</i> (2011), Super. Ct. No. 37-2009-00085307-CU-MC-CTL.
EVMWD UWMP	<i>Elsinore Valley Municipal Water District Urban Water Management Plan.</i> Elsinore Valley Municipal Water District, May 2011.
General Plan	<i>County of Riverside General Plan.</i> Riverside County Transportation and Land Management Agency, October 2003.
General Plan EIR	<i>County of Riverside General Plan Final Program Environmental Impact Report,</i> Riverside County Transportation and Land Management Agency, October 2003.
GIS Database	Riverside County Land Information System (accessed December 7, 2011). http://www3.tlma.co.riverside.ca.us/pa/rcrlis/index.html
Groundwater Study	<i>Hydrologic Characterization of the Coldwater Basin.</i> BULOT, Inc., March 2012.
Historic Storm Runoff Analysis	<i>Mayhew Aggregates – Historic Storm Runoff.</i> Chang Consultants, June 13, 2013.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Hydrology and Drainage Analysis	<i>Preliminary Hydrology Study & Drainage Analysis.</i>				
	Joseph E. Bonadiman & Associates, Inc., August 2011.				
Hydrology Update Letter	<i>Technical Memorandum, Hydrology & Hydraulics/WQMP for Updated SMP00139R1.</i>				
	Joseph E. Bonadiman & Associates, Inc., December 5, 2012.				
MATES III	<i>Final Report – Multiple Air Toxics Exposure Study in the South Coast Air Basin.</i>				
	South Coast Air Quality Management District, September 2008.				
Noise Impact Analysis	<i>Noise Impact Analysis – SMP 139 Extension/Revision.</i>				
	Hans Giroux, December 24, 2012.				
Oak Tree Survey	<i>Oak Tree Survey Report for the Mayhew Aggregates and Mine Reclamation Project (SMP 139R1).</i>				
	Glenn Lukos Associates, Inc., June 12, 2013.				
Ord. No. 460	Riverside County Ordinance No. 460, Subdivision Regulations.				
	June 3, 2010.				
Ord. No. 484	Riverside County Ordinance No. 484, An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand.				
	March 14, 2000.				
Ord. No. 625	Riverside County Ordinance No. 625, Right-to-Farm Ordinance.				
	March 18, 1986 (Amended November 8, 1994).				
Ord. No. 655	Riverside County Ordinance No. 655, Regulating Light Pollution.				
Ord. No. 659	Riverside County Ordinance No. 659, Establishing a Development Impact Fee Program.				
	July 21, 2009.				
RCTC Congestion Management Program	<i>2011 Riverside County Congestion Management Program.</i>				
	Riverside County Transportation Commission. December 14, 2011. Available on-line at: http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf				
Report of Slope Stability Evaluation	<i>Report of Slope Stability Evaluation, Mayhew Aggregate and Mine Reclamation Aggregate Quarry.</i>				
	Hilltop Geotechnical, Inc., September 14, 2011.				
SCAQMD Air Quality Significance Thresholds	<i>SCAQMD Air Quality Significance Thresholds.</i>				
	South Coast Air Quality Management District, March 2011. Available on-line at: http://aqmd.gov/ceqa/handbook/signthres.pdf				
SCAQMD AQMP	<i>Final 2012 Air Quality Management Plan.</i>				
	South Coast Air Quality Management District, December 2012.				
SCAQMD GHG Significance Threshold	<i>Draft Guidance Document – Interim CEQA Greenhouse Gas (GHG) Significance Threshold.</i>				
	South Coast Air Quality Management District, October 2008. Available on-line at: http://www.aqmd.gov/ceqa/handbook/GHG/2008/oct22mtg/GHGguidance.pdf				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TCAP		<i>Temescal Canyon Area Plan.</i>	Riverside County Transportation and Land Management Agency, October 2003.
Traffic Impact Analysis		<i>Surface Mining Permit 139 R1 (Conditional Use Permit 03679) Traffic Impact Analysis.</i>	Urban Crossroads, Inc., January 22, 2013.
U.S.D.A. Conservation Service Soil Surveys	Soil	<i>Soil Survey, Western Riverside Area California.</i>	United States Department of Agriculture, 1971.
WQMP		<i>Project Specific Water Quality Management Plan.</i>	Joseph S.C. Bonadiman & Associates, Inc., August 2011.
WRCMSHCP		<i>Western Riverside County Multiple Species Habitat Conservation Plan.</i>	Riverside County Transportation and Land Management Agency, October 2003.

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APPENDIX B:

MITIGATION, MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>SECTION V.7 – BIOLOGICAL RESOURCES</p> <p>Approximately 9.1 acres in the southwestern corner of the off-site impact area contains habitat with the potential to support NEPSSA target species and/or special status plant species. Impacts to NEPSSA target species would represent a potential conflict with MSHCP Section 6.1.3. Therefore, potential impacts to NEPSSA target species and/or special status plant species represents a significant impact for which mitigation would be required.</p>	<p>Less than Significant</p>	<p>M-BI-1 Prior to approval of any revisions to Surface Mining Permit 182 allowing for mining activities within the relatively undisturbed habitat located southwesterly of the existing office building (and westerly of existing approved Surface Mining Permit 182), off-site of the Project site, focused surveys shall be conducted to determine whether special status plant species occur within this area. This area comprises approximately 9.1 acres and includes 1.84 acres of chaparral, 1.14 acres of Riverside sage scrub, 1.65 acres of Riverside sage scrub/chaparral ecotone, and 1.92 acres of coast live oak woodland habitats. Non-covered plant species with at least a low to moderate potential to occur in this area, and that shall be evaluated as part of future focused surveys, include Hammitt's clay-crest (<i>Sibaropsis hammitii</i>), many-stemmed dudleya (<i>Dudleya multicaulis</i>), Munz's onion (<i>Allium munzii</i>), and San Miguel savory (<i>Satureja chandleri</i>). If one or more of these species is identified within the area located southwesterly of the existing office building, and in the event that avoidance is not possible, then a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be prepared as described below. The preparation of a detailed habitat restoration plan for the impacted habitat also shall be prepared once the type and quantity of the non-covered species impacts are known, so appropriate restoration or translocation options can be discussed.</p>	<p>Project Applicant / Riverside County Planning Department and Environmental Programs Department</p>	<p>Prior to approval of any mining permits affecting the 9.1 acres located in the southwestern corner of the off-site impact areas that contain chaparral, Riverside sage scrub, Riverside sage scrub/chaparral, and coast live oak woodland habitats (refer to Figure EA-2).</p>
<p>If any Narrow Endemic Plant Species populations are identified as part of the survey, then the provisions of MSHCP Section 6.1.3 shall apply, including the requirement to avoid impacts to 90% of those portions of the property that provide for long-term conservation value of the identified Narrow Endemic Plant Species until it is demonstrated that conservation goals for the particular species are met. If such avoidance is not feasible, then a Determination of Biologically Equivalent or Superior Preservation (DBESP) Report shall be prepared and approved by the Riverside County Environmental Programs Department (EPD). The DBESP also shall be subject to review by the Wildlife Agencies. The DBESP shall be prepared in accordance with the requirements and criteria set forth in MSHCP Section 6.1.2, which requires the Project applicant to demonstrate that although the proposed Project would exceed the 10% Narrow Endemic Plant Species impact threshold, with proposed design and compensation measures, it</p>				

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>The proposed Project has the potential to conflict with the MSHCP Section 6.1.4 due to potential indirect fighting and noise impacts.</p>	<p>Less than Significant</p>	<p>would result in an overall MSHCP Conservation Area design and configuration biologically equivalent or superior to that which would occur under a project alternative within the impact threshold without these measures.</p> <p>No permits which authorize impacts to the approximately 9.1-acre area located southwest of the existing office building, located off-site of the Project site, shall be issued unless either the focused surveys determine that no non-covered plant species occur, 90% of the habitat is avoided through design, or a DBESP is approved by EPD.</p> <p>M-BI-2 (Condition of Approval 10.Planning.41) Project lighting shall be shielded and directed away from the off-site areas abutting the northeastern corner of the proposed Project site.</p> <p>M-BI-3 (Condition of Approval 10.Planning.42) All proposed rock crushers shall be set back a minimum distance of 600 feet from the off-site riparian/riverine habitat located adjacent to the northeastern corner of the proposed Project site. In the event that rock crushers are proposed within 600 feet of the off-site riparian/riverine habitat, then a focused noise study shall be prepared to identify measures that need to be undertaken to reduce Project-generated noise levels affecting the off-site riparian/riverine habitat to less than 65 dBA CNEL.</p>	<p>Project Applicant / Riverside County Planning Department</p> <p>Project Applicant / Riverside County Planning Department</p>	<p>Compliance with Mitigation Measures M-BI-2 and M-BI-3 shall occur throughout the duration of mining and reclamation activities on-site, and evidence of compliance with these measures shall be incorporated into the annual reports required for SMP 139R1.</p>
<p>Implementation of the proposed Project would result in impacts to individual oak trees. A significant impact would occur if the Project were to fail to comply with the County's Oak Tree Management Guidelines.</p>	<p>Less than Significant</p>	<p>M-BI-4 Prior to approval of any future revisions to Surface Mining Permits (SMPs) 143, 150, 182, and/or 202, the Riverside County Environmental Programs Department shall assure that mitigation measures have been incorporated into the conditions of approval for the appropriate permit(s) to address any proposed impacts to oak trees requiring mitigation pursuant to the Riverside County Oak Tree Management Guidelines, as approved by the Riverside County Board of Supervisors on March 2, 1993. A summary of the trees requiring mitigation located within the off-site impact areas for the SMP 139R1 Project, along with the required mitigation ratios for each individual tree, are provided below in Table EA-5, <i>Oak Tree Mitigation Requirements</i>, while Figure EA-3 depicts the location of each individual oak tree.</p>	<p>Project Applicant / Riverside County Planning Department</p>	<p>Prior to impacts to coast live oak tree habitat</p>
<p>SECTION V.11 – GEOLOGY AND SOILS</p>				
<p>In order to ensure compliance with the recommendations of the site-specific Slope Stability Evaluation, Mitigation Measure M-GS-1 has been imposed on the Project, which would preclude significant impacts associated with</p>	<p>Less than Significant</p>	<p>M-GS-1 (Condition of Approval 10.Planning.4) The following requirements of the Project's Slope Stability Evaluation (Appendix E) shall apply:</p> <ul style="list-style-type: none"> As shown on the Project's Reclamation Plan (Figure 3-2 and Figure 3-3) mining slopes along the eastern edge of 	<p>Project Applicant / Riverside County Building and Safety Department</p>	<p>During mining and reclamation activities</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>geology and soils.</p>		<p>SMP 139R1 shall be constructed by flattening the cut mining slope to an inclination of 1.3H:1V (Horizontal to Vertical) or flatter, by reducing the height of the mining slope to a maximum height of 150 vertical feet or less, or by providing a horizontal offset from the property line of 170 feet or greater to the top of the mining slope. Combinations of a couple of the modifications will also provide the minimum factor of safety, and, if proposed, shall be evaluated by a qualified geotechnical consultant and subject to review by Riverside County.</p> <ul style="list-style-type: none"> o To reduce long term erosion hazards associated with reclamation slopes, the following recommendations for slope protection and maintenance shall be considered and/or incorporated when planning, designing, and implementing slope erosion methods: <ul style="list-style-type: none"> ▪ Surface water should not be allowed to flow over the existing and/or proposed mining slopes other than incidental rainfall and irrigation. Alterations of manufactured or natural slopes, terraces, top of slope berms, etc. that will prevent run-off from being expediently directed to approved disposal areas and away from the tops of slopes shall not be allowed. ▪ Surface drainage shall be positively maintained in a non-erosive manner. ▪ Top of slope berms shall be constructed and compacted as part of any grading of the property and should be maintained by the property owner. The drainage patterns shall be maintained throughout the life of the proposed development. ▪ Concentrated surface waters entering the property from off-site sources shall be collected and directed to a permanent drainage system and away from the top of mining slopes. ▪ The property owner is responsible for the maintenance and cleaning of the interceptor ditches, drainage terraces, down drains and other drainage devices that have been installed to promote slope stability. ▪ The property owner shall establish a program for the elimination of burrowing animals. This shall be 		

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>an on-going program to protect slope stability.</p> <ul style="list-style-type: none"> ▪ The property owner shall observe the drainage patterns during heavy precipitation periods as this is often when trouble occurs. Problems such as gullying or ponding shall be corrected as soon as practicable. ▪ High moisture content in slope earth materials is a major factor in slope erosion and slope failures. Therefore, precautions shall be taken to minimize earth material saturation. <p>Evidence of compliance with the above-listed recommendations from the Slope Stability Analysis shall be maintained on-site and made available for inspection by Riverside County upon request.</p>		
<p>SECTION V.25 – HYDROLOGY AND WATER QUALITY</p> <p>Operation of the IDEFO has the potential to result in impacts to hydrology and water quality if conducted in a manner that violates the conditions specified in the site-specific waiver of waste discharge requirements, as adopted by the RWQCB Board Resolution No. R8-2007-0036. Mitigation Measure M-WQ-1 has been identified to ensure Project compliance with the provisions of the waiver of waste discharge requirements.</p>	<p>Less than Significant</p>	<p>M-WQ-1 (Condition of Approval 10.Planning.40) Throughout the life of operation of the Inert Debris Engineered Fill Operation (IDEFO), the following conditions shall apply:</p> <ul style="list-style-type: none"> ▪ No greenwaste, woodwaste, gypsum, or drywall are allowed as inert waste; ▪ Controls sufficient to contain all surface runoff from the IDEFO areas shall be installed, where necessary; and ▪ The site shall be adequately secured to prevent unauthorized disposal by the public. 	<p>Project Applicant/ RWQCB, Riverside County Building and Safety Department</p>	<p>Throughout the life of operation of the Inert Debris Engineered Fill Operation</p>
<p>SECTION V.43 – TRANSPORTATION/TRAFFIC</p> <p>The project would contribute to the deficient LOS at the following intersections under EAPC (2013) and Horizon Year (2035) with Project traffic conditions:</p> <ul style="list-style-type: none"> • I-15 Northbound Ramps / Temescal Canyon Road – LOS “F” AM and PM peak hours • Temescal Canton Road / Lawson Road – LOS “F” AM and PM peak hours • Temescal Canyon Road / Glen Ivy Road – LOS “F” AM and PM peak hours 	<p>Less than Significant.</p>	<p>M-TR-1 (Condition of Approval 20.Trans.001) In order to address deficient levels of service that occur under EAPC (2013) and Horizon Year (2035) condition, and within 45 days of issuance of the SMP 139R1 Permit, the Project applicant shall pay the Riverside County Transportation Uniform Mitigation Program (TUMF) fee pursuant to Riverside County Ordinance 824 and the Riverside County Development Impact Fee pursuant to Riverside County Ordinance 659).</p> <p>M-TR-2 (Condition of Approval 20.Trans.004) Within 45 days of Project approval, the Project applicant shall pay a fair-share amount of \$72,699 to mitigate its cumulative impacts at the following intersections:</p>	<p>Project Applicant / Riverside County Planning Department</p> <p>Project Applicant / Riverside County Planning Department</p>	<p>Within 45 days of issuance of the SMP 139R1 permit</p> <p>Within 45 days of issuance of the SMP 139R1 permit</p>

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<ul style="list-style-type: none"> Maitri Road / Temescal Canyon Road – LOS “F” AM and PM peak hours <p>In addition, the following intersections appear to warrant a traffic signal:</p> <ul style="list-style-type: none"> Temescal Canyon Road/Lawson Road Maitri Road/Temescal Canyon Road 		<ul style="list-style-type: none"> I-15 Northbound Ramps / Temescal Canyon Road – LOS “F” AM peak hour Temescal Canyon Road / Lawson Road – LOS “F” AM and PM peak hours Temescal Canyon Road / Glen Ivy Road - LOS “E” AM peak hour Maitri Road / Temescal Canyon Road – LOS “E” PM Peak Hour <p>The fair share amount is based on the Project’s share of traffic over the total growth of traffic at these intersections. Based on an analysis conducted by the Project’s traffic consultant, which compared the Project’s contribution of traffic to the cumulatively impacted intersections, the Project’s fair-share contribution is estimated at \$72,699 (refer to Tables 8-1 and 9-2 of the Project’s traffic study, provided as MND Appendix H). The fair share contribution shall be used to fund future improvements or a combination of improvements of these intersections or as approved by the Director of Transportation.</p>		

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SMP - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to consolidate PP01828, RCL00106, and SMP00139; reduce permitted annual tonnage allowed from 5,000,000 to 2,000,000; reconfigure areas subject to mining activities on-site to include the existing slopes and setback areas located along the western and southern boundaries of the site; and extend the expiration date of the permits from January 2018 to December 31, 2068 (50-years). No changes in the existing approved mining and trucking method or intensity proposed. Further, the SMP proposes to operate an inert debris engineered fill operation (IDEFO) to be located within the limits of the SMP00139 mine site, as a means of reclaiming the site, in accordance with the Reclamation Plan.

10. EVERY. 2 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

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10. GENERAL CONDITIONS

10. EVERY. 2 SMP - HOLD HARMLESS (cont.) RECOMMND

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. 3 SMP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Surface Mining Permit No. 139R1 shall be henceforth defined as follows:

APPROVED EXHIBIT "A" = Mining Plan Approved Exhibit No. "A", SMP Case No. 139R1, dated 1/3/13.

APPROVED EXHIBIT "B" = Reclamation Plan Approved Exhibit No. "B", SMP Case No. 139R1, dated 1/3/13.

APPROVED EXHIBIT "C" = Project Description Approved Exhibit No. "C", SMP Case No. 139R1, Dated 1/3/13.

APPROVED EXHIBIT "E" = HANS Riparian/Riverine Map dated 10/2/13

BS GRADE DEPARTMENT

10.BS GRADE. 1 SMP-APPROVED CONDITIONS RECOMMND

ALL PRIOR BUILDING & SAFETY DEPARTMENT CONDITIONS APPROVED UNDER SURFACE MINING PERMIT RECLAMATION PLAN 139 (INCLUDING OTHER REVISIONS AND SUBSTANTIAL CONFORMANCES) SHALL REMAIN IN EFFECT DURING THE LIFE OF THIS REVISED PERMIT 139 NO.1 UNLESS SPECIFICALLY REMOVED OR REPLACED BY ANOTHER CONDITION.

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 topographical maps detailing disturbed land and proximity to permit boundaries and property lines.

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10. GENERAL CONDITIONS

10.BS GRADE. 2

SMP-ANNUAL REPORT INFO (cont.)

RECOMMND

2) Certification letter certifying maximum depth of excavated areas.

3) Provide quantity in cubic yards and tons of minerals 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 Building and Safety Department a copy of the inspection report.

NOTE: At least every three years of operation, the operator shall provide to the Building and Safety Department, 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.

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10. GENERAL CONDITIONS

10.BS GRADE. 4 SMP-TEMPORARY OFFICE RECOMMND

Temporary/portable office trailers are permitted provided they are installed with appropriate building permit(s). Other structures for night watchman security must be installed or constructed with appropriate building permit(s).

10.BS GRADE. 6 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.

10.BS GRADE. 7 SMP-PRIVATE RD GRDG PERMIT RECOMMND

Construction of a private road requires a grading permit. All private roads which are conditioned to be paved shall comply with Ordinance 457 base and paving inspection requirements.

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-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.

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.

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10. GENERAL CONDITIONS

10.BS GRADE. 10 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 mining permit and shall 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. 11 SMP-OFFSITE EXCAVATION RECOMMND

ANY OFF SITE (outside of the Surface Mine Permit/ Reclamation Plan) 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.

10.BS GRADE. 12 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 site inspection(s) for compliance with the conditions of approval, complaints by individuals or other reasons as identified at the time of inspection.

10.BS GRADE. 13 SMP- FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit, the operator shall have a licensed professional, clearly delineate on maps and in the field any portions of the property, which are located within the "Fault Hazard Zone". No structures or any part thereof shall be located in those areas.

10.BS GRADE. 14 SMP-OBEY ALL GRDG 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. 15 SMP- DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

- 10.BS GRADE. 15 SMP- DISTURBS NEED G/PMT (cont.) RECOMMND
construction grading.
- 10.BS GRADE. 16 SMP-NPDES/SWPPP 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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 16 SMP-NPDES/SWPPP (cont.) RECOMMND

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. 17 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. 18 SMP-MAX SLOPE RATIO RECOMMND

Slopes shall not be finished at a slope ratio steeper than 2:1 (horizontal: vertical) unless they are adequately determined and demonstrated to be stable by the project certified engineering geologist and geotechnical engineer.

Slope stability shall be documented in a report(s) to be submitted to the Department of Building and Safety as well as the County Geologist for review and approval prior to final approval of finished slopes. This report(s) shall be updated and submitted annually, in conjunction with the required annual SMARA inspection schedule or submitted outside of annual inspection schedule as necessary to maintain safe conditions and forward progress of finishing slopes for reclamation purposes).

10.BS GRADE. 19 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

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10. GENERAL CONDITIONS

10.BS GRADE. 19 SMP-DRAINAGE DESIGN Q-100 (cont.) RECOMMND
flows.

10.BS GRADE. 20 SMP-MINIMUM DRAINAGE GRADE RECOMMND
Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 21 SMP-DRAINAGE & TERRACING RECOMMND
Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Excavation and Grading".

10.BS GRADE. 22 SMP-SLOPES 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 Department's 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. 23 SMP-EASEMENTS & ACCESS RECOMMND
Prior to the issuance of the surface mining permit, it shall be the responsibility of the applicant to obtain any proposed or required easements and/or permissions' necessary for access to the site for excavating and/or grading.

10.BS GRADE. 24 SMP-NOTARIZED OFFSITE LTR RECOMMND
A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

10.BS GRADE. 26 SMP-OFF ST. PAVED PARKING RECOMMND
All off street parking areas which are conditioned or proposed to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

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10. GENERAL CONDITIONS

10.BS GRADE. 27 SMP-NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 28 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. 29 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. 30 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 a specific permit for that activity.

10.BS GRADE. 31 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

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10. GENERAL CONDITIONS

10.BS GRADE. 31 SMP- QUARRY SIGNS (cont.) RECOMMND

MINING OPERATION". All signs shall be with contrasting lettering/background.

10.BS GRADE. 32 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 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. 33 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).

10.BS GRADE. 34 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.

10.BS GRADE. 35 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. 36 SMP- BUSINESS REGISTRATION 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 registration. For more information regarding business

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10. GENERAL CONDITIONS

10.BS GRADE. 36 SMP- BUSINESS REGISTRATION (cont.) RECOMMND

registration, contact the Business Registration and License Program Division of the Building and Safety Department at www.rctlma.orgbuslic.

10.BS GRADE. 38 SMP- PRE MINING MEETING RECOMMND

Prior to the startup of mining operations, the applicant is required to schedule a pre-mining meeting with the Building and Safety Department Environmental Compliance Division mine inspector.

10.BS GRADE. 39 SMP- APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner/applicant shall submit to the Building & Safety Department 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 control BMP'S have been included on the mining plan and/or grading plan.

10.BS GRADE. 40 SMP- BLASTING REPORT FORM RECOMMND

Prior to issuance of permit for this mine's first special inspection, the operator shall prepare, submit and have approved an appropriate blasting report form. This form shall contain the necessary information to document the blasting operations undertaken for mining as well as the initial construction blasting for roads, etc.

This report form shall be submitted to the County Geologist and the County mine inspector for review and approval of the format and content prior to issuance of the first special inspection permit.

Completed blasting reports, during active mining operations, shall be submitted to the County's inspector on a quarterly basis (more frequently if necessary, upon request by the County) for review and consideration.

10.BS GRADE. 41 SMP- 1ST FINANCIAL ASSURANCE RECOMMND

Prior to commencement of any surface disturbance, construction of any processing plant, surface mining operation, or issuance of the first Special Inspection Permit, the permittee shall establish Financial Assurances to

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10. GENERAL CONDITIONS

10.BS GRADE. 41 SMP- 1ST FINANCIAL ASSURANCE (cont.) RECOMMND

ensure reclamation of the Surface Mining Operation with the Riverside County Department of Building and Safety.

a.The financial assurance shall take the form of a surety bond, irrevocable letter of credit, trust fund or other form of financial assurance as approved by the Director of Building and Safety.

b.The amount of the financial assurance required for this permit shall be established through County review of the required financial assurance cost estimate prepared by the applicant pursuant to the requirements of SMARA and County Ordinance 555.

c.The financial assurance shall remain in effect for the life of the mine including Reclamation and the monitoring timetable. A final inspection by Building and Safety will advise the Director of Building and Safety to release the bond.

d.The financial assurance shall be made payable to Riverside County and the State of California, Department of Conservation.

10.BS GRADE. 42 SMP-1ST INSPECTION REPORT RECOMMND

Prior to commencement of any surface disturbance, or construction of any processing plant, surface mining operation the permittee shall apply for a special inspection permit from the Riverside County Department of Building and Safety which will be accompanied by the appropriate filing fee set forth in Riverside County Ordinance 671. The Special Inspection Permit shall be accompanied by a written report which specifies conformance with these conditions of approval.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

There are new structures or equipment proposed at this time. Buildings permits shall be obtained from the building department prior to any construction or placement of any building, structure or equipment on the property.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 CONTACT LEA

RECOMMND

The operator must contact the County of Riverside, Local Enforcement Agency (LEA) at (951) 955-8982 for any operational and/or permitting requirements regarding CDI recycling and IDEFO operations.

EPD DEPARTMENT

10.EPD. 1 - LBV NESTING AVOIDANCE

RECOMMND

The north east corner of the project site supports Southern Willow Scrub which provides potentially suitable nesting habitat for Least Bell's Vireo (LBV). No mining activities may occur within 300' of those areas delineated as "Southern Willow Scrub - Riparian Habitat," between March 1 and September 30. These areas are delineated on EXHIBIT E.

If work must be done during these times, a biologist shall conduct a nesting bird survey to ensure that no LBV are nesting within 300 feet of the proposed activity.

10.EPD. 2 - MBTA NESTING BIRDS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 2/4/13

RECOMMND

The District's review includes Surface Mining Permit 00139 and Revised Permit No. 1 Amended No. 1 (SMP00139R1A1). The

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 2/4/13 (cont.)

RECOMMND

approximately 910 gross acres is located in the Glen Ivy area, south of Interstate 15 south and Temescal Canyon Road. The District has previously reviewed this proposal as PAR 01296.

SMP 139R1A1 proposes to consolidate PP01828, RCL00106 and SMP00139 and reconfigure areas subject to mining activities on-site to include the existing slopes and setback areas located along the western and southern boundaries of the site. Additionally, the project proposes to construct an inert debris engineered fill operation (IDEFO) within the limits of the SMP 139 site.

Mayhew Canyon flows northerly between the easterly boundary of SMP 139 and westerly boundary of a residential development. Significant headcutting may occur if these flows start discharging into SMP 139 which could result in endangering or damaging this housing development. These slopes shall be stabilized with a maximum grade of 2:1 or an alternate grade as recommended by a certified slope stability analysis and approved by the County Geologist. Additionally, it is recommended these slopes shall be inspected and maintained after rain events or annually, at a minimum.

The development of this site includes the addition or replacement of 5,000 square feet or more of impervious surfaces, therefore a Project Specific Water Quality Management Plan (WQMP) is required. A preliminary WQMP was submitted, however, it does not comply with the current Low Impact Development (LID) WQMP requirement. A final project specific WQMP shall be submitted to the District for review and approval prior to the issuance of permits. Runoff is predominantly self-contained within the site due to the nature of the mining project.

10.FLOOD RI. 5 USE 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

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 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. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions 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. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

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 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

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10. GENERAL CONDITIONS

10.PLANNING. 3 SMP - LOW PALEO (cont.)

RECOMMND

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 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. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 4 SMP - GEO02278

RECOMMND

County Geologic Report (GEO) No. 2278 submitted for this project (SMP00139R1/CUP03679) was prepared by Hilltop Geotechnical, Inc. and is entitled: "Report of Slope Stability Evaluation, Mayhew Aggregate and Mine

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10. GENERAL CONDITIONS

10.PLANNING. 4 SMP - GEO02278 (cont.)

RECOMMND

Reclamation, Aggregate Quarry, SMP00139R1, South of Temescal Canyon Road and East of Maitri Road, Glen Ivy Area of Riverside County, California", dated September 14, 2011.

In addition, Hilltop prepared the following:

"Response to Riverside County Planning Department Review of Slope Stability Evaluation, Aggregate Quarry, SMP00139R1, South of Temescal Canyon Road and East of Maitri Road, Glen Ivy Area of Riverside County, California", dated March 21, 2012.

"Response to Riverside County Planning Department Second Review of Slope Stability Evaluation, Aggregate Quarry, SMP00139R1, South of Temescal Canyon Road and East of Maitri Road, Glen Ivy Area of Riverside County, California", dated June 5, 2012.

These documents are herein incorporated as a part of GEO02278.

GEO02278 concluded:

1.The Glen Ivy North Fault crosses along the north edge of the existing pit. The Glen Ivy South fault is located approximately 1000 feet to the southwest of the pit. (* No structures for human occupancy are currently, proposed, nor will be allowed to be located across the trace of any active faults.)

2.Presently permitted 285 foot high final mining slopes at the bottom elevation of 900' MSL do not have a factor of safety equivalent to or exceeding 1.5 for static conditions, or 1.1 for seismic conditions, as needed for permanent stability per the Riverside County codes and ordinances.

3.The proposed 285 foot high modified final mining slopes can have a factor of safety equivalent to or exceeding 1.5 for static conditions and 1.1 for seismic conditions by flattening the cut mining slope to an inclination of 1.3H:1V (Horizontal to Vertical) or flatter, by reducing the height of the mining slope to a maximum height of 150 vertical feet or less, or by providing a horizontal offset from the property line of 170 feet.

4.Gross stability analyses, both static and pseudo static,

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10. GENERAL CONDITIONS

10.PLANNING. 4 SMP - GEO02278 (cont.) (cont.)

RECOMMND

indicate that the proposed 3H:1V reclamation slope has a factor of safety equivalent to or exceeding 1.5 and 1.1 respectively.

5.The likelihood of any adverse affects to occur on-site and/or immediately adjacent to the site due to liquefaction or lateral spread is considered low.

GEO02278 recommended:

1.Modification of the mine slopes and/or reclamation slopes by lowering ultimate heights and/or reducing slope angles.

2.Surface water should not be allowed to flow over the existing and/or proposed mining slopes other than incidental rainfall and irrigation. Alterations of manufactured or natural slopes, terraces, top of slope berms, etc. should not be allowed that will prevent run-off from being expediently directed to an approved disposal areas and away from the tops of slopes.

3.Surface drainage should be positively maintained in a non-erosive manner.

4.Top of slope berms should be constructed and compacted and maintained by the property owner. The drainage pattern should be maintained throughout the life of the proposed development.

5.Concentrated surface waters entering the property from off-site sources should be collected and directed to a permanent drainage system and away from the top of mining slopes.

6.Precautions should be taken to minimize earth material saturation.

GEO No. 2278 satisfies the requirement for a Geologic/Geotechnical study for Planning /CEQA purposes. GEO No. 2278 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and 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

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10. GENERAL CONDITIONS

10.PLANNING. 4 SMP - GEO02278 (cont.) (cont.) (cont.) RECOMMND

and Safety Department upon application for grading and/or building permits.

Also, it is understood that the existing pit is at its deepest planned elevation at this time and it is the intent of the mine owner/operator to commence required backfilling operations along the slopes that exhibit below the required minimum factors of safety for slope stability. The focus of initial filling operations is to be on the SE corner of the pit in order to achieve acceptable slope stability safety factors. Further, it is understood that the areas adjacent to the slope (immediately east of the top of pit slope) are not to be developed in the near future and work in this area will be remedial in nature and for the purpose of stabilizing the slope to alleviate any concern of less than acceptable slope stability factors of safety.

10.PLANNING. 5 GEN - INADVERTANT ARCHAEO FIND RECOMMND

10 PLANNING - GEN - INADVERTENT ARCHAEO FIND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 County Archaeologist 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 County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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10. GENERAL CONDITIONS

10.PLANNING. 5 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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 mitigation measures.

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 6 SMP - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

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10.PLANNING. 7 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. 8 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. 9 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.

10.PLANNING. 10 SMP - SLOPE STABILITY RECOMMND

During the life of the permit the permittee shall comply with the recommendations concerning slope stability made in County Geologic Report GEO02278.

10.PLANNING. 11 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, among others as applicable, for all equipment used on the premises other than turbocharger vehicles designed and licensed for highway use.

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10. GENERAL CONDITIONS

10.PLANNING. 12 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. 13 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. 16 SMP - LOADED TRUCK CARE RECOMMND

All loaded trucks egressing 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. 17 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. 18 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.

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10.PLANNING. 19 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. 20 SMP - COMPLY W/ 348 STANDARDS RECOMMND

The development of the property shall comply with all provisions of Riverside County Ordinance No. 348, Article XIIIb, Section 12.62 (Specific Development and Performance Standards), except as modified by the conditions of this permit.

10.PLANNING. 21 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. 22 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. 23 SMP - NO EXPLOSIVES RECOMMND

No blasting, dynamiting or use of explosives of any kind whatsoever on the premises is authorized.

10.PLANNING. 24 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. 25 SMP - SUSPEND OPER. FOR WIND RECOMMND

All surface mining operations, including excavating, crushing, screening and related material loading and hauling, shall be suspended when wind speeds (as

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10.PLANNING. 25 SMP - SUSPEND OPER. FOR WIND (cont.) RECOMMND

instantaneous gusts) exceed 20 miles per hour. All surface mining operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 26 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 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. 27 SMP - RESPONSIBLE TO RECLAIM RECOMMND

The permittee (mine operator and/or land owner) shall accept responsibility for reclaiming the mined lands in accordance with the approved 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, Riverside County Ordinance No. 555 guidelines, and all other applicable regulations.

10.PLANNING. 28 SMP - ANNUAL REPORT RECOMMND

During the life of this permit, the permittee shall annually prepare and submit a written report to the County Geologist of the County of Riverside, demonstrating compliance with all of the conditions of approval and mitigation required for this SMP00139R1 and EA/MND No. 42476. The Planning Director may require inspection or other monitoring to ensure such compliance pursuant to SMARA and County Ordinance No. 555.

10.PLANNING. 33 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

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10.PLANNING. 33 SMP - 90 DAYS TO PROTEST (cont.) RECOMMND

and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

10.PLANNING. 34 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. 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. 35 USE - 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.

10.PLANNING. 36 SMP - MAITRI ROAD ACCESS 1 RECOMMND

The vacated Maitri Road must provide access to Surface Mining Permits No. 182, 150 and 143. No grading or mining shall take place on SMP139R1 that would impact the access for Surface Mining Permits No. 182, 150 and 143 such that it would no longer be usable. Alternative access for Surface Mining Permits No. 182, 150 and 143 may be provided if such access is agreeable to the applicants/operators of Surface Mining Permits No. 182, 150 and 143.

10.PLANNING. 37 SMP - MAITRI ROAD ACCESS 2 RECOMMND

Due to the vacation of Maitri Road, the applicants for SMP139R1 must maintain access to Surface Mining Permits No. 182, 150 and 143 until such time that Surface Mining Permits No. 182, 150 and 143 have been completely reclaimed to the satisfaction of the County or until such time that Surface Mining Permits No. 182, 150 and 143 have been modified through the County to address access

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10.PLANNING. 37 SMP - MAITRI ROAD ACCESS 2 (cont.) RECOMMND

concerns. Implementation of this condition shall be at the discretion of the Planning Director.

10.PLANNING. 38 SMP - GEO02278 #2 RECOMMND

"Response to Riverside County Planning Department Review of Slope Stability Evaluation, Aggregate Quarry, SMP00139R1, South of Temescal Canyon Road and East of Maitri Road, Glen Ivy Area of Riverside County, California", dated March 21, 2012.

"Response to Riverside County Planning Department Second Review of Slope Stability Evaluation, Aggregate Quarry, SMP00139R1, South of Temescal Canyon Road and East of Maitri Road, Glen Ivy Area of Riverside County, California", dated June 5, 2012.

"Response to Comment in Riverside County Planning Department Review, Aggregate Quarry, SMP00139R1, South of Temescal Canyon Road and East of Maitri Road, Glen Ivy Area of Riverside County, California", dated May 25, 2013.

These documents are herein incorporated as a part of GEO02278.

5.The likelihood of any adverse affects to occur on-site and/or immediately adjacent to the site due to liquefaction or lateral spread is considered low.

1.The Glen Ivy North Fault crosses along the north edge of the existing pit. The Glen Ivy South fault is located approximately 1000 feet to the southwest of the pit. (* No structures for human occupancy are currently, proposed, nor will be allowed to be located across the trace of any active faults.)

2.Presently permitted 285 foot high final mining slopes at the bottom elevation of 900' MSL do not have a factor of safety equivalent to or exceeding 1.5 for static conditions, or 1.1 for seismic conditions, as needed for permanent stability per the Riverside County codes and ordinances.

3.The proposed 285 foot high modified final mining slopes can have a factor of safety equivalent to or exceeding 1.5 for static conditions and 1.1 for seismic conditions by

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10. GENERAL CONDITIONS

10.PLANNING. 38

SMP - GEO02278 #2 (cont.)

RECOMMND

flattening the cut mining slope to an inclination of 1.3H:1V (Horizontal to Vertical) or flatter, by reducing the height of the mining slope to a maximum height of 150 vertical feet or less, or by providing a horizontal offset from the property line of 170 feet.

4.Gross stability analyses, both static and pseudo static, indicate that the proposed 3H:1V reclamation slope has a factor of safety equivalent to or exceeding 1.5 and 1.1 respectively, as needed for permanent stability per the County of Riverside grading codes with 40 feet of water impounded against the face of the slope.

5.The likelihood of any adverse affects to occur on-site and/or immediately adjacent to the site due to liquefaction or lateral spread is considered low.

GEO02278 recommended:

1.Modification of the mine slopes and/or reclamation slopes by lowering ultimate heights and/or reducing slope angles.

2.Surface water should not be allowed to flow over the existing and/or proposed mining slopes other than incidental rainfall and irrigation. Alterations of manufactured or natural slopes, terraces, top of slope berms, etc. should not be allowed that will prevent run-off from being expediently directed to an approved disposal areas and away from the tops of slopes.

3.Surface drainage should be positively maintained in a non-erosive manner.

4.Top of slope berms should be constructed and compacted and maintained by the property owner. The drainage pattern should be maintained throughout the life of the proposed development.

5.Concentrated surface waters entering the property from off-site sources should be collected and directed to a permanent drainage system and away from the top of mining slopes.

6.Precautions should be taken to minimize earth material

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10. GENERAL CONDITIONS

10.PLANNING. 38 SMP - GEO02278 #2 (cont.) (cont.)

RECOMMND

saturation.

GEO No. 2278 satisfies the requirement for a Geologic/Geotechnical study for Planning /CEQA purposes. GEO No. 2278 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and 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.

Also, it is understood that the existing pit is at its deepest planned elevation at this time and it is the intent of the mine owner/operator to commence required backfilling operations along the slopes that exhibit below the required minimum factors of safety for slope stability. The focus of initial filling operations is to be on the SE corner of the pit in order to achieve acceptable slope stability safety factors. Further, it is understood that the areas adjacent to the slope (immediately east of the top of pit slope) are not to be developed in the near future and work in this area will be remedial in nature and for the purpose of stabilizing the slope to alleviate any concern of less than acceptable slope stability factors of safety.

10.PLANNING. 40 SMP - MM M-WQ-1

RECOMMND

M-WQ-1 Throughout the life of operation of the Inert Debris Engineered Fill Operation (IDEFO), the following conditions shall apply:

- No greenwaste, woodwaste, gypsum, or drywall are allowed as inert waste;
- Controls sufficient to contain all surface runoff from the IDEFO areas shall be installed, where necessary; and
- The site shall be adequately secured to prevent unauthorized disposal by the public.

This implements a mitigation measure from the CEQA document.

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10. GENERAL CONDITIONS

10.PLANNING. 41 SMP - MM M-BI-2 RECOMMND

Project lighting shall be shielded and directed away from the off-site areas abutting the northeastern corner of the proposed Project site.

This condition implements a mitigtaiion measure from the CEQA documents.

10.PLANNING. 42 SMP - MM M-BI-3 RECOMMND

All proposed rock crushers shall be set back a minimum distance of 600 feet from the off-site riparian/riverine habitat located adjacent to the northeastern corner of the proposed Project site. In the event that rock crushers are proposed within 600 feet of the off-site riparian/riverine habitat, then a focused noise study shall be prepared to identify measures that need to be undertaken to reduce Project-generated noise levels affecting the off-site riparian/riverine habitat to less than 65 dBA CNEL.

This condition implements a mitigtaiion measure from the CEQA documents.

10.PLANNING. 43 SMP - OPERATING HOURS RECOMMND

On-site operating hours, other than maintenance or emergencies, shall be limited to the hours between 6:00 A.M. and 10:00 P.M. except those operations that are located not less than 300 feet from the outside boundary of the property. Operations located more than 300 feet from the outside boundary may operate 24-hours per day.

TRANS DEPARTMENT

10.TRANS. 1 SMP - STD INTRO (ORD 461) RECOMMND

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

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10.TRANS. 1 SMP - STD INTRO (ORD 461) (cont.) RECOMMND

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 SMP - 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

EPD DEPARTMENT

20.EPD. 1 - DEED RESTRICTION RECOMMND

Within 90 days of project approval, a deed restriction shall be recorded over the area delineated as "Avoidance Area," on EXHIBIT E, to protect it from any disturbance in the future and maintain it for conservation purposes. The deed restriction language must be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval, prior to recordation. The deed restriction should include language indicating that the area being avoided includes Southern Willow Scrub - Riparian Habitat and Potential Habitat - Slender horned Spineflower. For more information, including sample deed restriction language, please contact EPD at (951) 955-6892.

PLANNING DEPARTMENT

20.PLANNING. 1 SMP - EXPIRATION DATE RECOMMND

This approval shall be used within five (5) years of the permit's approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial surface mining operations contemplated by this approval within the five (5) years period which is thereafter diligently pursued to completion.

SURFACE MINING PERMIT Case #: SMP00139R1

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SMP - LIFE OF PERMIT RECOMMND

This permit shall become null and void fifty (50) years after the date this permit revision became effective, or upon mining of one-hundred million tons, whichever comes first (2 million a year for 50 years). Annual mining tonnage shall not exceed 2,000,000 tons (inclusive of the materials imported for the IDEFO). 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 SMP - ACCESS TO OTHER PROJECTS RECOMMND

Within one year of the project approval, the applicants shall have a reciprocal access easement recorded that assures full site access between Temescal canyon Road and Surface Mining Permits No. 182, 150 and 143 along the now vacated Maitri Road.

TRANS DEPARTMENT

20.TRANS. 1 SMP - WRCOG TUMF AND DIF RECOMMND

Within 45-days of project approval, 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.

Within 45-days of project approval, the project proponent shall pay the Developer Impact Fee (DIF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 659.

20.TRANS. 2 SMP - IMPROVEMENTS RECOMMND

Within 45 days of the project approval, the project shall pay cash-in-lieu of constructing the sidewalk and landscaping along its frontage on Campbell Ranch Road.

20.TRANS. 4 SMP - FAIR SHARE RECOMMND

Within 45 days of the project approval, the project proponent shall pay a fair share amount of \$72,699 to mitigate its cumulative impacts at the following intersections:

I-15 Northbound Ramps at Temescal Canyon Road

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 4 SMP - FAIR SHARE (cont.)

RECOMMND

Temescal Canyon Road at Lawson Road
Temescal Canyon Road at Glen Ivy Road
Maitri Road at Temescal Canyon Road

The fair share amount is based on the project's share of traffic over the total growth of traffic at these intersections. The fair share contribution shall be used to fund future improvements or a combination of improvements of these intersections or as approved by the Director of Transportation.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 5 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. 6 SMP - YR RECLAMATION REPORT

RECOMMND

The permittee shall submit a final reclamation completion report prior to the completion of mining and reclamation activities and prior to the operations expiration date. The report shall be submitted to the County Geologist for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slopes as specified in EXHIBIT B, 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,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 SMP - YR RECLAMATION REPORT (cont.) RECOMMND

geologist or other appropriate professional stating that the project was reclaimed pursuant to the approved Reclamation Plan and in full compliance with SMARA.

60.PLANNING. 8 SMP - 1ST FINANCIAL ASSURANCE RECOMMND

Prior to commencement of any surface disturbance, construction of any processing plant, surface mining operation, or issuance of the annual SMARA inspection permit, the permittee shall establish adequate financial assurances to ensure reclamation of the surface mining operation with Riverside County.

a. The financial assurance shall take the form of a surety bond, irrevocable letter of credit, trust fund or other form of financial assurance as approved by the County.

b. The amount of the financial assurance required for this permit shall be updated annually pursuant to SMARA regulations.

c. The financial assurance shall include, but not necessarily be limited to, costs for the removal of equipment, structures and derelict machinery, removal of waste materials, landscaping stabilization of slopes, and land restoration compatible with the topography and general environment of surrounding property in accordance with the approved Reclamation and Mining Plans.

d. The financial assurance shall remain in effect for the life of the mining permit and/or shall be released by the County on approval of the final Reclamation Plan inspection by the County and confirmed by the Office of Mine reclamation pursuant to SMARA regulations.

e. The financial assurance shall be made payable to Riverside County and the State of California, Department of Conservation.

60.PLANNING. 13 SMP - YR REPORT REQUIREMENTS RECOMMND

The permittee shall provide the following information as part of the annual report required by Condition No 10.PLANNING.28. This report shall be prepared by a qualified, licensed professional and shall contain, at a minimum, the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 SMP - YR REPORT REQUIREMENTS (cont.)

RECOMMND

following:

a. Indicate the mined area's proximity to the permit boundaries by topography and details on a copy of approved 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 and for the total amount reclaimed to date. Certify that reclamation is complete in these areas as appropriate.

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.

g. Certify the mining operation is in compliance with SMARA, County Ordinance No. 555, all conditions of approval, and all required mitigation as applicable.

60.PLANNING. 14 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. 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)

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 SMP - YR TEST DUST EMISSIONS (cont.)

RECOMMND

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.

60.PLANNING. 15 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, Exhibit B, and/or by adjustments to the U.S. Department of Labor Consumer Price Index for

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60.PLANNING. 15 SMP - YR ADJUST ASSURANCES (cont.) RECOMMND

the Los Angeles-Long Beach Metropolitan Area and/or other State approved price index.

60.PLANNING. 18 SMP - FEE BALANCE RECOMMND

Prior to any new disturbance approved under this revision the Planning Department shall determine if the deposit based fees for SMP No. 139R1 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 19 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:

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 SMP - C/I SWPPP BMP REQD (cont.)

RECOMMND

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 'A', 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 'A', 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 'A', 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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 SMP - C/I SWPPP BMP REQD (cont.) (cont.) RECOMMND
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 implementation 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. 20 SMP - ORD 810 OS FEE SMP (2) RECOMMND

Prior to any additional disturbance permitted by Surface Mining Permit No. 139R1, the permit holder shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance, unless the fee has already been paid. The amount of the fee shall be based on the "Project Area" as defined in the Ordinance and aforementioned Condition of Approval. The Project Area for the subject surface mining permit is calculated to be 215 acres. In the event Riverside County Ordinance No. 810 is rescinded and or superceded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 SMP - NO MINING AREA 2 REV REQ RECOMMND

As outlined on EXHIBIT A, "Area 2" represents a section of SMP139R1 which proposes to mine one half of a slope shared by a neighboring mines currently permitted as SMPs 143, 150, and 182. Mining within Area 2 (as outlined on EXHIBIT A) is prohibited within the on- and off-site slopes and setbacks until adjacent mines SMP143, SMP150, and SMP182 are revised and approved to account for the geographic expansion and potential tonnage increase in mining activities. Mining within Area 2 can occur after the processing of a discretionary applications, including CEQA, to revise SMP143, SMP150 and SMP182. Such revisions shall also include relocation of the dewatering and any/all State

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 SMP - NO MINING AREA 2 REV REQ (cont.) RECOMMND
permits required for such action.

70.PLANNING. 2 SMP - NO MINING AREA 3 REV REQ RECOMMND

As outlined on EXHIBIT A, "Area 3" represents slopes on a western section of SMP139R1 which proposes to mine one half of a slope shared by a neighboring mine currently permitted as SMP202. Maitri Road, now vacated, resides on the top of the shared slope. Mining within Area 3 (as outlined on EXHIBIT A) is prohibited within the on- and off-site slopes and setbacks until the adjacent mine SMP202 is revised and approved to account for the geographic expansion and potential tonnage increase in mining activities. Mining within Area 3 can occur after the processing of a discretionary applications, including CEQA, to revise SMP202. Such revisions shall also address access concerns with the former Maitri Road to the satisfaction of the County (as outlined in other conditions of approval).

70.PLANNING. 3 SMP - 1ST CHECK CLEARANCES RECOMMND

The Riverside County Planning Department - Land Use Section shall verify that the Development Standards of this approval and all other conditions have been complied with prior to any use allowed by this revised Surface Mining Permit, and clearances have been obtained from all required agencies, departments, and/or districts.

70.PLANNING. 4 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. 5 SMP - 1ST & YR COLOR BLENDING RECOMMND

The processing plant, asphalt plant, and concrete batch plant, shall be painted with colors that blend and camouflage with the surrounding areas.

70.PLANNING. 6 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". Said "No Trespassing" signs shall be maintained to the completion of the project.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 7 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.

70.PLANNING. 8 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 no less than 300 foot intervals along the boundary of these areas. This staking shall be maintained throughout the life of this permit.

70.PLANNING. 9 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

FLOOD RI DEPARTMENT

80.FLOOD RI. 3 USE - SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 2 USE - 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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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE - CERTIFY BMP IMPLEMENTATI

RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

90.FLOOD RI. 2 USE - 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 users. 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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 USE - 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE - IMPLEMENT WQMP (cont.)

RECOMMND

permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Surface Mining Permit No. 139R1 is calculated to be 255 net acres. 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.




EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

State Water Resources Control Board

TO: Glenn S. Robertson, PG, M.S.
Engineering Geologist (CEQA Coordinator)
Santa Ana Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501

FROM: Aaron Miller, Supervisor 
Enforcement Unit 4
Senior Water Resource Control Engineer
DIVISION OF WATER RIGHTS

DATE: March 25, 2013

SUBJECT: MAYHEW AGGREGATES AND MINE RECLAMATION WATER DIVERSION IN TEMESCAL CANYON

Mr. Robertson,

This memorandum is in response to your inquiry regarding the Mayhew Aggregates and Mine Reclamation (Mayhew Aggregates) diversion of water from Mayhew Creek in Riverside County and any potential issues that should be addressed in any California Environmental Quality Act (CEQA) document that is prepared for the project.

The State Water Resources Control Board (State Water Board), Division of Water Rights (Division) is responsible for the administration of appropriative water rights in California initiated after 1914; commonly referred to as "post-1914 appropriative water rights." An appropriative water right is required for the diversion of surface water and water flowing in subterranean streams through known and definite channels for beneficial purposes. Any unauthorized diversion of water constitutes a trespass against the State, and the State Water Board may impose a civil liability in an amount not to exceed \$500 for each day that a trespass occurs. (California Water Code § 1052, et seq.)

Based on the information provided to the Division, it appears Mayhew Aggregates is diverting all the water in Mayhew Creek to storage in the existing mine pit. The Division's database shows no record of a basis of right for the referenced diversion of Mayhew Creek. The diversion of surface water for a beneficial purpose from a natural channel, such as Mayhew Creek, requires an appropriative water right permit from the State Water Board. If water is being diverted and a beneficial use of the water is not being made, the diversion could be considered wasteful and unreasonable. The State Water Board has a duty to protect the public trust and to prevent the waste and unreasonable use of water, unreasonable method of use, or unreasonable method of diversion of water. (Water Code § 275)

CHARLES R. HOPPIN, CHAIRMAN | THOMAS HOWARD, EXECUTIVE DIRECTOR

1001 I Street, Sacramento, CA 95814 | Mailing Address: P.O. Box 100, Sacramento, CA 95812-0100 | www.waterboards.ca.gov

All diversions from a stream have the potential of reducing downstream flows and thereby encroaching on the availability of water for downstream water right holders. CEQA projects which may alter the flow of an existing water course should include an evaluation of any existing basis of right or if a water right will be required and include a detailed analysis of water availability by examining potential impacts to downstream water right holders and potential impacts to the environment. It appears these issues will need to be addressed in any CEQA document prepared for this project.

Additionally, Water Code § 5101 requires, with minor exceptions, that a person who diverts water from a surface stream, spring or subterranean stream must report this diversion by filing an initial Statement of Water Diversion and Use (Statement) with the State Water Board, followed thereafter by triennial Supplemental Statements, unless the diversion is covered by a permit, license or registration issued by the Division or the diversion is included in other approved reporting documents submitted to the State Water Board. Based on Division records, Mayhew Aggregates has not filed a Statement for the current diversion of water from Mayhew Creek. Information regarding the Statement program and a link to obtaining the necessary form can be found at:

http://www.waterboards.ca.gov/waterrights/water_issues/programs/diversion_use/.

The State Water Board may administratively impose a civil liability in the amount of \$1,000 for the failure to file a Statement for diversions that have occurred since 2009, plus \$500 per day for each additional day on which the violation continues if the person fails to file a Statement within 30 days after the State Water Board has called the violation to the attention of that person. (Water Code § 5107, subd. (c) (1)) It would appear that Mayhew Aggregates should immediately file this form with the Division.



MEMORANDUM

To: Matt Straite
Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1629

From: Jeramey Harding

Re: **SMP 139R1 - RESPONSE TO SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD CONCERNS**

Date: February 11, 2013

Mr. Straite:

As you are aware, on January 7 and January 17, 2013, Mr. Glenn Robertson with the Santa Ana Regional Water Quality Control Board (RWQCB) indicated some concerns over the proposed Surface Mining Permit Revision 139 (SMP 139R1) project, particularly in reference to previous and potential future impacts to Mayhew Creek.

The purposes of this memo are to: a) provide a historical overview that led to the existing conditions of Mayhew Creek; b) provide a detailed description of the proposed project; and c) respond to the various issues raised in Mr. Robertson's e-mails.

Historical Context

As shown on Figure 1, *Existing Mining Operations*, mining within the vicinity of the SMP 139R1 project operates under multiple permits, including: Surface Mining Permits (SMP) 143, 150, and 182 to the south, and SMP 202 to the west. Within the SMP 139R1 site, mining currently occurs pursuant to two separate permits: PP 1828 and SMP 139 (herein collectively referred to as SMP 139). Mining activities at all of these sites have been ongoing since the early- to mid-1970s.

Historically, the Mayhew Creek traversed the SMP 182 and SMP 150 sites from south to north via a defined, unimproved, natural channel separated from mining activities by a 10-20 foot tall dike. A debris basin constructed at the north end of the SMP 150 site contained flows from Mayhew Creek and directed them through three 48-inch diameter pipes under the east-west access road and into a debris catchment basin located within the SMP 139 site. The basin on the SMP 139 site extracted debris from Mayhew Creek and diverted the creek's flow in an easterly direction and north along the eastern boundary of the SMP 139 site. Figure 2, *Mayhew Creek – Historic Spillway and Debris Basin Location Map*, and Figure 3, *Mayhew Creek - Historic Spillway and Debris Basin Cross Section*, depicts the location and configuration for the spillway and debris basin that were previously located on the SMP 150 and SMP 139 sites, which also are shown on Figure 4, *1994 Historic Aerial Photo*.



In January/February 2005, heavy rains, combined with geological movement along the Glen Ivy Fault line, caused the bank between the Mayhew Creek and the SMP 139 pit wall to substantially erode and partially collapse into the SMP 139 mining pit. As a result, flows from Mayhew Creek began to immediately discharge directly into the SMP 139 gravel pit and created instability issues with respect to the southern and eastern slopes of the mining pit. In order to address this emergency condition, in approximately April 2005 the former mining operator (CEMEX) was directed by the Riverside County Building & Safety Department to construct a concrete down-drain structure measuring approximately 300 feet in length along the southern pit wall of the SMP 139 site. The purpose of this down-drain structure was to stabilize the pit walls against water erosion hazards. With completion of the down-drain structure, all flows from the Mayhew Creek were fully detained within the SMP 139 pit and no longer were conveyed downstream to the Temescal Wash. Figures 5 and 6, *Existing Hydrology Conditions*, depict the current hydrology conditions of the SMP 139 site and surrounding areas that resulted from the events of early 2005.

On July 21, 2005, the Army Corps of Engineers (ACOE) issued a determination that, “due to the change in course of Mayhew Creek from going around the eastern boundary of [the] property to now flowing into the quarry gravel pit...” Mayhew Creek and the down-drain structure “...is not subject to [ACOE] regulation under Section 404 of the Clean Water Act and a Section 404 permit is not required...” Although the down-drain structure was determined not to be regulated pursuant to Section 404 of the Clean Water Act (CWA), the ACOE required the preparation of a new Habitat Mitigation Monitoring Plan (HMMP) for impacts to a previously-approved mitigation area (discussed below).

On September 9, 2005, the RWQCB acknowledged the finding of the ACOE, and determined that Mayhew Creek is a water of the state, discharges to which are subject to regulation under California Water Code Section 13000 *et seq.* Specifically, the RWQCB determined that the “discharge” associated with the construction of the down-drain structure is subject to State Water Resources Control Board Order No. 2004-0004-DWQ, *Statewide General Waster Discharge Requirements for Dredge and Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction* (Order No. 2004-0004-DWQ). On September 30, 2005, CEMEX (the former operator of the SMP 139 site) issued a Notice of Intent (NOI) to Participate in Order No. 2004-0004-DWQ and paid the appropriate fees associated therewith.

Additionally, on September 28, 2005 the California Department of Fish and Wildlife (CDFW) issued an Agreement to Amend Lake or Streambed Alteration Agreement Number 5-066-97 (SAA 5-066-97), which amended the original Streambed Alteration Agreement for Mayhew Creek and included new and amended conditions related to Mayhew Creek. SAA 5-066-97 authorized the impacts to Mayhew Creek that occurred during construction of the down-drain structure subject to revised mitigation requirements.

As required to implement the conditions specified in the amended SAA 5-066-97, fulfill the requirements associated with RWQCB Order No. 2004-0004-DWQ, and as required by the ACOE, a HMMP was prepared to address impacts to Mayhew Creek that resulted from construction of the concrete down-drain structure. Mitigation specified by the HMMP included the on-site restoration of 9.7 acres of riparian habitat as a mule fat plant community, to be located in the northeastern corner of the SMP 139 site. The



SMP 139R1

February 11, 2013

Page 3 of 8

goal of the restoration area is to replace riparian scrub habitat and provide biological water quality treatment of nuisance and "first-flush" runoff prior to discharge into Temescal Creek. The restoration area receives flows from east of the SMP 139 site along a former tributary of Mayhew Creek. It should be noted that although the restoration area occurs within the SMP 139 site, it occurs fully outside of the areas to be permitted as part of proposed SMP 139R1.

Subsequent to the above-described consultations with the RWQCB, ACOE, and the CDFW, Riverside County approved Substantial Conformance No. 1 to Reclamation Plan No. 106 (RCL 106), which is associated with PP 1828. Approval of the Substantial Conformance legalized the 300-foot down-drain structure that had been constructed under emergency conditions in April 2005 and imposed new conditions of approval on RCL 106.

Project Description – SMP 139R1 and Future Permitting Requirements

The currently proposed project consists of applications for a Surface Mining Permit Revision (SMP 139R1) and a Conditional Use Permit (CUP 03679). SMP 139R1 proposes to consolidate several existing permits (PP 1828, RCLA106, and SMP 139) under a single, comprehensive entitlement for the property; to reduce the permitted annual tonnage allowed at the mine from 5,000,000 tons per year to 2,000,000 tons per year; to reconfigure areas subject to mining activities on-site to include the existing slopes and setback areas located along the western and southern boundaries of the site; and to extend the expiration date of the existing permits from January 2018 to December 31, 2068. CUP 03679 would allow for the operation of an Inert Debris Engineered Fill Operation ("IDEFO"), which would facilitate ultimate reclamation of the site by allowing for the import and on-site processing of inert construction debris.

As part of proposed SMP 139R1, areas proposed for mining activities would be expanded to include the existing slopes and setback areas between the SMP 139R1 site and adjacent mines (SMPs 143, 150, 182 and 202). However, in order to mine these slopes, mining also would need to eventually occur along the off-site portions of the slopes and setback areas within areas currently regulated pursuant to SMPs 143, 150, 182, and 202. Since the off-site portions of these slopes and setback areas cannot be mined until the permits for SMPs 143, 150, 182, and/or 202 are revised to allow for such mining activities, the portions of these slopes and setback areas located within the SMP 139R1 site also cannot be mined until the adjacent permits are revised. Revisions to SMPs 143, 150, 182, and 202 would consist of discretion approvals that would be subject to compliance with the California Environmental Quality Act (CEQA).

As a necessary component of mining the slopes and setback areas (both on- and off-site), the existing down-drain structure located at the southern boundary of the SMP 139 site would need to be relocated to the southern portion of the SMP 150 site in order to accommodate the expanded pit that would be constructed between these two mining sites.

Although plans for the relocation of this down-drain structure are not clearly defined at this time, the construction of a down-drain structure along the southern slope of the SMP 150 site is required for the construction of the existing approved SMP 150 permit. Impacts associated with the construction of the

1. Please refer to the following documents attached to this memo: "SMP 150, Revision No. 1 Reclamation Plan,

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PLANNING | DESIGN | ENVIRONMENTAL | GRAPHICS



down/inlet structure along the southern slopes of SMP 150 were evaluated as part of Riverside County Final EIR No. 359, which imposed the following mitigation measure: “The existing flow channel and banks of the Mayhew Creek that traverse the site of Werner Corporation SMP 150 and 182 shall be maintained intact until mining of the three pits is completed or until operational needs warrant *[sic]* its removal/relocation.” Thus, although relocation of the down-drain structure is a reasonably foreseeable consequence of the SMP 139R1 project, its relocation to the SMP 150 site is already approved pursuant to SMP 150, Revision No. 1, and impacts associated with its relocation were evaluated and disclosed as part of Riverside County Final EIR No. 359.

Additionally and as previously indicated on Figures 5 and 6, a portion of the historic Mayhew Creek drainage has been preserved along the eastern perimeter of the SMP 143 and SMP 139R1 sites. This drainage conveys flows from the southwest towards the restoration area identified by the above-described HMMP, and thence northeasterly via an existing 30-foot earthen bottom culvert towards the Temescal Creek Wash. This portion of Mayhew Creek will not be impacted by the proposed SMP 139R1 project, and will be retained in its existing condition.

Response to RWQCB Concerns

The following provides a response to the concerns expressed by Mr. Glenn Robertson in his January 17, 2013 e-mail to Mr. Matt Straite.

- ***RWQCB Comment:*** *I do have confusion between his referenced “SMP 139R1 Project” vs. the proposed shift of operations between the existing SMP 139 quarry to the future SMP 143 quarry, and I hope the draft MND or DEIR will clarify any difference.*

Response: Please note that the January 7, 2013 e-mail response from T&B Planning incorrectly stated that the down structure would be relocated to the SMP 143 quarry; in fact, the down structure would be relocated instead to the SMP 150 quarry. The MND for SMP 139R1 will include a discussion of the relocation of the down-drain structure, although impacts associated with the relocation of this down-drain structure were previously evaluated as part of Final EIR No. 359. As a condition of approval placed on SMP 139R1, no mining activities within SMP 139R1 that necessitate relocation of the down-drain structure will be permitted to commence until after SMP 150 is revised to accommodate the relocated down-drain structure, and any CEQA compliance documentation required in conjunction with the revision to SMP 150 has been prepared and approved. Furthermore, please note that there would be no “shift of operations” to the SMP 143 or SMP 150 sites as a result of the proposed SMP 139R1 project. Only the down-drain structure would eventually need to be relocated from its current location to the SMP 150 site. Actual mining operations would occur as proposed by SMP 139R1, and future operations within SMP 150 would occur as allowed under its current permits and/or as modified pursuant to a future permit revision for SMP 150.

which clearly depicts a “Proposed Storm Water Inlet Structure” at the southern boundary of the SMP 150 site: b) SMP 150, Revision No. 1 Condition of Approval No. 9; c) Staff Report for SMP 150 requiring the construction of a inlet structure as mitigation for impacts to hydrology, flooding, drainage and water quality; and d) Riverside County Flood Control and Water Conservation District Letter dated April 5, 1991.



- **RWQCB Comment:** *Regardless we have a situation where the original Mayhew Creek was completely diverted in 2006 to the SMP 139 pit for aggregate washing purposes, thereby denying beneficial uses downstream that had been supported by that water. This was/is a violation of Mayhew Creek's water quality standards, i.e. violation of the Water Code which sanctions Regional Basin Plans to uphold those water quality standards.*

Response: As indicated above, Mayhew Creek was not diverted by the project applicant; rather, the course of this creek was altered due to heavy rain events in January/February 2005 and geological movement along the Glen Ivy Fault line. These conditions resulted in substantial erosion of the mining pit walls and caused the creek to flow into the SMP 139 gravel pit, thereby necessitating the emergency construction of a concrete down-drain structure to protect the slopes along the southern perimeter of the pit.

Mayhew Creek was not “diverted for...aggregate washing purposes.” Runoff from Mayhew Creek is fully detained within the southern portion of the SMP 139 pit, and there is no plumbing or other conveyance infrastructure allowing for the use of the water in this pit to be used as part of the mining operation. Rather, water used for aggregate mining operations is provided to the site by the Elsinore Valley Municipal Water District (EVMWD), which is pumped to a holding pond located near Temescal Canyon Road. Water from the holding pond is then pumped into the large desilting basin located in the north-central portion of the SMP 139 pit (which bears no connection to the southern basin into which Mayhew Creek drains). Water from the desilting basin is then utilized as part of a closed-loop system, in which water is pumped to the processing plant, used to process mining materials, then discharged back into the desilting basin to allow for settlement and re-use of the water. At no time is any water from Mayhew Creek utilized during the existing (or proposed) mining operation.

Furthermore, as stated in their September 9, 2005 letter to CEMEX, the RWQCB previously determined that the fill activities associated with the construction of the down-drain structure “...appears to be subject to State Water Resources Control Board Order No. 2004-0004-DWQ...” The prior mine operator (CEMEX) submitted a NOI to participate in Order No. 2004-0004-DWQ on September 30, 2005. The information provided in the 2005 NOI demonstrated the eligibility of the down-drain structure for participation in Order No. 2004-0004-DWQ, as follows: 1) Mayhew Creek was determined to be an isolated ephemeral stream that is not subject to Section 404 of the CWA, as evidenced by the July 1, 2005 letter from the ACOE; 2) improvements associated with the down-drain structure required only 100 linear feet of fill and involved only 0.1-acre of fill, which is less than the 400 linear feet for fill and 0.2-acre fill maximum allowed under Order No. 2004-0004-DWQ; 3) mitigation (as set forth in the HMMP) was fully implemented to address potential impacts to receiving waters; 4) no cumulative effects to beneficial uses for receiving waters were identified; and 5) no adverse effects to rare, candidate, threatened, or endangered species were identified in association with the construction of the down-drain structure (assuming compliance with the HMMP).



By virtue of the project's participation in Order No. 2004-0004-DWQ, the down-drain structure construction does not represent a violation of Mayhew Creek's water quality standards, nor is it a violation of the Water Code.

- ***RWQCB Comment:*** *So an argument that the down-drain's move to a future SMP 143 pit would simply perpetuate an already captured stream incorrectly perpetuates this violation; it appears that the Riverside County Planning Department should never have approved this diversion in 2006 to begin with – I doubt my agency heard about it but you certainly can cite an older EIR that discussed it.*

Response: Given the mining operator's participation in Order No. 2004-0004-DWQ (and associated mitigation), there is no "violation" of the Water Code.

The construction of the down-drain structure was necessary to rectify an emergency condition created by unusually heavy rain events and geological movements along the Glen Ivy fault that resulted in the alteration of the flow path for Mayhew Creek. Thus, flows associated with Mayhew Creek were not diverted by the SMP 139R1 project applicant or previous mine operators. Construction of the down-drain structure was reviewed by the RWQCB, as evidenced by their July 21, 2005 letter to CEMEX (a copy of which is attached hereto).

Riverside County did not issue Substantial Conformance No. 1 to RCL 106 until after all consultations with the RWQCB, ACOE, and CDFW had been completed. The County Planning Department's approval of Substantial Conformance No. 1 fully complied with Riverside County Ordinance No. 555.

As the construction of the down-drain structure was determined by the Riverside County Planning Department to be exempt from CEQA, no EIR (or MND) was prepared in support of the RCL 106 Substantial Conformance No. 1 application. It should be noted, however, that mining-related impacts to the Mayhew Creek were previously anticipated, disclosed, and evaluated as part of Riverside County Final EIR No. 359, which was prepared in conjunction with SMP 150, Substantial Conformance No. 1.

- ***RWQCB Comment:*** *I'm trying to give Regional Board staff a "first bite at that apple" given the Project's newly proposed move of the down-drain from SMP 139 to the future quarry SMP 143, which given that interruption seems to create a new diversion.*

Response: As previously noted, relocation of the down-drain structure would not occur until such a time that SMP 150 (not SMP 143) is revised to allow for mining of the portions of slopes and setback areas that occur on the SMP 150 site. Furthermore, relocating the down-drain structure would not create any new diversion in flows, since all flows would continue to be detained on-site within the mining pits. Relocation of the down-drain structure would merely shift the location where the water is detained; there would be no increase (or decrease) in the total volume of flows that would be conveyed via the down-drain structure and into the mining pits, where detained runoff would then be allowed to infiltrate into the ground.



- **RWQCB Comment:** *Now, it appears that a secondary channel is described by Mr. Harding as having formed alongside the lip of SMP 139 quarry, generally directing some of the localized runoff downstream again – though it is not the original tributary flowline of Mayhew Creek from the Santa Ana Mountains to Temescal Creek (Temescal Canyon Bottom).*

Response: The “secondary channel” along the eastern edge of the existing SMP 139 site is the former Mayhew Creek alignment that existed prior to the above-described events of January/February 2005, and is not a “new” channel that has since formed. As shown on Figures 5 and 6, flows within this channel originate from hills located southwesterly of the mining complex, and were historically tributary to Mayhew Creek. These flows, which traverse around the edge of the mining complex along the eastern boundary of SMP 143 and SMP 139, continue to be tributary to Temescal Creek. This is an existing condition that will not be altered or in any way impacted by the proposed SMP 139R1 project.

- **RWQCB Comment:** *The CEQA document should detail what has occurred, and provide documentation of approved water rights held by Mayhew Aggregates & Mine Reclamation (Company?) for this action on Mayhew Creek. I think all this deserves some follow up both in the CEQA document’s discussion and during the permit discussion...*

Response: The MND for SMP 139R1 will provide a discussion of the events of January/February 2005 and associated permits that were issued allowing for construction of the down-drain structure. The project proponent does not hold water rights for Mayhew Creek, as runoff from Mayhew Creek is not used during mining operations; rather, flows from Mayhew Creek are merely accommodated within the existing mining pit, where they infiltrate into the groundwater basin. Permits for relocating the existing down-drain structure would be sought following Riverside County approval of revisions to SMP 150, as the southern slope of SMP 139R1 cannot be mined and the down-drain structure cannot be relocated until a revision to SMP 150 is approved by Riverside County (and reviewed as part of a CEQA process).

- **RWQCB Comment:** *In the interest of time I am cc’ing this email to our Water Rights office at the State Water Resources Control Board in Sacramento, for their views on continued diversions of an entire stream... as opposed to the potential case of, say, diversion of only a portion of the stream if Mayhew Creek’s entire channel could be re-established (as a mitigation measure) all the way from the Santa Ana Mountains to Temescal Creek.*

Response: Existing conditions associated with the existing mining complex (including SMP 139R1 and surrounding mining sites) renders the re-establishment of the historic flow lines infeasible, as demonstrated on Figures 5 and 6. Moreover, no “diversion” of flows occurred to Mayhew Creek, as the change in course of Mayhew Creek occurred due to rain events in January/February 2005 and geological movements along the Glen Ivy fault, and not by any actions undertaken by the SMP 139R1 project applicant or by previous mine operators. It is our opinion that no additional mitigation measures should be required in association with the relocation of this down-drain structure, since such a relocation would not affect the total volume



SMP 139R1

February 11, 2013

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of flows that are detained and allowed to infiltrate into the groundwater basin, and because all appropriate mitigation is identified as part of the HMMP prepared pursuant to the requirements of the ACOE, CDFW, and RWQCB. Moreover, the down-drain is not proposed to be relocated at this time, and detailed plans for such eventual relocation are not available at this time. Relocation of the down-drain will be evaluated as required by CEQA when a future proposed revision to SMP 150 is submitted to the County to review.

We appreciate the continued efforts of Riverside County in support of the SMP 139R1/CUP 03679 project. If there are any questions or if the County should require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeramey Harding'.

Jeramey Harding, AICP

Senior Project Manager

T&B PLANNING

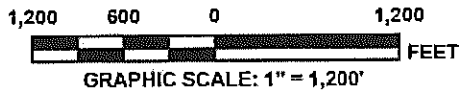
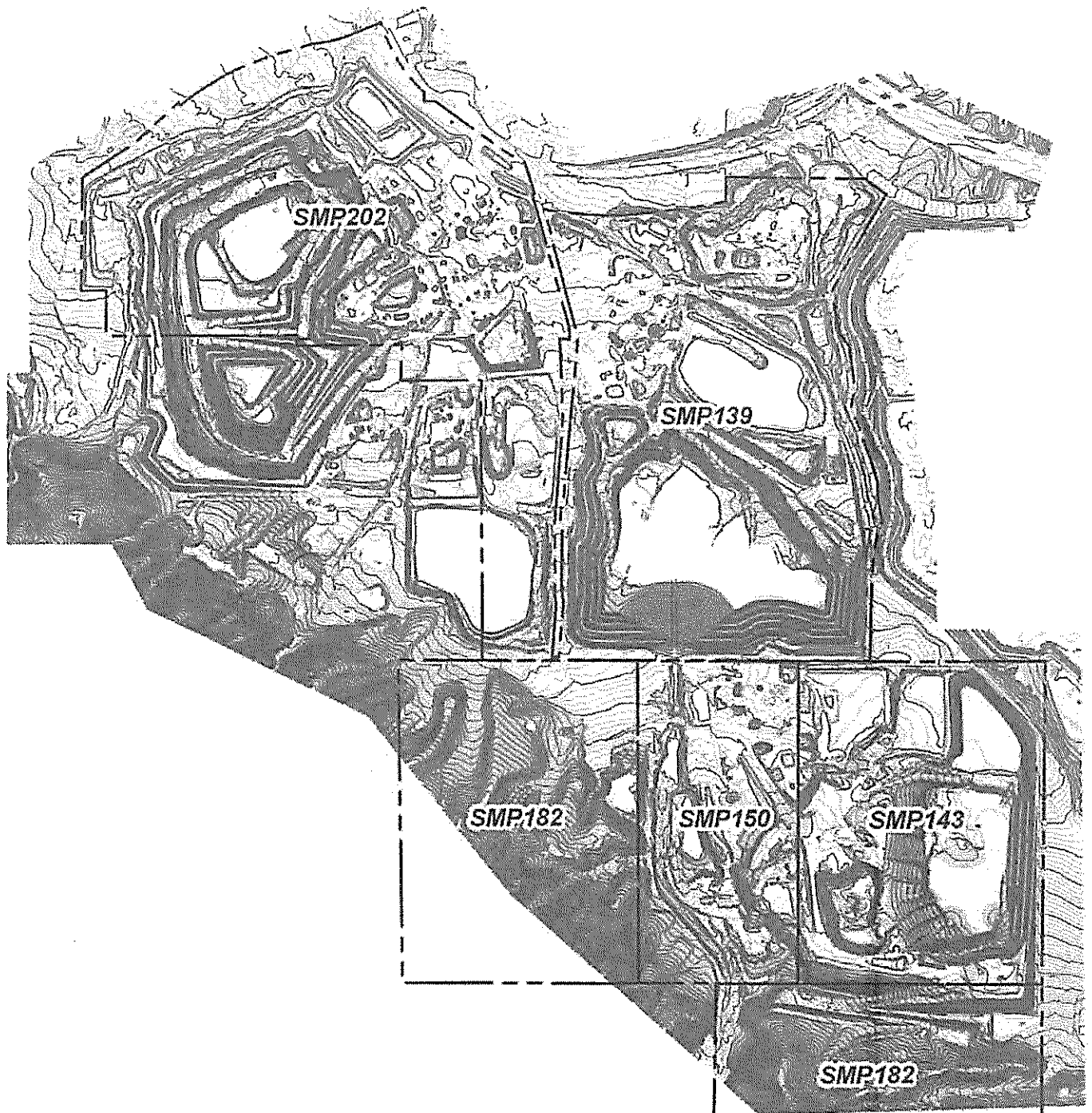
Phone: (760) 452-2300

jharding@tbplanning.com

Cc: Glenn S. Robertson, Santa Ana Regional Water Quality Control Board

Attachments: Figures 1 through 5; 2005 Wildlife Agency Correspondence & Documentation; RCL106 SC 1 Conditions of Approval; SMP 150 SC 1 Reclamation Plan; SMP 150 SC1 Conditions of Approval; Staff Report for SMP 150 SC 1; April 5, 1991 Flood Control Letter for SMP 150, SC1

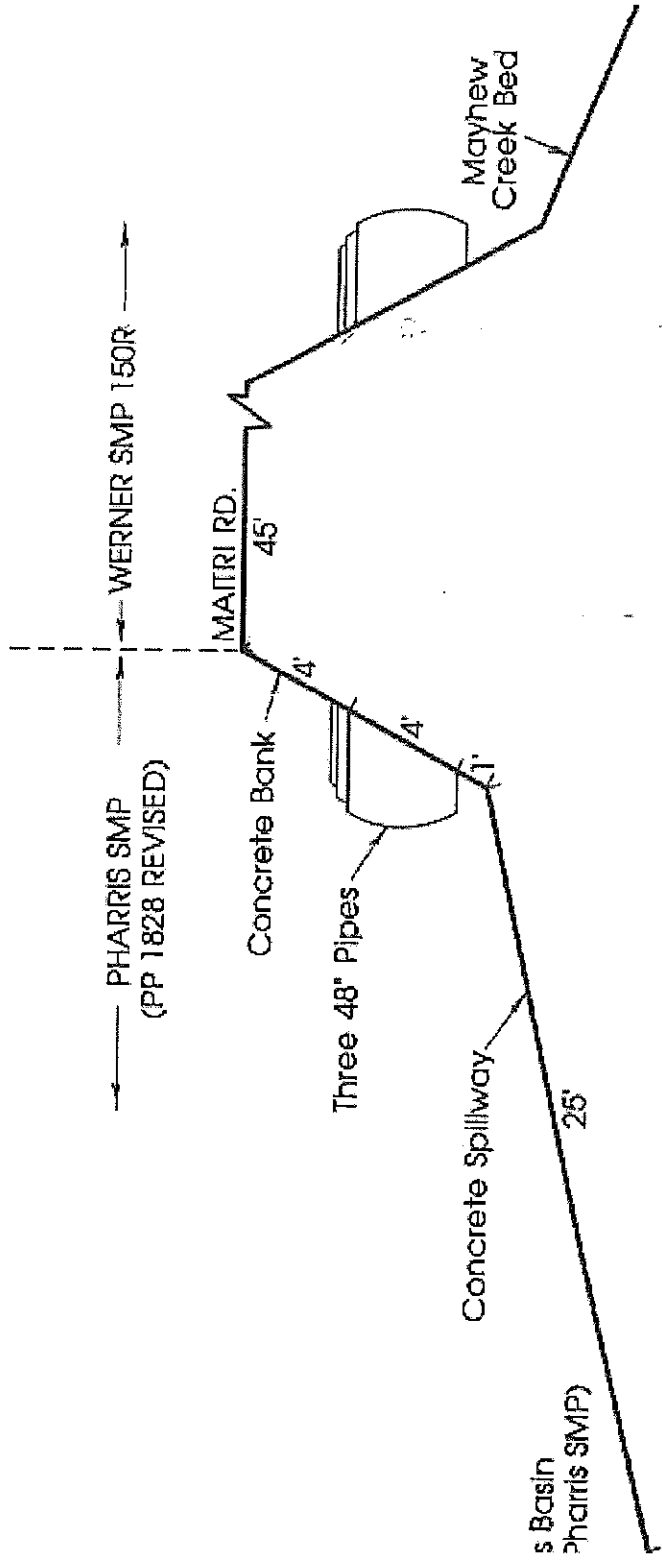
MAYHEW AGGREGATES AND MINE RECLAMATION



**OWNER/APPLICANT: MAYHEW AGGREGATES
& MINE RECLAMATION**

**SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHIC
SURVEY DATED JANUARY 11, 2011, PERFORMED BY
COOPER AERIAL SURVEYS, INC.**





NOTE: Side View, Looking East
of Maiteri Rd.



Location of Debris Basin and Spillway

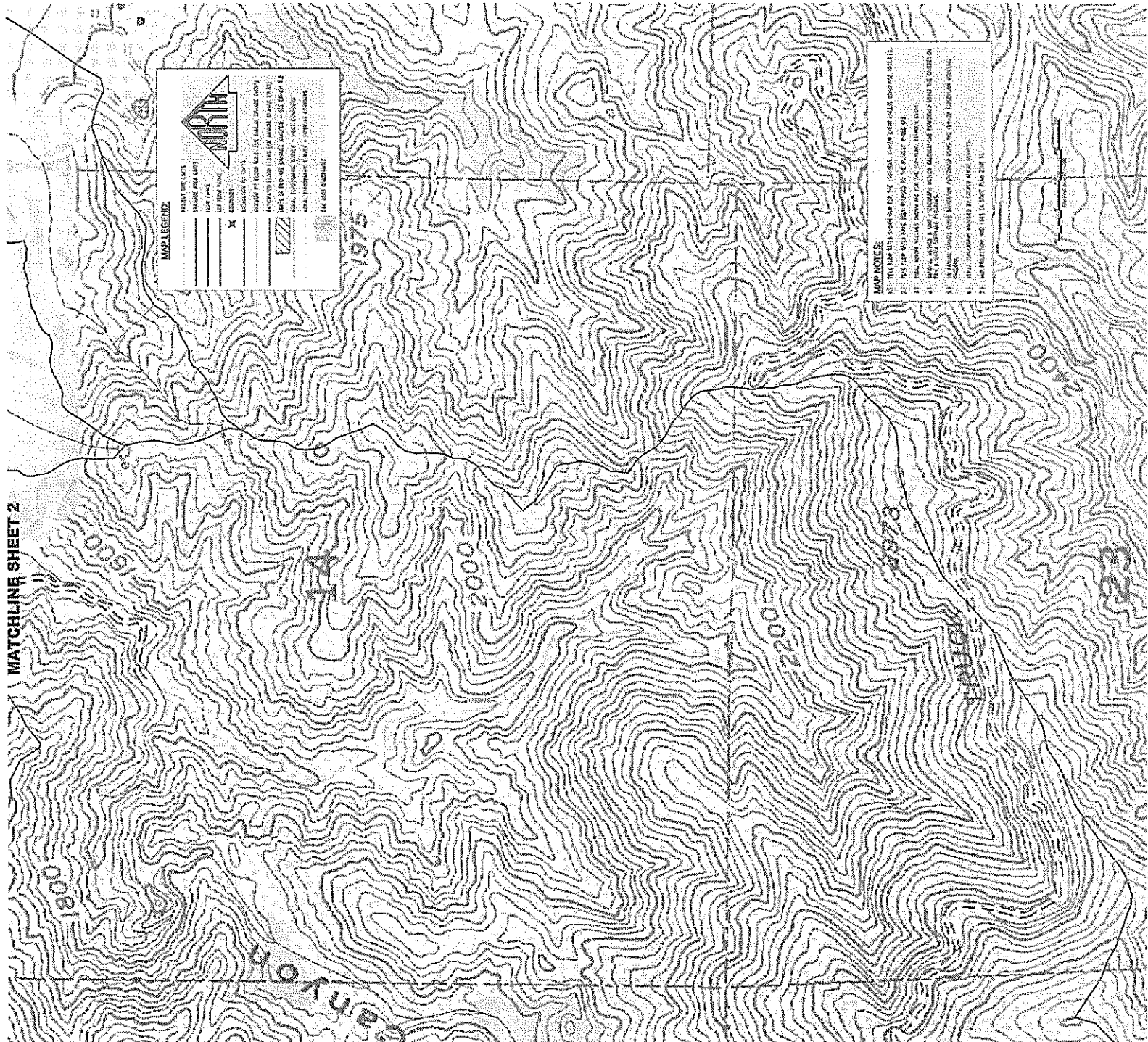
Mayhew Creek Diversion Alignment (1994)



Figure 4

1994 HISTORICAL AERIAL PHOTO

MATCHLINE SHEET 2

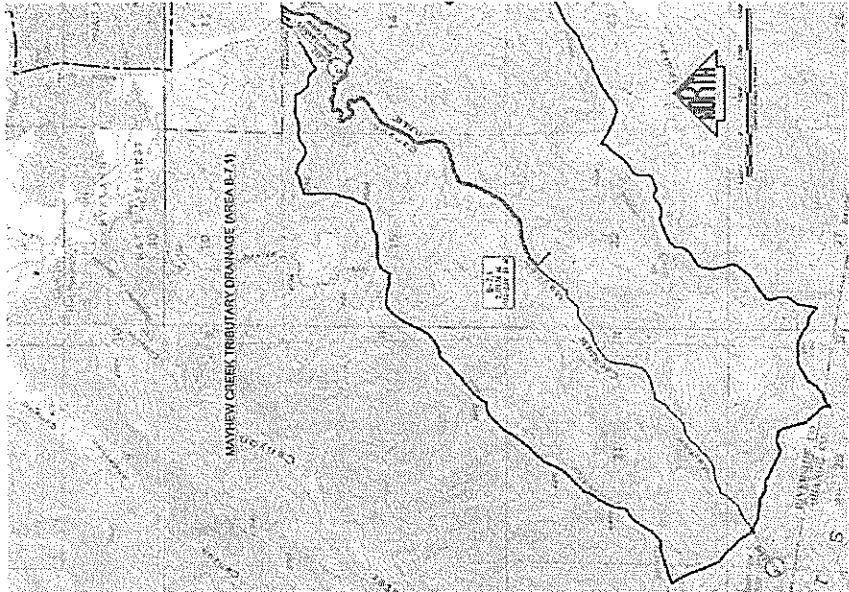


MAP LEGEND

PROPERTY LINES
 BUILDING FOOTPRINTS
 HIGHWAYS
 RAILROADS
 CANALS
 ELEVATION IN FEET
 UNDESIGNED STREAMS
 DESIGNED STREAMS
 DRAINAGE CANALS
 POWER LINES
 TELEPHONE LINES
 FENCE LINES
 CULTIVATED AREAS
 UNCULTIVATED AREAS
 WETLANDS
 WATER BODIES
 ROCK OUTCROPPINGS
 SAND AND GRAVEL DEPOSITS
 CLAY, LOESS AND SILT DEPOSITS
 OTHER DEPOSITS
 1:25,000 SCALE

NOTE

1. THE DATA SHOWN ON THIS MAP WERE OBTAINED FROM THE FOLLOWING SOURCES:
 2. THE DATA WERE CHECKED BY THE ENGINEER AND FOUND TO BE CORRECT.
 3. THE DATA WERE CHECKED BY THE ENGINEER AND FOUND TO BE CORRECT.
 4. THE DATA WERE CHECKED BY THE ENGINEER AND FOUND TO BE CORRECT.
 5. THE DATA WERE CHECKED BY THE ENGINEER AND FOUND TO BE CORRECT.
 6. THE DATA WERE CHECKED BY THE ENGINEER AND FOUND TO BE CORRECT.
 7. THE DATA WERE CHECKED BY THE ENGINEER AND FOUND TO BE CORRECT.



EXISTING CONDITIONS HYDROLOGIC CALCULATIONS

NO.	AREA (AC)	COEFFICIENT	CONTRIBUTION (CFS)
1	100	0.1	10
2	200	0.2	40
3	300	0.3	90
4	400	0.4	160
5	500	0.5	250
6	600	0.6	360
7	700	0.7	490
8	800	0.8	640
9	900	0.9	810
10	1000	1.0	1000

EXISTING CONDITIONS HYDROLOGIC CALCULATIONS

NO.	AREA (AC)	COEFFICIENT	CONTRIBUTION (CFS)
1	100	0.1	10
2	200	0.2	40
3	300	0.3	90
4	400	0.4	160
5	500	0.5	250
6	600	0.6	360
7	700	0.7	490
8	800	0.8	640
9	900	0.9	810
10	1000	1.0	1000

VICINITY MAP

EXIS
 EXISTING
 PROPOSED

**ATTACHMENT A:
2005 WILDLIFE AGENCY CORRESPONDENCE & DOCUMENTATION**



DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
P.O BOX 532711
LOS ANGELES, CALIFORNIA 90053-2325

REPLY TO
ATTENTION OF:

July 21, 2005

Office of the Chief
Regulatory Branch

Cemex Construction Materials, L.P.
Attention: Christine Jones
P.O. Box 4120
Ontario, California 91761

Dear Ms. Jones:

Reference is made to your letter (No. 200501644-WJC) dated July 6, 2005 for a Department of the Army Permit to discharge fill material on up to 0.1 acre of Mayhew Creek in the vicinity of Temescal Wash in Corona, Riverside County, California.

Due to the change in course of Mayhew Creek from going around the eastern boundary of your property to now flowing into the quarry gravel pit, Mayhew Creek is determined to not be regulated per the SWANCC court decision of 2000. The reason for the change in course is due to the rain events in January/February 2005 and geological movement along the Glen Ivy Fault line causing Mayhew creek to flow into the gravel pit. The rain events and the instability of the Glen Ivy Fault line caused the bank between the creek and the pit wall along the southern wall to collapse into the pit.

Based on the information furnished in your letter, we have determined that your proposed project does not discharge dredged or fill material into a water of the United States or an adjacent wetland. Therefore, the project is not subject to our regulation under Section 404 of the Clean Water Act and a Section 404 permit is not required from our office.

Even though, Mayhew creek is now not subject to the Corps' regulation, the applicant is still responsible for the mitigation area that the applicant will be impacting. The mitigation area is apart of a previous permit, which impacted waters of the United States. The applicant shall provide to the Corps a new Habitat Mitigation and Monitoring Plan (HMMP) for the impacts to the mitigation area. Please submit a draft HMMP for the Corps review no later than August 31, 2005.

Furthermore, you are hereby advised that the Corps of Engineers has established an Administrative Appeal Process for jurisdictional determinations which is fully described at 33

CFR Part 331. The Administrative Appeal Process for jurisdictional determinations is diagrammed on the enclosed Appendix C. If you decide not to accept this approved jurisdictional determination and wish to provide new information, please send the information to this office. If you do not supply additional information you may appeal this approved jurisdictional determination by completing the attached "Notification of Administrative Appeal Options and Process and Request for Appeal" form and submitting it directly to the Appeal Review Officer at the address provided on the form.

Please be aware that our determination does not preclude the need to comply with Section 13260 of the California Water Code (Porter/Cologne) and we recommend that you contact the California Regional Water Quality Control Board to insure compliance with the above regulations. Furthermore, our determination does not obviate the need to obtain other Federal, state, or local authorizations required by law.

I am forwarding copies of this letter to: California State Water Resources Control Board, 1001 I Street, Sacramento, California 95814, Attention: Mr. Oscar Balaguer, Chief, Water Quality Certification. California Regional Water Quality Control Board, Region 8, Santa Ana, Attention: Mr. Gerard J. Thibeault, 3737 Main Street, Suite 500, Riverside, California 92501-3339.

If you have any questions, please contact James Chuang of my staff at (213) 452-3372.

Sincerely,

A handwritten signature in cursive script that reads "Mark Durham".

Mark Durham
Chief, South Coast Section
Regulatory Branch

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: Cemex Construction Materials, L.P.		File Number: 200501644	Date: July 21, 2005
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		A
	PROFFERED PERMIT (Standard Permit or Letter of permission)		B
	PERMIT DENIAL		C
X	APPROVED JURISDICTIONAL DETERMINATION		D
	PRELIMINARY JURISDICTIONAL DETERMINATION		E

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/ccwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

DISTRICT ENGINEER
Los Angeles District, Corps of Engineers
ATTN: Chief, Regulatory Branch
P.O. Box 532711
Los Angeles, CA 90053-2325

Tel. (213) 452-3425 FAX (213) 452-4196

If you only have questions regarding the appeal process you may also contact:

Douglas R. Pomeroy, Appeal Review Officer
U.S. Army Corps of Engineers, CESP-ET-CO
333 Market Street
San Francisco, CA 94015-2195

Tel. (415) 977-8035 FAX (415) 977-8047

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:



California Regional Water Quality Control Board

Santa Ana Region



Alan C. Lloyd, Ph.D.
Agency Secretary

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 – FAX (951) 781-6288 – TTY (951) 782-3221
<http://www.waterboards.ca.gov/santaana>

Arnold Schwarzenegger
Governor

September 9, 2005

Christine Jones
Cemex Construction Materials, LP
PO Box 4120
Ontario, CA 91761

Dear Ms. Jones:

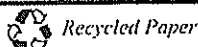
U.S. ARMY CORPS OF ENGINEERS NON-JURISDICTIONAL DETERMINATION FOR MAYHEW CREEK – LETTER DATED JULY 21, 2005

On July 28, 2005, we received a copy of a letter sent to you from the U.S. Army Corps of Engineers (Corps) on July 21, 2005 regarding a proposal to discharge fill material on up to 0.1 acres of Mayhew Creek in the vicinity of Temescal Wash in the City of Corona. In their July 21, 2005 letter, the Corps informed you that the proposed discharge was not subject to their regulation due to the isolated nature of the creek from waters of the U.S. The reasons cited for the isolation of Mayhew Creek are geological movement along the Glen Ivy Fault line and rain events in January and February of 2005 causing flows from Mayhew Creek to enter an adjacent gravel pit.

Although the Corps has determined that Mayhew Creek is isolated and not subject to their regulation, Mayhew Creek is a water of the State. Discharges to waters of the State that affect beneficial uses are subject to regulation under California Water Code Section 13000 *et seq.* Specifically, the proposed discharge of fill appears to be subject to State Water Resources Control Board Order No. 2004-0004-DWQ, Statewide General Waste Discharge Requirements for Dredge and Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction (Order No. 2004-0004-DWQ).

Since receiving the Corps July 21, 2005 letter, Regional Board staff is unable to confirm that you have submitted a Notice of Intent (NOI) to participate in Order No. 2004-0004-DWQ. We request that you complete and submit the NOI form, Attachment 1 of Order No. 2004-0004-DWQ, enclosed, along with a fee deposit of \$500.00, to this office by September 22, 2005, so that Cemex's discharge of fill to Mayhew Creek can be appropriately regulated. Failure to submit the NOI is a violation of Order No. 2004-0004-DWQ.

California Environmental Protection Agency



September 9, 2005

If you need assistance in completing the NOI Form or have any questions, please call Adam Fischer at (951) 320-6363 or via electronic mail at afischer@waterboards.ca.us.

gjev

Sincerely,



Mark G. Adelson
Senior Environmental Scientist
Chief, Regional Basin Planning

Enclosures: State Board Order No. 2004-0004-DWQ
Notice of Intent Form (as an attachment)

cc: State Water Resources Control Board, DWQ-Water Quality Certification Unit –
Oscar Balaguer



DEPARTMENT OF FISH AND GAME<http://www.dfg.ca.gov>

Eastern Sierra-Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
Phone (909) 484-0459
Fax (909) 481-2945



September 28, 2005

Christine Jones
Regional Environmental Manager
Cemex Construction Materials, L.P.
430 North Vineyard, Suite 500
Ontario, CA 91764-4463

Request to amend Lake or Streambed Alteration Agreement Number 5-066-97

Dear Ms. Jones:

The Department of Fish and Game (Department) has received your request to extend your original Lake or Streambed Alteration Agreement Number 5-066-97 (agreement). Your project now includes work or activities that were not described in the original notification package you submitted to the Department. Your executed agreement provides that the terms of the agreement may be renegotiated by mutual consent of the parties to the agreement. The Department has reviewed your request and agrees to amend your agreement to include increased impacts of the project, subject to the conditions set forth in the attached proposed amendment.

If you accept the conditions, please sign and date the attached amendment and return it to the Department at the above address. The Department will then sign the amendment and provide you with a copy of it. Please note that before the Department may execute any amendment to the agreement, it must comply with all applicable state laws, including the California Environmental Quality Act (CEQA) (Pub. Resources Code, §§ 2100-21177), if CEQA applies.

If you have any questions regarding this matter, please contact the Department at the above telephone number or address.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeff Brandt".

for
Jeff Brandt
Environmental Scientist
Habitat Conservation Planning, Region 6

Attachment

**AGREEMENT TO AMEND
LAKE OR STREAMBED ALTERATION AGREEMENT NUMBER 5-066-97**

WHEREAS, Jim Gore of Sunwest Materials, renamed Cemex Construction Materials, L.P. and represented by Christine Jones, Regional Environmental Manager, Cemex Construction Materials, L.P., 430 N. Vineyard ave, Suite 500, Ontario, CA 91764-4463, phone number (909) 974-5471 (Operator) and the Department of Fish and Game (Department) entered into Lake or Streambed Alteration Agreement Number 5-066-97 (agreement) on or about April 4, 1997; and

WHEREAS, the Operator has requested the Department to amend the agreement to include increased impacts of the project; and

WHEREAS, pursuant to section 1602 of the Fish and Game Code the terms of a Lake or Streambed Alteration Agreement may be amended by mutual consent of the parties to the agreement; and

WHEREAS, the Department has established a fee for amending Lake or Streambed Alteration Agreements and that fee, as set forth in section 699.5(g) of title 14 of the California Code of Regulations, is 50% of the fee of the original agreement, and

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions set forth below, the Operator and the Department agree as follows:

1. The terms and conditions contained in the original agreement shall remain in full force and effect, except:
 - a. Amended Termination Date. This agreement expires on March 26, 2006.
 - b. **Amended condition 2.** The Operator shall not impact more than 9.7 acres of Departmental jurisdictional waters in Mayhew Creek, tributary to Temescal Wash. If impacts to drainages and riparian habitat exceed that authorized in this Agreement, the Operator shall mitigate at a minimum 5:1 replacement-to-impact ratio for the impacts beyond those previously authorized by this Agreement and submit a new 1600 streambed alteration agreement application for the entire project. All mitigation shall be approved by the Department.
 - c. **Amended condition 4.** Extension of Agreement. The term of this agreement shall not exceed five years in accordance with Fish and Game Code Section 1605. The Operator may request one (1) extension of this agreement prior to its termination for a period up to five (5) years, subject to Departmental approval. The extension request and fees shall be submitted to the Department's Region 6 Office at the above address. If the Operator fails to request the extension prior to the agreement's termination then the Operator shall submit a new notification with fees and required information to the Department. Any activities conducted under an expired agreement are a violation of Fish and Game Code Section 1600 et. Seq.
 - d. **Amended condition 7.** The Operator shall identify all riparian areas onsite and shall revegetate 9.7 acres onsite as riparian habitat as mitigation for the project. The mitigation habitat must be established and persist through the life of the project. Increases in the scope impacts will also cause increases to the required mitigation (as stated in Amended Condition 2).
 - e. **Amended condition 8.** An annual report shall be submitted to the Department each year for a minimum of 5 years after planting or until the Department deems the mitigation site(s) successful. This report shall include (a) a description of the restoration activities done the previous year (including revegetation and exotic species removal) and when they were conducted; (b) the survival, percent cover, and height of both tree and shrub species planted; the number by species of plants replaced, an overview of the revegetation effort, and the method used to assess these parameters shall also be

included; (c) The report shall also include information regarding exotic vegetation removal including the amount removed, the amount removed and treated, frequency and timing of removal and treatment, disposal specifics, and a summary of the general success and failures or failure of the exotic removal plan. The report shall also include wildlife observed at the site during monitoring surveys including sensitive species and/or listed species. Photos from designated photo stations shall be included. The first annual report is due to the Department no **March 26, 2006**.

- f. **Added condition 30.** Notification to the California Natural Diversity Database. If any sensitive species are observed on or in proximity to the project site, or during project surveys, the Operator shall submit California Natural Diversity Data Base (CNDDDB) forms and maps to the CNDDDB within five working days of the sightings, and provide the regional Department office with copies of the CNDDDB forms and survey maps. **This information shall be mailed within five days to:** California Department of Fish and Game, Natural Diversity Data Base, 1807 13th Street, Suite 202, Sacramento, CA 95814, Phone (916) 324-3812. A copy of this information shall also be mailed within five days to the Department regional office at: California Department of Fish and Game Region 6, Lampson Avenue, Suite J, Los Alamitos, CA 97702, **Attn: Streambed Team. Please reference SAA # 5-066-97**
- g. **Added condition 31.** A qualified biologist shall be on-site to monitor all activities that result in the clearing or grading of sensitive habitat as well as grading, excavation, and/or other ground-disturbing activities in jurisdictional areas. The Operator shall flag the limits of grading and the jurisdictional areas, perform necessary surveys, and take photographs during the construction process, as required by this permit. The monitor is required to halt construction activities if threatened or endangered species are identified and notify the appropriate agencies immediately. Species 2
2. All work shall be done in accordance with the plans and specifications the Operator provided the Department with the original notification package and/or described in the original agreement.
 3. A copy of this amendment and a copy of the original agreement shall be provided to any contractors and subcontractors of the Operator and copies of these documents shall be available at the project site.
 4. The Operator understands that the Department may not execute this amendment until it complies with all applicable state laws, including the California Environmental Quality Act (CEQA) (Pub. Resources Code, 2100-21177), if CEQA applies.

IN WITNESS WHEREOF, the parties below have executed this amendment to Lake or Streambed Alteration Agreement No. 5-066-97 as indicated below.

Date

Christine Jones,
Regional Environmental Manager,
Cemex Construction Materials, L.P.

Date

Jeff Brandt
Environmental Scientist
Habitat Conservation Planning, Region 6
Department of Fish and Game



September 30, 2005

Via Hand Delivery

Adam Fischer
California Regional Water Quality Control Board
Santa Ana Region
3737 Main Street, Suite 500
Riverside, CA 92501-3348

RE: Notice of Intent to Participate in Order No. 2004-0004-DWQ for Mayhew Creek

Dear Mr. Fischer:

Enclosed, please find the NOI, requested attachments, and a check for the \$500 fee. I have not included the Mitigation Plan as we are still working on our amended Streambed Alteration Agreement with the California Department of Fish and Game (see enclosed attachments) and would like to ensure that there are no conflicts. If you have any questions or need additional information, please do not hesitate to contact me at (909) 974-5471.

Sincerely,

Christine Jones
Environmental Manager

Encls.

July 2, 2005 Letter to Santa Ana Region
July 21, 2005 Letter to Santa Ana Region
Sept 2, 2005 Original Request for NOI
July 14, 2005 Letter from CDE to CWRQ
Sept 7, 2005 Emergency Order Application
Sept 22, 2005 Letter to Santa Ana Region

United States Operations

430 N. Vineyard Ave., Suite 500, Ontario, California. 91764-4463. USA. P.O. Box 4120, Ontario, California. 91761-1067. USA.

Tel: (909) 974-5500, Fax: (909) 974-5524, Dispatch: 1-800-801-ROCK (7625)

STATE WATER RESOURCES CONTROL BOARD

NOTICE OF INTENT (NOI)

TO ENROLL UNDER AND COMPLY WITH THE TERMS OF WATER QUALITY ORDER NO. 2004-004 DWQ (GENERAL WDRs), STATEWIDE GENERAL WASTE DISCHARGE REQUIREMENTS FOR DREDGED OR FILL DISCHARGES TO WATERS DEEMED BY THE U.S. ARMY CORPS OF ENGINEERS TO BE OUTSIDE OF FEDERAL JURISDICTION

Mark Only One Item	1. <input type="checkbox"/> New Discharge
	2. <input checked="" type="checkbox"/> Change of Information-WDID # <u>8 338001912</u>

I. Owner of the Land

Name CEMEX Land Company				
Mailing Address P.O. Box 4120				
City Ontario	County San Bernardino	State CA	Zip 91761-	Phone 909- 974-5471
Contact Person Christine Jones			1067	

II. Billing Address

Name CEMEX Construction Materials, L.P.				
Mailing Address P.O. Box 4120				
City Ontario	County San Bernardino	State CA	Zip 91761-	Phone 909- 974-5471
Contact Person Christine Jones			1067	

III. Discharger (if different from owner of the land)

Name CEMEX Construction Materials, L.P.				
Mailing Address Same as above				
City	County	State	Zip	Phone
Contact Person Same as above				

STATE USE ONLY

WDID: □□□□□□□□□□	Regional Board Office: □□	Date NOI Received:	
		Check #:	

IV. Site Location

Street (including address, if any)		24980 Maitri Road, Corona, CA 91720	
Nearest Cross Street(s)		Temescal Canyon Road	
County:	Riverside	Total Size of Site (acres):	Approximately 189
Latitude/Longitude (Center of Discharge Area) in degrees/minutes/seconds (DMS) to the nearest 1/2 second or decimal degrees (DD) to four decimals (0.0001 degree)			
DMS: N. Latitude	Deg. 33	Min. 45	Sec. _____
W. Longitude	Deg. 117	Min. 28	Sec. 45
DD: N. Latitude	_____		
W. Longitude	_____		
Attach a map of at least 1:24000 (1" = 2000') detail of the proposed discharge site (e.g., USGS 7.5 minute topographic map).			

V. Discharge Information

Subject	Notes
Name(s) and type(s) of receiving waters: Mayhew Creek, ephemeral stream (isolated)	Receiving water types are: river/streambed, lake/reservoir, ocean/estuary/bay, riparian area, wetland.
Eligibility of receiving water. Provide evidence that the water affected by this discharge is deemed to be out side of federal jurisdiction: USACE letter of July 21, 2005	U.S. Army Corps of Engineers jurisdictional disclaimer letter, or explanation why such a disclaimer is not needed
Identify all regulatory agencies having jurisdiction over this project. Attach copies of all federal and State license/permit applications or issued copies of licenses/permits from government agencies: CDFG	For example: Dept. of Fish and Game Streambed Alteration Agreement, Coastal Commission permit
Proposed project start date: October 3, 2005	Expected date of completion: May 1, 2006

Project description: Construction of a concrete channel to carry flows of Mayhew Creek 300 feet down pit wall.		For example: Discharge of riprap; discharge of fill; excavation for a utility line		
Purpose of the entire activity: Pit wall stabilization.		For example: Stream-bank erosion control; flood management; residential development		
Characterization of discharges: Earth, rock and P.C.C. will be used to reinforce the top of the pit and channel flows down the pit wall.		What types of constituents will be discharged? Is the sediment contaminated?		
Fill and Excavation Discharges: For each water body type listed below indicate in ACRES the area of the proposed discharge to waters of the state, and identify the impacts(s) as permanent and/or temporary. For linear discharges to drainage features and shorelines, e.g., bank stabilization, revetment, and channelization projects, ALSO specify the length of the proposed discharge to waters of the state IN FEET. ¹				
Water Body Type	Permanent Impact		Temporary Impact	
	Acres	Linear Feet	Acres	Linear Feet
Wetland	0	0	0	0
Streambed	0.1	100	0	0
Lake/Reservoir	0	0	0	0
Ocean/Estuary/Bay	0	0	0	0
Riparian	0	0	0	0
Dredging Discharges: Volume (cubic yards) of <u>dredged</u> material to be discharged into waters of the United States. None				

¹ For guidance in determining the extent of impacted waters, see General WDRs, section II.A.4

VI. California Environmental Quality Act

Will an environmental impact report or a negative declaration be adopted for this project or has one been adopted?

YES NO

If yes, what is the current status of the environmental impact report or negative declaration?

- Not yet issued for public review.
- In public review.
- Adopted.

Name of lead agency _____

If an environmental impact report or a negative declaration is in public review or has been adopted, enclose the document with this NOI.

Will the discharge occur in, or in immediate proximity to, an area covered by a U.S. Fish and Wildlife Service (USFWS) Habitat Conservation Plan (HCP) or a Department of Fish and Game Natural Community Conservation Plan (NCCP)?

YES NO

Will the discharge occur in, or in immediate proximity to, any habitat of a plant or animal species that has been classified by the Department of Fish and Game, the U.S. Fish and Wildlife Service, or the National Marine Fisheries Service as candidate, sensitive, endangered, rare, or threatened?

YES NO

Will the discharge occur in, or in immediate proximity to, a significant historical or archeological resource, a unique paleontological resource or site, a unique geologic feature, or any human remains?

YES NO

Will the discharge occur in, or in immediate proximity to, land under existing zoning for agricultural use or under a Williamson Act contract?

YES NO

Will the discharge, as mitigated, cause any other significant adverse environmental impact?

YES NO

If you answered "yes" to any of the previous five questions, provide a detailed explanation demonstrating why the discharge is eligible to be enrolled under the General WDRs.

VII. Additional Submittals. In accordance with provisions of State Water Resources Control Board (SWRCB) Water Quality Order No. 2004-0004 DWQ, please submit the following with this NOI to the appropriate Regional Water Quality Control Board or, for multi-Region projects, to the SWRCB.

- a. A fee pursuant to California Code of Regulations, Title 23 Section 2200.
- b. A Mitigation Plan, as described in the General WDRs.

VIII. CERTIFICATION

"I certify under penalty of law that this document and all attachments were prepared under my direction and supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. In addition, I certify that the provisions of these General WDRs will be complied with."

Signature of Discharger <i>Christine Jones</i>	Title Environmental Manager
Printed or Typed Name Christine Jones	Date 9/28/05



John V. Rossi
General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

October 10, 2011

David Jones, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

**SURFACE MINING PERMIT NO. 139, REVISED PERMIT NO. 1,
CONDITIONAL USE PERMIT NO. 3679, SURFACE MINING PERMIT NO.
150, SUBSTANTIAL CONFORMANCE NO. 2, AND SURFACE MINING
PERMIT NO. 202, SUBSTANTIAL CONFORMANCE NO. 1, EA42476.**

This letter is in response to your Initial Case Transmittal dated October 5, 2011.

Western Municipal Water District (Western) has no comments on proposed Surface Mining Permit No. 139, Revised Permit No. 1, Conditional Use Permit No. 3679, Surface Mining Permit No. 150, Substantial Conformance No. 2, and Surface Mining Permit No. 202, Substantial Conformance No. 1, EA42476. Western does not provide retail water service in the vicinity of Glen Ivy, south of I-15 and Temescal Canyon. Our records indicate that Lee Lake Water District is the water purveyor for this area.

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

A handwritten signature in black ink, appearing to read "Tammy Martin", is written in a cursive style.

TAMMY MARTIN
Engineering Technician

TM:sc

Enc: Initial Case Transmittal

\\Wmwd-fsmain\development\CONDITION LETTERS\RIVERSIDE COUNTY\NoCommentLtr-CO-SMP139_EA42476.doc

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL *Ticke date 10/2/11*

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409

Riverside, CA 92502-1409

RECEIVED

OCT 07 2011

WMWD/Eng.

DATE: October 5, 2011

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.-LEA
Riv. Co. Environmental Health Dept.-Haz Mat
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - R. Klaarenbeek
Riv. Co. Building & Safety - Teresa Jakeway
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
City of Corona
~~Western Municipal Water Dist.~~ *Tammy*
Lee Lake Water Dist.

Temescal Water Co. (EVMWD)
Southern California Edison
Southern California Gas Co.
RWQCB-Santa Ana
South Coast Air Quality Mgmt. Dist.
Office of Mine Reclamation
National Forest Service
Army Corps of Engineers

SURFACE MINING PERMIT NO. 139, REVISED PERMIT NO. 1, CONDITIONAL USE PERMIT NO. 3679, SURFACE MINING PERMIT NO. 150, SUBSTANTIAL CONFORMANCE NO. 2 AND SURFACE MINING PERMIT NO. 202, SUBSTANTIAL CONFORMANCE NO. 1 – EA42476 – Applicant: Eric Werner – Mayhew Aggregates & Mine Reclamation – Engineer/Representative: Todd Pendergrass – Mayhew Aggregates & Mine Reclamation - First Supervisorial District – Glen Ivy Area Zoning District – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS-MIN), Open Space: Conservation (OS-C) and Light Industrial (LI) – Location: South of I-15 and Temescal Canyon – 908.53 Gross Acres - Zoning: Mineral Resources and Related manufacturing (M-R-A), Manufacturing, Service Commercial (M-SC), Natural Assets (N-A) - **REQUEST: SMP00139R9** proposes a 50-year extension of time (expiration date of 12/31/2068) for the mining operations under SMP00139 along with an expansion of mining to access the mineral resources located within setbacks between adjoining mining operations SMP00150 and SMP00202 (additional ~45 million tons). No changes in the existing approved mining and trucking method or intensity proposed. **CUP03679** proposes to construct an inert debris engineered fill operation (IDEFO) to be located within the limits of the SMP00139 mine site. **SMP00150S2** proposes to accommodate the access of mineral resources located within the setbacks and to accommodate relocation of the existing down drain for Mayhew Creek. **SMP00202S1** proposes to accommodate the access of mineral resources located within the setbacks. – APN(s): 290-060-043, 290-110-012, 015, 017, 019, 024 & 025, 290-040-018, -043, 290-090-015, 290-110-014, -016, -021, -022, 290-120-007, -002, -003, -005, -006, 290-150-002, -003 – Concurrent Cases: CUP03679, SMP00150S2, SMP00202S1 - Related Cases: SMP00150, SMP00150S1, SMP00202, SMP00139, PP01828, PP01828R1, PP01828S1, PP01828S2, RCL00106, RCL00106R1, RCL00106S1, RCL00106S2.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 10, 2011**. 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 **David Jones**, Project Planner, at (951) 955-6863 or email at DLJONES@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.



California Regional Water Quality Control Board
Santa Ana Region



Matthew Rodriguez
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288
www.waterboards.ca.gov/santaana

Edmund G. Brown Jr.
Governor

October 3, 2011

Mr. Eric Werner
ewerner@wernercorp.net
Mayhew Aggregates and Mine Reclamation
P.O Box 78450
Corona, CA 92877

**WAIVER OF WASTE DISCHARGE REQUIREMENTS FOR MAYHEW AGGREGATES
AND MINE RECLAMATION COMPANY'S INERT LANDFILL IN THE CITY OF
CORONA, PURSUANT TO ORDER NO. RB8-2007-0036**

Dear Mr. Werner:

We have reviewed your submittal of a Report of Waste Discharge Application, dated July 12, 2011, which we received on August 22, 2011, for an Inert Debris Engineered Fill Operation located at 24890 Maitri Road within the City of Corona, Riverside County. The property is approximately 225 acres in size and is situated within Sections 2 and 11, Township 5 South, Range 6 West, of the Lake Mathews and Alberhill Quadrangles (a map showing the location of the site is included as an attachment to this letter).

Currently, the site is the location of an aggregate mining and processing plant under Surface Mining Permit SMP00139. As part of the mining permit extension application and the reclamation plan, Mayhew Aggregates and Mine Reclamation is proposing to add an Inert Debris Engineered Fill Operation on the site. A load checking program will be implemented to assure that only inert wastes are disposed of at the site. Then the inert material will be spread and compacted under controlled conditions to achieve a uniform and dense mass which will be capable of supporting structural loading for future site utilization.

The list of acceptable material is limited to the following:

- Fully cured asphalt
- Uncontaminated concrete
- Crushed glass
- Brick
- Ceramics
- Clay and clay products which may be mixed with rock and soil
- Silts and clays from adjoining mining properties

California Environmental Protection Agency



October 3, 2011

The anticipated amount of inert debris accepted will be approximately 50,000 tons/month. The anticipated duration of the Inert Debris Engineered Fill Operation is 50 years.

The list of acceptable materials qualifies as "inert waste", as defined in the California Code of Regulations, Title 27, Division 2, Section 20230. Pursuant to California Water Code, Section 13269, the Regional Board adopted Resolution No. R8-2007-0036, waiving waste discharge requirements for specific types of discharges. Attachment "A" to Resolution No. R8-2007-0036 specifies types of discharges, criteria and conditions for which Waste Discharge Requirements are waived (copy attached). The proposed Inert Debris Engineered Fill Operation at your site is considered an Inert Waste Disposal Operation, and therefore the waste discharge requirements are waived, provided that the following conditions are met:

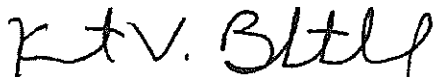
1. No greenwaste, woodwaste, gypsum or drywall are allowed as inert waste;
2. Controls sufficient to contain all surface runoff are installed, where necessary, and;
3. The site will be adequately secured to prevent unauthorized disposal by the public.

Please be aware that pursuant to Water Code Section 13269, the general waiver of waste discharge requirements must be renewed by the Regional Board every five years. Order No. R8-2007-0036 expires on September 7, 2012. While we expect that you will continue to be covered by a revised waiver for your disposal of inert material, we must notify you that there is always the potential that waste discharge requirements may be required in the future.

Should any conditions change from those stated in your submittals, this waiver may be revoked and you must notify this office immediately to determine a further course of action. Please be aware that this waiver does not relieve you of the responsibility to comply with laws and regulations set forth by other regulatory agencies involved with this project.

If you have any questions, please contact Ray Akhtarshad of our Land Disposal & DoD Program Section at (951) 320-2024 (rakhtarshad@waterboards.ca.gov), or Cindy Li, his supervisor, at (951) 782-4906 (cli@waterboards.ca.gov).

Sincerely,



Kurt V. Berchtold
Executive Officer

AERIAL ORTHOPHOTO EXHIBIT

SMP00139R1

COUNTY OF RIVERSIDE, CA

SITE

NORTH

OWNER/APPLICANT: MAYHEW AGGREGATES
& MINE RECLAMATION LLC

SOURCE OF ORTHOPHOTO: AERIAL TOPOGRAPHIC
SURVEY DATED JANUARY 11, 2011, PERFORMED BY
COOPER AERIAL SURVEYS, INC.

1,000 500 0 1,000
FEET
GRAPHIC SCALE: 1" = 1,000'

State of California
California Regional Water Quality Control Board
Santa Ana Region

September 7, 2007

ITEM: *6

SUBJECT: Renewal/Update of Waiver of waste discharge requirements for specific types of discharges, Resolution No. R8-2007-0036

DISCUSSION:

The Regional Board prescribes Waste Discharge Requirements for waste discharges in accordance with Section 13263 of the California Water Code. Many types of discharges, however, do not contain a significant amount of pollutants, and have no significant effect on the quality and beneficial uses of the waters of the State. It is in the best interest of the public and the Board not to expend the resources necessary to regulate discharges that have an insignificant potential to affect water quality standards.

Section 13269 of the California Water Code empowers the Regional Board to waive waste discharge requirements for specific types of discharges where such a waiver is not against the public interest. Such waivers are conditional and may be terminated by the Board at any time.

It is important to emphasize also that each request for such a waiver would be considered on a case-specific basis by Regional Board staff. The Regional Board retains its authority to issue waste discharge requirements, or to take other requisite regulatory action, where site-specific conditions warrant it. This is true even when the conditions specified in the waiver resolution are met. It is recognized that the waiver conditions may not anticipate all relevant factors (e.g., proximity to groundwater contamination plumes or to Clean Water Act Section 303(d) listed impaired waters) that may necessitate an independent regulatory response.

Legislation (Senate Bill 390) amended Section 13269. As amended, Section 13269 stipulates that all existing waivers must be reviewed at 5-year intervals and either renewed or terminated.

On September 6, 2002, the Regional Board adopted Resolution No. R8-2002-0044, which waived waste discharge requirements for specific types of discharges, provided that certain conditions stipulated in the Resolution were met. Resolution No. R8-2002-0044 expired on September 1, 2007.

In accordance with Senate Bill 390, the 2002 list of specific types of discharges has been reviewed and revised. The proposed Resolution No. R8-2007-0036 updates the list of specific types of discharges and adds Groundwater Recharge Projects as a type of discharge for which waste discharge requirements can be waived provided that certain criteria and conditions are met. The updated list of specific type of discharges that can be conditionally waived includes the following:

- a. Inert Waste Disposal Operations,
- b. Sand, Gravel, and Quarry Operations,
- c. Residential Wastewater Disposal Systems (On-Site Septic Tank-Sub Surface Leaching/Percolation Systems) Not Within Prohibition Areas,
- d. Industrial and Commercial Wastewater Disposal Systems (septic tanks) Not Within Prohibition Areas,
- e. Monitoring Well Purge water,
- f. Well Drill Cuttings,
- g. Incidental Discharge of Oily Wastewater During Oil Spill Response Activities, and
- h. Other Insignificant Discharges of Wastewater to Land (eg: potable water pipeline draining, groundwater dewatering, etc.).
- i. Groundwater Recharge Projects using imported State Project Water, Colorado River Water or Imported Well Water

This list differs from that identified in the prior waiver resolution (Resolution No. R8-2002-0044) only in the addition of groundwater recharge projects using imported water. These projects are being included in the updated waiver resolution to address an agreement among the Regional Board and agencies in the Santa Ana River watershed to address nitrogen and Total Dissolved Solids (TDS) concerns potentially associated with these projects. This agreement ("Cooperative Agreement to Protect Water Quality and Encourage the Conjunctive Uses of Imported Water in the Santa Ana River Basin") has been signed by certain agencies, and other agencies are considering like action. Signature of the Cooperative Agreement commits the signatory agency to manage imported water recharge projects under the agency's purview so as to assure conformance with applicable nitrogen and TDS objectives. Provided that an agency signs the Cooperative Agreement and conforms to its terms, then waste discharge requirements

for the recharge project could be waived, pursuant to the proposed waiver resolution.¹ Water imported to the Santa Ana Region from State Water Project, the Colorado River and other sources, and from groundwater management zones to other groundwater management zones within the Region, is vital to meet present and future demands for water within the Region. Such water is directly used, injected or percolated within groundwater management zones; stored in groundwater management zones for later use; may be combined with or used in addition to the native groundwater supplies in a management zone; may be exported/imported from one management zone to another and after consumptive use may form a portion of the wastewater that is treated, recharged and reused within the Region. Such conjunctive uses of surface water and groundwater within the Region have been contemplated by the State of California at least since the issuance of the original California Water Plan in 1957 and the adoption by the State Water Resources Control Board of Resolution No. 64-1.

Board staff considered the merits of the development of general waste discharge requirements for one or more of the types of discharges identified in the proposed waiver resolution. The advantage of such an approach would be that general waste discharge requirements would not need to be revisited more than once every ten years, as opposed to the requirement to review the waiver resolution at least once every five years. However, considerable staff time would be required to develop general waste discharge requirements applicable to all of the listed types of discharges. Given that these discharges are not expected to have significant impacts on water quality standards, Board staff believes that it is a better use of the Board's resources to adopt and implement the proposed waiver resolution. Efficient use of the Board's resources is in the public interest.

The types of waste discharges listed in Attachment "A" to Resolution No. R8-2007-0036 were identified on the basis that they should not result in significant adverse environmental effects, provided that the criteria and conditions also listed in Attachment "A" are satisfied. Again, where site-specific conditions warrant it, the Executive Officer may specify additional criteria and conditions. The proposed Resolution No. R8-2007-0036, if approved, would expire on September 1, 2012.

¹ *As explicitly acknowledged in the Cooperative Agreement, there is a disagreement between the Regional Board and certain of the agencies regarding the Board's legal authority to regulate imported water recharge in the Region. These parties contend that nitrogen and TDS in the imported water do not constitute "waste" that is subject to Water Code regulation. The Regional Board and certain other parties believe that the Board has authority to regulate these discharges pursuant to Waste Discharge Requirements. The inclusion of these imported water groundwater recharge projects in the proposed waiver resolution is not to be construed as a definitive resolution of this matter. Rather, the projects are included in the proposed resolution in the interest of facilitating implementation of the projects in a manner defensible to and by the Regional Board, without need for litigation over the underlying legal concern. Any disputes arising from the application of this waiver resolution to imported water recharge projects could and should be addressed on a case-specific basis.*

Again, the waiver of waste discharge requirements for the specific types of discharges identified in Attachment "A" will not affect the Regional Board's authority to regulate discharges where water quality or beneficial uses could be impacted. The Resolution explicitly grants the Executive Officer of the Regional Board the authority to deny projects and to recommend to the Regional Board issuance of individual waste discharge requirements, or coverage under applicable general waste discharge requirements, for projects determined to have the potential for significant impacts on the water quality standards of the State.

Adoption of the proposed resolution would waive, conditionally, waste discharge requirements for the activities listed in the resolution. Each of the activities covered will not have a significant effect on the environment provided that the criteria and conditions specified in the waiver issued by the Executive Officer are satisfied. Therefore, the waiver resolution is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION:

Adopt Resolution No. R8-2007-0036 as presented.

Comments were solicited from the following agencies:

California Department of Fish and Game, Inland Desert Region – Curt Taucher
California Department of Fish and Game, South Coast Region – Kevin Hunting
California Department of Public Health, San Bernardino – Sean McCarthy
California Department of Public Health, San Diego – Steven Williams
California Department of Public Health, Santa Ana – Anthony Nhan
Chino Basin Watermaster
City of Beaumont – Alan Kapanicas
Elsinore Valley Municipal Water District
Inland Empire Utilities Agency – Patrick O. Sheilds
Inland Empire Waterkeeper - Lee Reeder
Lawyers for Clean Water C/c San Francisco Baykeeper
Orange County Coastkeeper – Garry Brown
Orange County Health Care Agency - Seth Daugherty
Orange County Resources and Development Management Department - Chris Crompton
Orange County Water District - Nira Yamachika/Greg Woodside
Riverside County Department of Environmental Health Services – John Watkins
Riverside County Environmental Health Department - Sandy Bonchek
Riverside County Flood Control and Water Conservation District – Jason Uhley
San Bernardino County Department of Environmental Health Services – Daniel Avera
San Bernardino County Department of Public Works, Environmental Management Division –Naresh Varma

San Timoteo Watershed Management Authority
Santa Ana River Dischargers Association
Santa Ana Watershed Project Authority – Celeste Cantu
South Coast Air Quality Management District - Barry Wallerstein
State Department of Water Resources - Glendale
State Water Resources Control Board, Division of Water Quality – Valerie Connor
State Water Resources Control Board, Office of the Chief Counsel – Erik Spiess
U.S. Army District, Los Angeles, Corps of Engineers, Regulatory Branch
U.S. Fish and Wildlife Service - Carlsbad
Wildermuth Environmental Inc. – Mark Wildermuth
Attached mailing list

State of California
California Regional Water Quality Control Board
Santa Ana Region

RESOLUTION NO. R8-2007-0036

Waiver of Waste Discharge Requirements
for Specific Types of Discharges

WHEREAS, the California Regional Water Quality Control Board, Santa Ana Region (hereinafter Regional Board), finds that:

1. Section 13263(a) of the California Water Code requires Regional Boards to prescribe requirements for existing and proposed waste discharges in their respective areas of jurisdiction.
2. Section 13269 of the California Water Code authorizes Regional Boards to waive waste discharge requirements for a specific discharge or specific types of discharges where such a waiver is not against the public interest.
3. The waiver of waste discharge requirements for discharges that do not pose a significant threat to water quality, where such waiver is not against the public interest, would enable staff resources to be used effectively and avoid unnecessary expenditures of these limited resources.
4. On October 10, 1999, Senate Bill (SB) 390 amended Water Code Sections 13269 and 13350. SB 390 includes the following:
 - a. Requires review and renewal or termination of all waivers every five years;
 - b. Requires Regional Boards to conduct a public hearing prior to renewing any waiver for a specific type of discharge in order to determine whether the discharge should be subject to general or individual waste discharge requirements;
 - c. Imposes a duty on the Regional Boards and State Boards to enforce the waiver conditions;
 - d. Specifically expands the authority of the Regional Boards to take enforcement action for violations of waiver conditions and 401 certifications.
5. On September 6, 2002, the Regional Board adopted Resolution No. R8-2002-0044 for waiver of waste discharge requirements for specific types of discharges.
6. Resolution No. R8-2002-0044 must be reviewed and updated to comply with the requirements of SB 390. Resolution No. R8-2002-0044 expired on September 1, 2007.


7. Attachment "A" to this resolution lists specific types of discharges for which waste discharge requirements are waived and that are expected to have an insignificant effect on the quality of waters of the State, provided the corresponding criteria and conditions are met. Each such discharge would be considered on a case-specific basis to determine whether and what additional conditions are required to protect the quality of waters of the State, or whether coverage under individual or general waste discharge requirements is necessary.
8. The specific types of discharges listed in Attachment "A" to this resolution include groundwater recharge projects using imported water. The Regional Board and certain other agencies have entered into a Cooperative Agreement ("Cooperative Agreement to Protect Water Quality and Encourage the Conjunctive Uses of Imported Water in the Santa Ana River Basin") regarding the conduct and monitoring of projects involving the injection/percolation of imported State Project Water, Colorado River Water and/or imported well water to recharge groundwater management zones within the Santa Ana Region. The purpose of the Cooperative Agreement is to assure proper management of these groundwater recharge projects so that they will not cause or contribute to a violation of applicable Nitrogen and Total Dissolved Solids (TDS) objectives. Agencies who sign the Cooperative Agreement commit to implement the requirements of the Agreement that will assure this water quality protection. Thus, groundwater recharge projects using imported water that are implemented through the Cooperative Agreement should have an insignificant effect on water quality standards in the Region, provided that each signatory fulfills the requirements of the Agreement. Therefore, groundwater recharge projects using imported State Project Water, Colorado River Water and/or imported well water are properly included in the waiver resolution, with the condition that the agency proposing to implement the projects signs and fulfills the requirements of the Cooperative Agreement. Attachment "B" to this Resolution lists the entities who are current signatories to this Cooperative Agreement. Attachment "B" may be revised to include new signatory(ies) to the Cooperative Agreement.
9. Waiving waste discharge requirements for the specific types of discharges listed in Attachment "A" is not against the public interest. These discharges will not have an adverse impact on water quality standards or the environment, provided that the discharger satisfies the criteria and conditions identified in Attachment "A" and any additional conditions specified by the Executive Officer as the result of case-specific consideration of the proposed discharge. Further, the Executive Officer has the authority to deny a request for a waiver where such a waiver would not be in the public interest.

10. The types of activities identified in Attachment "A" will not have a significant effect on the environment provided that they are conducted in conformance with the criteria and conditions specified in Attachment "A" and any additional criteria/conditions specified by the Executive Officer in issuing a waiver of waste discharge requirements. Therefore, this resolution waiving waste discharge requirements for those activities is exempt from the California Environmental Quality Act.
11. On September 7, 2007, the Board held a public hearing and considered all the evidence concerning this matter. Notice of this hearing was given to all interested persons in accordance with the California Code of Regulations, Section 15072.

THEREFORE, BE IT RESOLVED that the California Regional Water Quality Control Board, Santa Ana Region:

1. Waives waste discharge requirements for the specific types of discharges listed in Attachment "A", except those for which individual waste discharge requirements or general waste discharge requirements have already been adopted. Waste discharge requirements are waived for each specific type of discharge listed provided that the corresponding criteria and conditions are met.
2. This waiver of waste discharge requirements expires on September 1, 2012. Any action under this waiver is conditional and may be terminated for any type of discharge or any specific discharge at any time within the term of this waiver.
3. Waste discharge requirements for a specific discharge shall be considered waived only after a Report of Waste Discharge is submitted and the Executive Officer determines that the conditions specified in Attachment "A" for the specific type of discharge will be met.
4. The Executive Officer of the Regional Board is authorized to deny a waiver of waste discharge requirements and to recommend the issuance of individual waste discharge requirements or coverage under general waste discharge requirements for projects that would result in the discharge of waste that may have a significant impact on the water quality standards of the State.

I, Gerard J. Thibeault, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of a resolution adopted by the California Regional Water Quality Control Board, Santa Ana Region, on September 7, 2007.



Gerard J. Thibeault
Executive Officer

Attachment "A" to Resolution No. R8-2007-0036
 Specific Types of Discharges for Which
 Waste Discharge Requirements are Waived
 (Provided Criteria and Conditions are Met)

TYPES OF DISCHARGE	CRITERIA AND CONDITIONS
<p style="text-align: center;">Inert Waste Disposal Operations</p>	<p>Only inert waste, as defined in Section 20230, Division 2, Title 27, of the California Code of Regulations, will be disposed of. No green waste, woodwaste or gypsum board (or similar construction wastes) are allowed, and</p> <ol style="list-style-type: none"> 1. Controls sufficient to contain all surface runoff are installed, where necessary, and 2. The site will be adequately secured to prevent unauthorized disposal by the public.
<p style="text-align: center;">Sand, Gravel, and Quarry Operations</p>	<ol style="list-style-type: none"> 1. All operations and wash waters are contained within the facility, 2. No waste discharge (including storm water runoff from operations areas) to surface waters will occur, and 3. Stockpiles and settling basins will be protected from inundation from 100-year peak storm flows.
<p style="text-align: center;">Residential Wastewater Disposal Systems (On-Site Septic Tank-Sub Surface Leaching/Percolation Systems) Not Within Prohibition Areas</p>	<ol style="list-style-type: none"> 1. Developments in Orange County comply with the Regional Board's "Guidelines for Sewage Disposal from Land Developments". Developments in Riverside and San Bernardino Counties comply with the individual county guidelines to discharge wastes to septic systems.
<p style="text-align: center;">Industrial and Commercial Wastewater Disposal Systems (septic tanks) Not Within Prohibition Areas</p>	<ol style="list-style-type: none"> 1. Only sanitary wastes to be discharged into the septic systems, and 2. Developments in Orange County comply with the Regional Board's "Guidelines for Sewage Disposal from Land Developments". Developments in Riverside and San Bernardino Counties comply with the individual county guidelines to discharge wastes to septic systems.

TYPES OF DISCHARGE	CRITERIA AND CONDITIONS
Monitoring Well Purge Water	<ol style="list-style-type: none"> 1. Purge water is discharged to the ground in a manner so that it will percolate back into the aquifer in the same general area from which it came, and 2. Adequate measures will be taken to prevent purge water from reaching surface waters.
Well Drill Cuttings	<ol style="list-style-type: none"> 1. Cuttings determined not to be considered as hazardous waste, and 2. Cuttings disposed of or used in a manner so as to not affect water quality or beneficial uses.
Incidental Discharge of Oily Wastewater During Oil Spill Response Activities	<ol style="list-style-type: none"> 1. Discharges occur during an oil spill response activity, and 2. Discharges are within or proximate to the oil spill response area.
Other Insignificant Discharges of Wastewater to Land (eg: potable water pipeline draining, groundwater dewatering, etc.)	<ol style="list-style-type: none"> 1. All wastewater discharged in a manner so that it will percolate into the ground before reaching surface waters, and 2. All wastewater disposed of or used in a manner so as to not affect water quality or beneficial uses.

TYPES OF DISCHARGE	CRITERIA AND CONDITIONS
<p>Groundwater Recharge Projects Using Imported Water (Projects by any public agency or non-profit mutual water company that imports water to the Region, exports/imports water between basins within the Region, recharges such imported water within the Region, delivers such imported water for potable use within the Region)</p>	<ol style="list-style-type: none"> 1. Any agency that intentionally recharges imported water within the Santa Ana Region agrees voluntarily to collect, compile, and analyze the N/TDS water quality data necessary to determine whether the intentional recharge of imported water in the Region may have a significant adverse impact on compliance with the TDS objectives within the Region. 2. Recharge proponent must be a signatory to the Cooperative Agreement to Protect Water Quality and Encourage the Conjunctive Uses of Imported Water in the Santa Ana River Basin. Signatories as of the date of approval of Resolution No. R8-2007-0036 are listed in Attachment "B" of this Resolution.

The following conditions apply to all of the above types of discharges:

1. Implementation of the project shall not create a nuisance or pollution as defined in the California Water Code Section 13050.
2. The project shall not cause a violation of any applicable water quality standard for receiving waters adopted by the Regional Board or the State Water Resources Control Board, as required by the Clean Water Act.
3. The discharge of any substance in concentrations toxic to animal or plant life is prohibited.
4. The waiver of waste discharge requirements may be terminated by the Executive Officer at any time.
5. Discharges subject to discretionary approval by other agencies will be eligible for a waiver only after the completion of any documentation required by the California Environmental Quality Act.
6. Compliance with the criteria and conditions identified for each type of discharge does not guarantee issuance of a waiver. Each waiver request will be considered on a case-specific basis. The Executive Officer, at his/her discretion, may deny the request for a waiver and recommend coverage of the discharge under an individual waiver, or coverage under individual or general waste discharge requirements as appropriate to protect water quality.

PROPERTY OWNERS CERTIFICATION FORM
SMP00139R1

I, Stella Spadafora, certify that on
(Print Name)

7/29/2013, the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 600 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

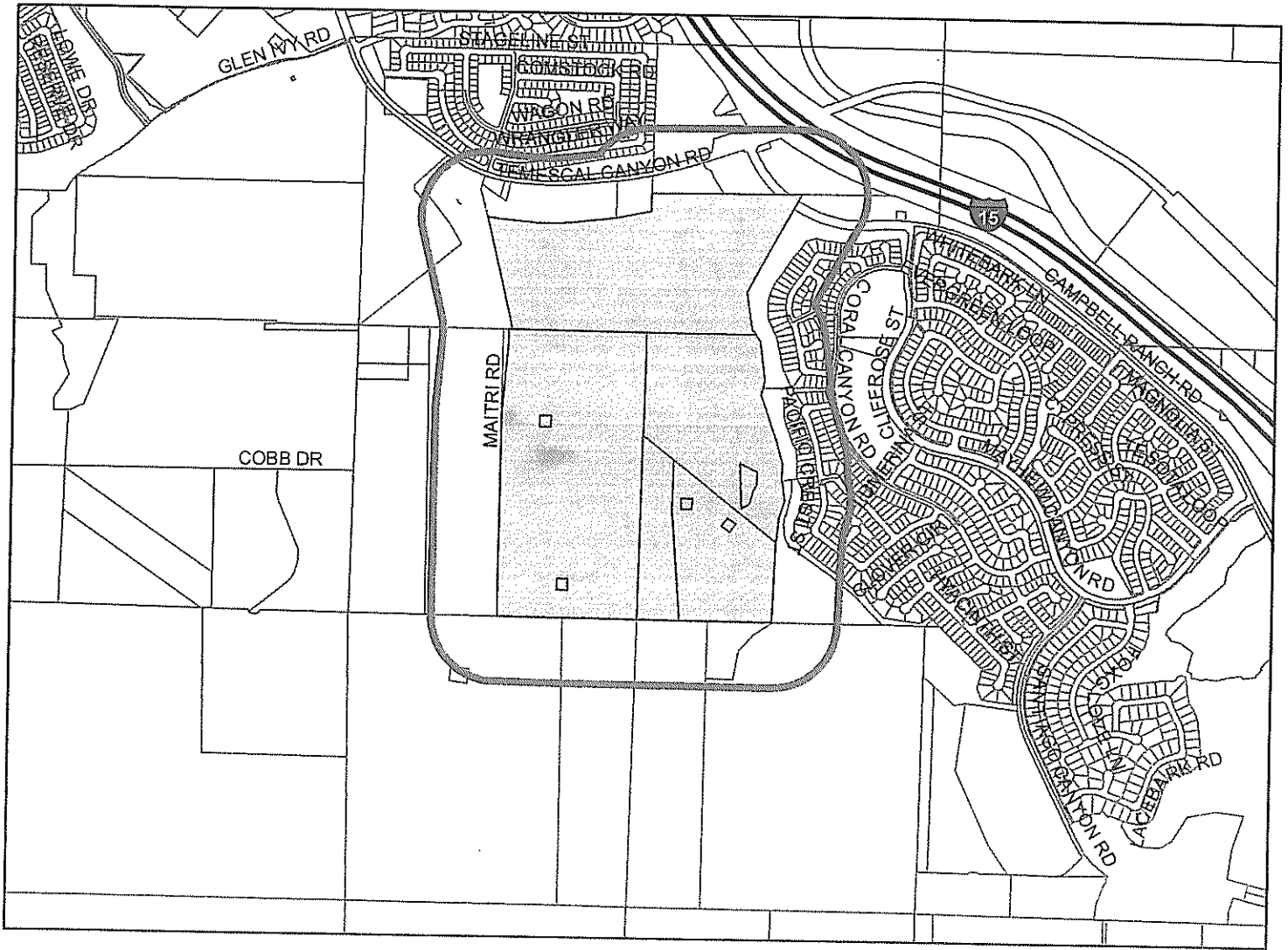
ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

*checked by MS
expire
1/29/13*

SMP00139R1 (600 Feet Radius)



Selected Parcels

290-620-001	290-541-020	290-550-009	290-621-019	290-550-013	290-550-014	290-202-035	290-531-008	290-551-005	290-551-011
290-621-028	290-541-011	290-200-018	290-541-008	290-202-033	290-530-019	290-200-003	290-551-015	290-550-002	290-540-008
290-200-025	290-550-007	290-621-026	290-621-027	290-620-003	290-621-011	290-530-024	290-532-010	290-621-012	290-530-014
290-550-016	290-540-014	290-530-028	290-200-032	290-550-006	290-530-015	290-620-010	290-200-014	290-540-001	290-060-015
290-060-077	290-110-016	290-110-059	290-621-022	290-550-006	290-530-015	290-620-010	290-200-014	290-540-001	290-060-015
290-541-023	290-551-010	290-200-011	290-200-021	290-541-005	290-551-009	290-201-001	290-530-026	290-541-004	290-540-003
290-541-001	290-560-004	290-200-008	290-551-008	290-540-005	290-531-002	290-540-013	290-560-005	290-540-002	290-540-006
290-540-004	290-110-004	290-110-006	290-110-010	290-120-008	290-200-035	290-540-012	290-621-015	290-120-002	290-120-003
290-551-022	290-201-002	290-621-018	290-531-010	290-541-007	290-562-015	290-621-013	290-621-017	290-230-014	290-621-009
290-541-013	290-530-016	290-540-015	290-550-008	290-621-010	290-550-011	290-200-017	290-550-012	290-532-009	290-532-005
290-200-005	290-200-009	290-620-011	290-620-002	290-200-001	290-550-017	290-541-010	290-532-004	290-621-014	290-531-009
290-551-016	290-621-016	290-200-024	290-201-012	290-530-032	290-541-019	290-530-022	290-620-004	290-531-004	290-621-024

First 120 parcels shown



1,300 650 0 1,300 Feet

*checked by MS
04/29/13
1/29/13*

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: 290060024, APN: 290060024
TEMESCAL OFFICE PARTNERS
C/O RS DEV CO
3151 AIRWAY AVE STE U2
COSTA MESA CA 92626

ASMT: 290110055, APN: 290110055
RICHMOND AMERICA HOMES OF MARYLAND I
4350 S MONACO ST STE 400
DENVER CO 90237

ASMT: 290060032, APN: 290060032
SOUTHERN CALIFORNIA EDISON CO
C/O REAL PROPERTIES / JANE STONE
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

ASMT: 290110056, APN: 290110056
SYCAMORE CREEK COMMUNITY ASSN
C/O EDGAR GOMEZ
5171 CALIFORNIA STE 120
IRVINE CA 92617

ASMT: 290060064, APN: 290060064
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 290110060, APN: 290110060
MINE RECLAMATION, ETAL
P O BOX 295
LOMITA CA 90717

ASMT: 290060067, APN: 290060067
SYCAMORE CREEK COMMUNITY ASSN
C/O BRIAN WOODS
2151 MICHELSON DR STE 250
IRVINE CA 92612

ASMT: 290120008, APN: 290120008
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 290060071, APN: 290060071
PHARRIS GROUP
C/O CHRISTINA HOLLIDAY
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290200001, APN: 290200001
MARIA PINEDA, ETAL
10215 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060072, APN: 290060072
MINE RECLAMATION, ETAL
C/O PATRICK BROYLES
P O BOX 77850
CORONA CA 92883

ASMT: 290200002, APN: 290200002
RICK CORPEL
10225 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060078, APN: 290060078
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 290200003, APN: 290200003
ANTHONY CATAPANG
14404 SLEEPY CREEK DR
CORONA CA 92880



ASMT: 290200004, APN: 290200004
HURTADO ROJAS, ETAL
10249 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200011, APN: 290200011
LAUREN TOCA, ETAL
10333 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200005, APN: 290200005
JOHN WEBER
10261 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200012, APN: 290200012
NARLEP SIHOTA
935 SILVERSTAR WAY
ANAHEIM HILLS CA 92808

ASMT: 290200006, APN: 290200006
LAZARO VILLASANA
10273 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200013, APN: 290200013
LISA WINCHESTER
10357 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200007, APN: 290200007
YADIRA GUARDADO, ETAL
10285 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200014, APN: 290200014
CECILIA MOGUEL
10369 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200008, APN: 290200008
COLLEEN LEMCKE, ETAL
10297 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200015, APN: 290200015
ROBBIN TAYLOR, ETAL
10381 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200009, APN: 290200009
JOSE AGUAYO
10309 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200016, APN: 290200016
SHIRLEY HECKERMAN
10393 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200010, APN: 290200010
SUSAN OVERMILLER
10321 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200017, APN: 290200017
ROBIN BECKHAM, ETAL
10405 WRANGLER WAY
CORONA, CA. 92883



ASMT: 290200018, APN: 290200018
 ANDREW PACHECO
 12584 ATWOOD CT NO 1728
 RANCHO CUCAMONGA CA 91739

ASMT: 290200025, APN: 290200025
 AUDREY WALKER
 10501 WRANGLER WAY
 CORONA, CA. 92883

ASMT: 290200019, APN: 290200019
 TONY GUTIERREZ
 10429 WRANGLER WAY
 CORONA, CA. 92883

ASMT: 290200032, APN: 290200032
 BUTTERFIELD ESTATES HOMEOWNERS ASSN
 C/O HOLLYWOOD HOMES II
 3954 HAMPTON DR
 POMONA CA 91766

ASMT: 290200020, APN: 290200020
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911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: Tim Pearce, Region Planner
Southern California Gas Transmission
251 E. 1st St.
Beaumont, CA 92223-2903

ATTN: Eric Warner
Temescal Valley Muncipal
Advisory Council
P.O. Box 77850
Corona, CA 92877-0100

Waste Resources Management,
Riverside County
Mail Stop 5950

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Office of Mine reclamation
Attn: James Pompy
801 K Street, MS 09-06
Sacramento, CA 95814

~~Black Emerald LLC
91711 82nd Ave
Thermal CA 92274~~

~~Innovative Land Concepts Inc.
Paul Quill
51245 Avenida Rubio
La Quinta CA 92253~~

~~Impact Sciences
Joe Gibson
803 Camarillo Springs Road
Camarillo CA 93012~~



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: SMP00139R1

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: Matt Straite Title: Project Planner Date: August 9, 2013

Applicant/Project Sponsor: Mayhew Aggregates Date Submitted: September 20, 2011

ADOPTED BY: Other

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 Matt Straite at mstraite@rctlma.org.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\SMP00139R1\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42476 ZCFG5848

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.

EA42476, Surface Mining Permit No.139 Revised No.1 (SMP00139R1)

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Mayhew Aggrigates
Project Applicant

PO Box 77850 Corona CA 92877
Address

The project is located in the Temescal Valley Area Plan, more specifically it is located southerly of I-15, easterly of Glen Ivy Hot Springs, and westerly of the Sycamore Creek Specific Plan (SP256A2).

Project Location

Surface Mining Permit No. 139 Revision No. 1 (SMP00139R1) proposes to consolidate PP01828, RCL00106, and SMP00139; reduce permitted annual tonnage allowed from 5,000,000 to 2,000,000; reconfigure areas subject to mining activities on-site to include the existing slopes and setback areas located along the western and southern boundaries of the site; and extend the expiration date of the permits from January 2018 to December 31, 2068 (50-years). No changes in the existing approved mining and trucking method or intensity proposed. Further, the SMP proposes to construct an inert debris engineered fill operation (IDEFO) to be located within the limits of the SMP00139 mine site

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on October 2, 2013, 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 (\$2,156.25 + \$50.00).
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.

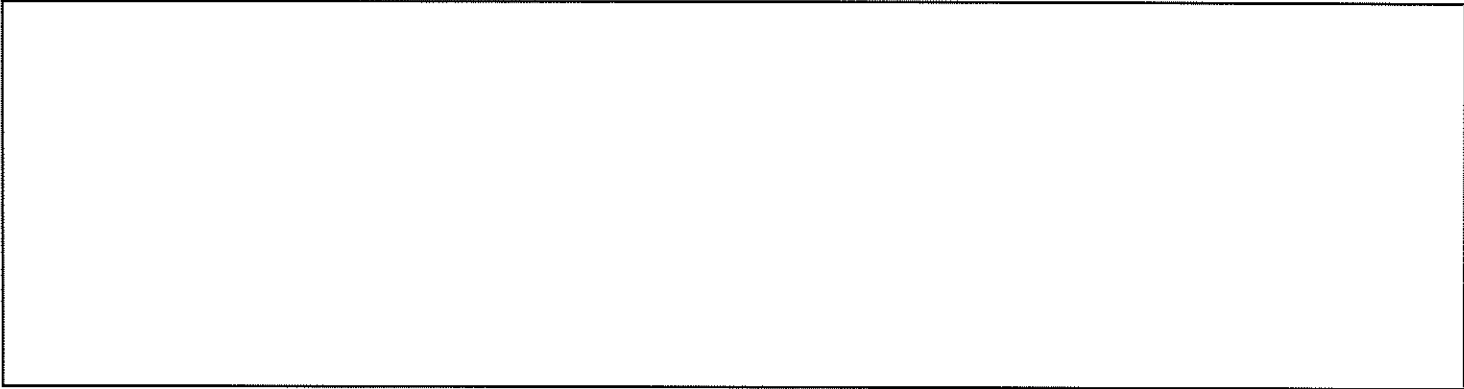
This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____



DM/dm
Revised 1/22/2013
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1109091

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: MAYHEW AGGREGATES & MINE RECLAMN \$2,108.00
paid by: CK 003068
CA FISH AND GAME FOR EA42476
paid towards: CFG05848 CALIF FISH & GAME - NEG DECL
at parcel: 24980 MAITRI RD COR
appl type: CFG1

By _____ Sep 20, 2011 16:59
GLKING posting date Sep 20, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00
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 * R1307536

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: MAYHEW AGGREGATES & MINE RECLAMN \$98.25
paid by: CK 1007
CA FISH AND GAME FOR EA42476
paid towards: CFG05848 CALIF FISH & GAME - NEG DECL
at parcel: 24980 MAITRI RD COR
appl type: CFG1

By _____ Aug 09, 2013 12:14
MGARDNER posting date Aug 09, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$98.25

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3.6
Area Plan: East County - Desert
Zoning District: Chuckawalla
Supervisory District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: November 6, 2013

SURFACE MINING PERMIT NO. 102 ORDER
TO COMPLY
Environmental Assessment No. N/A
Applicant: Sun Services, Inc.
Engineer/Representative: David Maughan

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 8, 2012 Notice of Violation (NOV) for issues identified during the County's September 26, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, inadequate financial assurance, and blocked drainages among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

The project is located ~25 Miles North of Blythe, ~10 Miles West of Midland Road, ~15 Miles South of State Hwy 62).

ISSUES OF POTENTIAL CONCERN:

Mining Outside of Approved Mining Permit and Reclamation Plan

As explained above and in the OTC, the mining operation has extended its operations outside of the limits of the approved mining permit and reclamation plan. This includes both lateral expansions and an expansion in depth (pit mine as opposed to flat benched operation). County Ordinance No. 555 Section 9.a. requires the mining operator to pose adequate financial assurance for reclamation of disturbance prior to commencement of the surface mining operation.

Over-steepened Slopes

The approved mining permit does not allow vertical slopes; this mining operation has constructed several vertical slopes. This amounts to a potential safety hazard and a direct violation of the approved mining permit.

Blocked Drainages

The drainages that have been blocked by this mining operation, and a portion of this site's operations poor erosion control practices has resulted in materials being washed and/or windblown beyond the limits of the approved mining permit and beyond the limits of the mine property. This amounts to a potential groundwater quality impact and potential air quality impacts.

Inadequate Financial Assurance

County Ordinance No. 555 and SMARA requires the amount of a mining operation's financial assurance to be adequate to perform reclamation in accordance with the surface mining operation's approved

reclamation plan and to be adjusted annually to account for new lands disturbed, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan. This mining operation has not provided an updated financial assurance cost estimate (FACE) in many years (last record is dated 1996). Mining disturbance has extended well beyond the limits of which can be reclaimed under the current amount of financial assurance on file (\$53,472).

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #3): | Open Space: Rural (OS-RUR) |
| 2. Surrounding General Plan Land Use (Ex. #3): | Open Space: Rural (OS-RUR) to the north, south, east and west. |
| 3. Existing Zoning (Ex. #2): | Natural Assets (N-A). |
| 4. Surrounding Zoning (Ex. #2): | Natural Assets (N-A) to the north, south, east and west. |
| 5. Existing Land Use (Ex. #1): | Mining |
| 6. Surrounding Land Use (Ex. #1): | Open Space to the north, south, east and west. |
| 7. Project Data: | Total Acreage: 410 |
| 8. Environmental Concerns: | CEQA Exempt Case |

RECOMMENDATIONS:

DISCUSS AND CONTINUE TO JANUARY 15, 2014 PLANNING COMMISSION HEARING the findings of the Notice and Order to Comply to confirm the operator's understanding of the Notice and Order to Comply and to evaluate any progress the operator may have achieved since issuance of the Notice and Order to Comply.

FINDINGS: The following findings are a summary of existing land use and summary of the Notice and Order to Comply:

1. The project site is designated Open Space: Rural (OS-RUR) on the East County – Desert Area Area Plan.
2. The existing use, surface mining, is a permitted use in the in the Open Space: Rural (OS-RUR) designation.
3. The project site is surrounded by properties which are designated Open Space: Rural (OS-RUR).
4. The zoning for the subject site is Natural Assets (N-A).
5. The existing use, surface mining, is a permitted use, subject to approval of a Surface Mining Permit in the Natural Assets (N-A) zone.
6. The existing use, surface mining, is consistent with the development standards set forth in the Natural Assets (N-A) zone.
7. The project site is surrounded by properties which are zoned Natural Assets (N-A).

8. Similar mining uses have been previously constructed in the project vicinity, but are not currently operating.
9. This project is not subject to the Western Riverside County Multiple Species Habitat Conservation Plan, the Coachella Valley Multiple Species Habitat Conservation Plan or any other currently approved Multiple Species Habitat Conservation Plan.
10. This existing mining operation is not within a City or City Sphere of Influence.
11. This existing mining operation is not located within a very high fire hazard severity zone.
12. The existing mining operation is not in compliance with its approved mining permit or reclamation plan (See attached Notice and Order to Comply for specific SMARA-related violations).

CONCLUSIONS:

1. The existing mining operation is in conformance with the Open Space: Rural (OS-RUR) Land Use Designation, but not consistent with all elements of the Riverside County General Plan. This project is in violation with General Plan policies OS 14.1 and OS 14.4.
2. The existing project is consistent with the Natural Assets (N-A) 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 not currently protected through project design.
4. The existing mining operation is compatible with the present and future logical development of the area.
5. The existing mining operation may have a significant effect on the environment.
6. The existing mining operation will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) or the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
7. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised mining permit and reclamation plan application.
8. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. As of this writing, the mine operator (Sun Services) has not applied for their 2013 annual SMARA mine inspection.

3. As of this writing, the mine operator (Sun Services) has not submitted an application to revise their mining permit.
4. The project site is not located within:
 - a. A City or City sphere of influence;
 - b. A County Service Area (CSA);
 - c. A dam inundation area;
 - d. An area drainage plan;
 - e. A high fire area.
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - g. A fault hazard area;
 - h. A liquefaction hazard area
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - j. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
5. The project site is located within:
 - a. An area classified as MRZ-2 for mineral resources (Areas of Identified Mineral Resource Significance).
6. The subject site is currently designated as Assessor's Parcel Numbers 809-170-024 and 809-170-025.

SMP00102 OTC



Selected parcel(s):
809-170-024 809-170-025

IMPORTANT

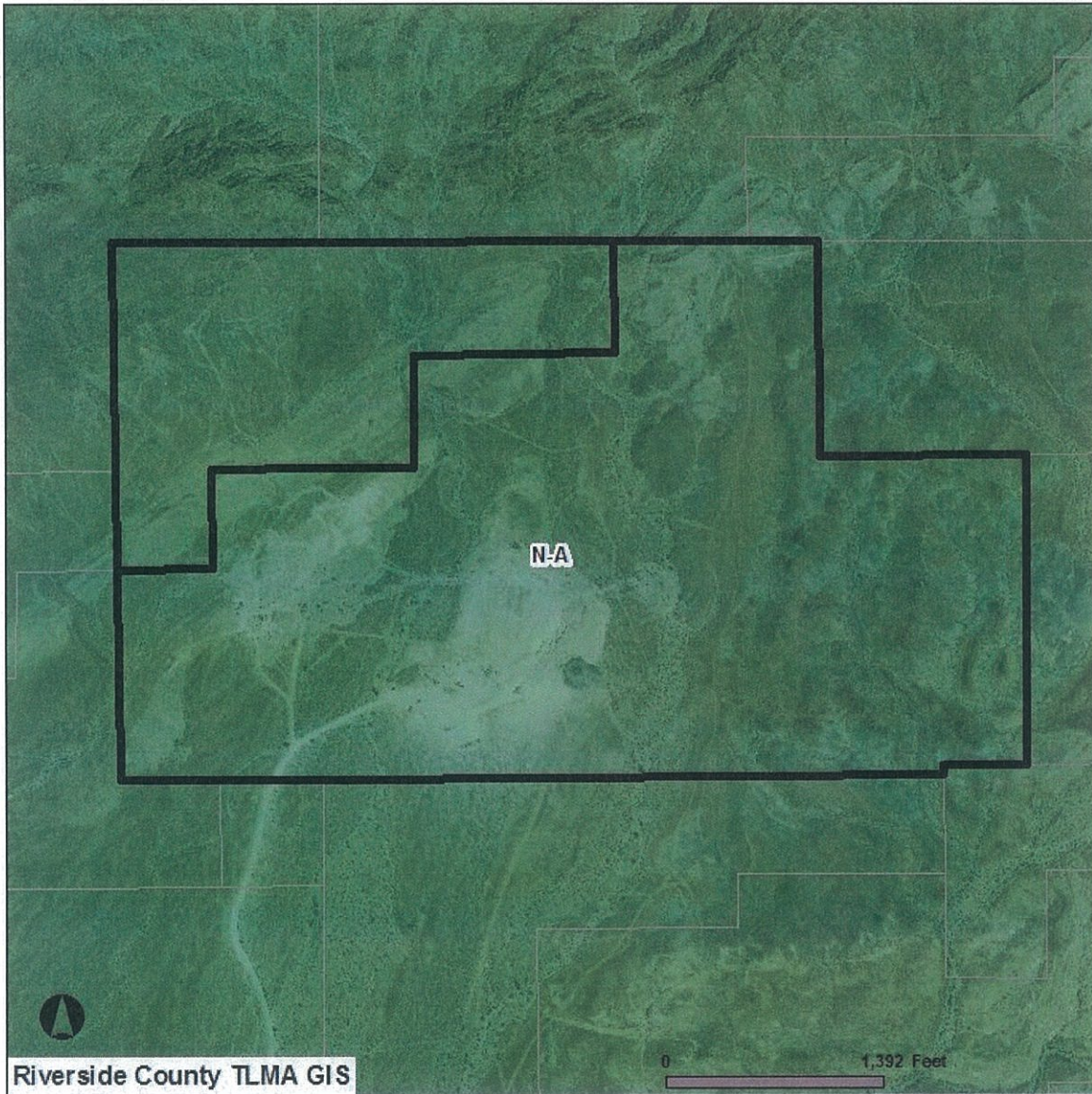
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Tue Oct 22 07:40:55 2013

Version 131001



EXHIBIT NO. 1

SMP00102 OTC



Selected parcel(s):
 809-170-024 809-170-025

ZONING

 SELECTED PARCEL
 ZONING BOUNDARY

 INTERSTATES
 N-A

 HIGHWAYS

 PARCELS

IMPORTANT

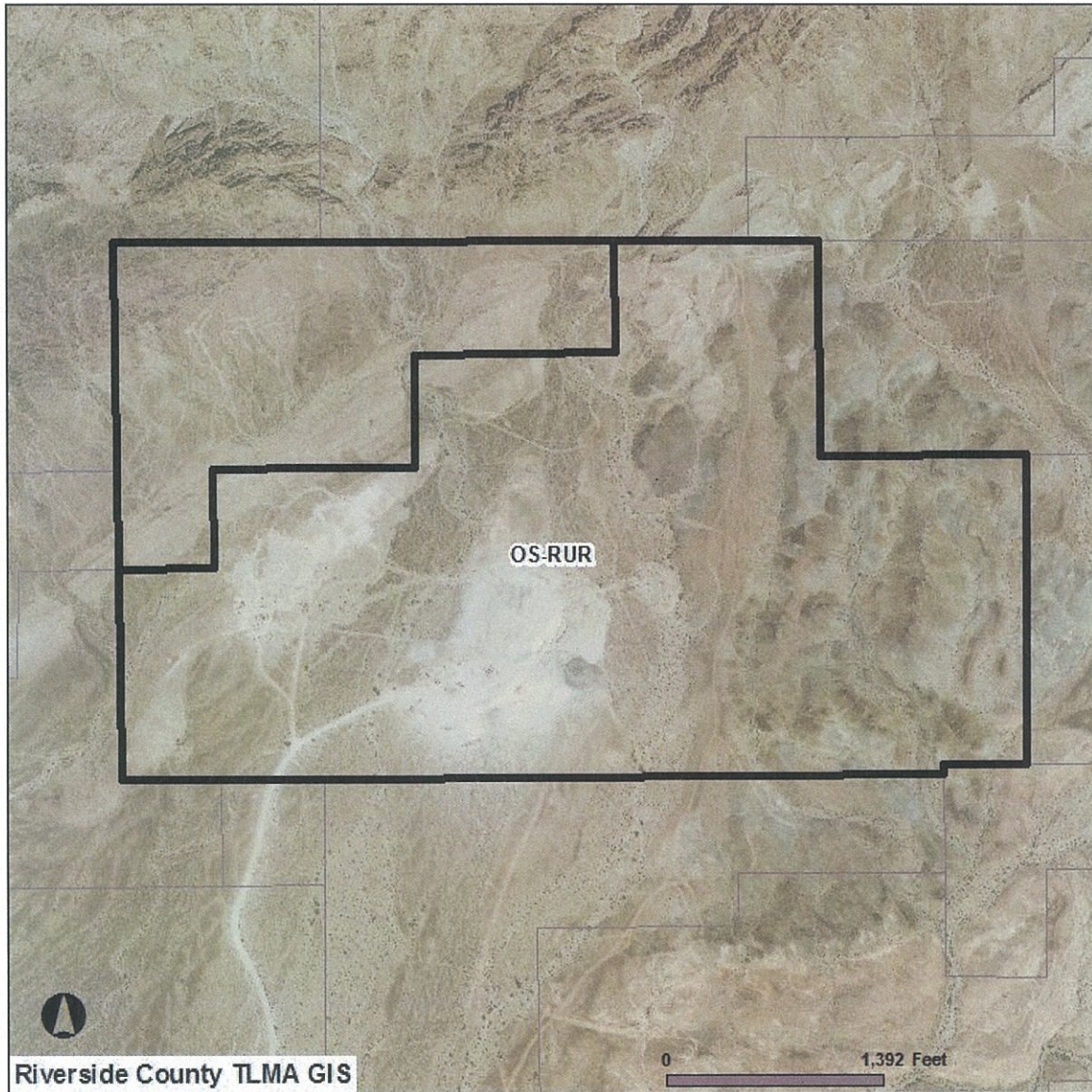
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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

REPORT PRINTED ON...Tue Oct 22 07:43:28 2013

Version 131001

EXHIBIT NO. 2

SMP00102 OTC



Selected parcel(s):
 809-170-024 809-170-025

LAND USE

- SELECTED PARCEL
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- OS-RUR - OPEN SPACE
- RURAL

IMPORTANT

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

REPORT PRINTED ON...Tue Oct 22 07:44:10 2013

Version 131001

EXHIBIT NO. 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

September 27, 2013

Via Certified Mail

Sun Services, Inc.
Attention: Dave Maughan
19301 Ventura Blvd., Suite 204
Tarzana, CA 91356
818-510-4439


Standard Gypsum Mine (SMP00102)
CA Mine ID #91-33-0076
Notice and Order to Comply

Dear Mr. Maughan,

Enclosed with this letter is a Notice and Order to comply with the California Surface Mining and Reclamation Act (SMARA), Public Resources Code, Division 2, Chapter 9, Section 2719 et seq.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Director



David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Encl: Notice, Order, Attachment A

cc: Carolyn Sym Luna, Planning Director
Mike Lara, Building Official
Michelle DeArmond, Chief of Staff – 4th District
Shellie Clack, Deputy County Counsel
Ken Trott, Environmental Program Manager, OMR
J. Curtis Edmondson, Law Offices of J. Curtis Edmondson
File: SMP00102

B:\Geology\SMP\SMARA 2013\Standard Gypsum\Order to Comply 9-13.docx

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

IN THE MATTER OF)
SUN SERVICES, INC.)
)
MINING OPERATION)
STANDARD GYPSUM MINE – SMP00102)
CA MINE ID #91-33-0076)
)
ATTN:)
DAVE MAUGHAN)
_____)

NOTICE AND ORDER TO COMPLY WITH SMARA
[Public Resource Code Section 2774.1]

NOTICE IS HEREBY GIVEN THAT:

1. Sun Services, Inc. has violated provisions of California’s Surface Mining and Reclamation Act, (“SMARA”) found at Public Resources Code, division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the “Regulations”) found at Title 14, California code of Regulations Section 3500 et seq., for which the County of Riverside (hereinafter “County”) may issue Notice of Violations, Cease and Desist Orders, Orders to Comply and administrative penalties under Pub. Res. Code Section 2774.1.
2. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by mining outside the limits of the approved mining and reclamation plan damaging natural habitat.

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

California Code of Regulations Section 3502(g) states: “Should an expansion of an operation into an area not covered by an approved reclamation plan be determined by the lead agency to be a substantial deviation, an amended reclamation plan shall be prepared that ensures adequate reclamation for the surface mining operation. The amended reclamation plan shall incorporate current reclamation standards for the entire area governed by the plan that is impacted by the deviation. If reclamation has been substantially initiated at the time that a lead agency determines that an amended reclamation plan is required, the operator may complete reclamation of those areas according to the previously approved reclamation plan, except for those areas that are or will be affected by the proposed expanded mining activities which shall be subject to the requirements of the amended reclamation plan.”

3. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan and *California Code of Regulations 3706(d)* by not employing adequate protection for streams by exposing stockpiles/tailings to stream erosion and by casting materials into stream ways.

SMP00102 Condition of Approval No. 9. states: The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location s exists under natural conditions.

California Code of Regulations 3706(d) states: “Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or

other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

4. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by not providing adequate protection of mine wastes from wind and water erosion.

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

California Code of Regulations 3706(d) states: "Surface runoff and drainage from surface mining activities shall be controlled by berms, silt fences, sediment ponds, revegetation, hay bales, or other erosion control measures, to ensure that surrounding land and water resources are protected from erosion, gullyng, sedimentation and contamination. Erosion control methods shall be designed to handle runoff from not less than the 20 year/1 hour intensity storm event."

5. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by constructing and allowing an open adit to remain along the north edge of the property (also outside the limits of the approved mining and reclamation plan).

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

Surface Mining Permit and Reclamation Plan Approval III Proposed Operations C. states: Mining methods used will be: open pit, multi bench, low level and trucking to processing plant and railroad.

California Code of Regulations Section 3713 (b) states: "Prior to closure, all portals, shafts, tunnels, or other surface openings to underground workings shall be gated or otherwise protected from public entry in order to eliminate any threat to public safety and to preserve access for wildlife habitat."

6. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by placing derelict equipment, tires, metal scrap, and debris along the northwest portion of the site.

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

Surface Mining Permit No. 102 Appendix, item A states: On the mining plan map the area where the waste from the mining operation will be placed is shown. Other than rock, no waste material, machinery or scrap will be accumulated or deposited in these areas. At the railroad siding where the gypsum will be crushed and classified there is no waste material in the process. Any derelict machinery would be removed and sold for scrap.

7. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by constructing slopes in excess of approved heights and slope inclination (vertical).

SMP00102 Exhibit A provides the limits for benching, wastes, and haul roads.

SMP00102 Condition of Approval No. 6. (a-c): Construction Slopes states:

- (a) Where the face is composed of loose or unstable materials, the slope of the face shall not exceed 50 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader.
- (b) Where the face is composed of moderately compacted materials that are not firmly cemented or consolidated by which experience indicates will stand well in place, the slope shall not exceed 65 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader.
- (c) Where the face is composed of firmly cemented or consolidated materials that experience indicates do not spall or cave readily, the slope shall not exceed 80 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader.

Surface Mining Permit and Reclamation Plan Approval, V Reclamation Plan, F. states: As was mentioned previously the gypsum deposits extends to a depth of over 600 feet as demonstrated by core drilling. Current economics dictate an initial development with a series of 25 foot benches. Leaving the excavations open and in good condition would allow continued operation in the future under more favorable economic conditions.

8. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by partially blocking site drainage by casting materials into stream ways.

SMP00102 Condition of Approval No. 9. states: The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location as exists under natural conditions.

Surface Mining Permit and Reclamation Plan Approval, V Reclamation Plan, D.3. states: Waste areas, as indicated on the map, will be in a large gully area. Waste material will be mainly of large size rock with low profile dumps.

Surface Mining Permit and Reclamation Plan Approval, V Reclamation Plan, D.4. states: No major drainage area will be disturbed. In the waste areas channeling would reduce any damming effect.

9. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of the approved reclamation plan by allowing rainwater and/or groundwater to pond in the bottom of the pit.

SMP00102 Condition of Approval No. 8. states: No standing water shall be permitted on the site which could create a hazard to the public.

SMP00102 Condition of Approval No. 9. states: The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location as exists under natural conditions.

10. Sun Services has engaged in surface mining operations as defined by Pub. Res. Code Section 2735 in Riverside County at the Standard Gypsum Mine, SMP00102, CA Mine ID# 91-33-0076 in violation of Public Resource Code Section 2773.1(a)(3) and County Ordinance No. 555 Section 9.a. by failing to provide updated financial Assurance Cost Estimate and Financial Assurance Mechanism..

County Ordinance No. 555 Section 9.a. states: ...The amount of the financial assurance shall be adequate to perform reclamation in accordance with the surface mining operation's approved reclamation plan and shall be adjusted annually to account for new lands disturbed, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan....

Public Resource Code Section 2773.1(a)(3) states, "The amount of financial assurances required of a surface mining operation for any one year shall be adjusted annually to account for new lands disturbed by surface mining operations, inflation, and reclamation of lands accomplished in accordance with the approved reclamation plan."

11. On November 13, 2012, Sun Services, Inc. received a Notice of violation dated November 8, 2012 by certified mail informing Sun Services, Inc. that mining operations conducted at the Standard Gypsum Mine were in violation of their approved reclamation plan as described in items 2-10 above.
12. As of the date of this Notice and Order, Sun Services, Inc. has not submitted or obtained a revised reclamation plan and financial assurance approved pursuant to SMARA.

IN THE MATTER OF)
SUN SERVICES, INC.)
)
MINING OPERATION)
STANDARD GYPSUM MINE – SMP00102)
CA MINE ID #91-33-0076)
)
ATTN:)
DAVE MAUGHAN)
_____)

NOTICE AND ORDER TO COMPLY WITH SMARA
[Public Resource Code Section 2774.1]

ORDER

Sun Services, Inc. IS HEREBY ORDERED TO COME INTO COMPLIANCE with the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq.; Specifically, Sun Services, Inc. is ordered to:

1. Prepare a revised mining permit and associated reclamation plan in accordance the California Surface Mining and Reclamation Act, ("SMARA") found at Public Resources Code, Division 2, Chapter 9, beginning at Section 2710 et seq. and associated regulations (the "Regulations") found at Title 14, California Code of Regulations Section 3500 et seq., County Ordinance No. 555 Section, and specifically include plans to address the 18 conditions set forth in Attachment "A", and submit the reclamation plan to Riverside County for review and approval and to the Department of Conservation ("Department") within 15 days of the effective date of this Order.
2. Post an interim financial assurance mechanism effective through December 31, 2014 in the amount of \$1,000,000 within 15 calendar days of the effective date of this Order. The issuer must submit an original or certified copy of the interim financial assurance mechanism to Riverside County and the Department.
3. Provide an original or a certified copy from an independent financial institution authorized to do business and located within California of proof to both Riverside County and the Department that the current financial assurance mechanism has been renewed in full through July 31, 2014 within 10 calendar day from the effective date of this Order.
4. Provide an amended reclamation plan that fully responds to and incorporates any comments or requirements from the County and/or the Department no later than 15 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the revised mining permit and associated reclamation plan originally submitted pursuant to paragraph 1 above.
5. Submit a financial assurance cost estimate in accordance with SMARA, and the Regulations and Financial Assurance Guidelines adopted by the State Mining and Geology board, to Riverside County for approval and the Department within 5 calendar days of the approval of a revised mining permit and associated reclamation plan.

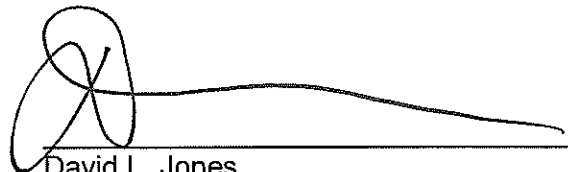
6. Provide an amended financial assurance cost estimate that fully responds to and incorporates any comments or requirements from Riverside County and/or the Department no later than 5 calendar days after receipt of any comments or requirements from Riverside County and/or the Department regarding the financial assurance cost estimate originally submitted pursuant to paragraph 5 above.
7. Provide a financial assurance mechanism in the full amount of the approved financial assurance cost estimate or paragraph 6, above, within 5 calendar days from receipt of notification by Riverside County or the Department of the approved financial assurance cost estimate. The issuer must be authorized to and doing business in California, and provide an original or certified copy of the financial assurance mechanism to Riverside County and the Department.
8. Commence reclamation pursuant to the approved revised reclamation plan by March 31, 2014.
9. Complete reclamation pursuant to the approved revised reclamation plan by December 31, 2014, excepting revegetation. Both Riverside County and the Department must inspect and certify reclamation as being complete.
10. Complete revegetation pursuant to the approved revised reclamation plan by March 1, 2015 wherein revegetation success monitoring shall begin. Both Riverside County and the Department must inspect and certify revegetation planting as being complete.
11. Full completion of reclamation continues until successful revegetation is established in accordance with the approved revised reclamation plan that is certified complete by inspection by both Riverside County and the Department.
12. Appear before the Riverside County Planning Commission on November 6, 2013 for the hearing pursuant to Pub. Res. Code Section 2774.1(b) and Riverside County Ord. No. 555 Section 10.a.

The Order shall be effective immediately following the hearing before the Riverside County Planning Commission on November 6, 2013. If Sun Services, Inc. fails to comply with this Order, it may be subject to administrative penalties pursuant to Pub. Res. Code Section 2774.1(c) of up to five thousand dollars (\$5,000) per day, assessed from the original date of noncompliance.

If you have any questions regarding this Order, please contact my office at (951) 955-6863.

Date

9/27/13



David L. Jones
Chief Engineering Geologist
TLMA - Planning
Riverside County

ATTACHMENT A

1. The reclamation plan must provide for the reclamation and habitat restoration for the area mined outside the limits of the approved mining and reclamation plan (SMP00102). This shall include the areas impacted by wind and waterborne fines that have extended beyond the limits of the approved mining and reclamation plan (SMP00102).
2. The reclamation plan must provide for removal of all material stockpiles/tailings from existing stream ways and for the appropriate reclamation of all material stockpiles/tailings at the site.
3. The reclamation plan must provide for adequate protection of mine wastes from wind and water erosion.
4. The reclamation plan must provide for the closure of the existing open mine adit.
5. The reclamation plan must provide for removal of all derelict equipment, tires, metal scrap, and debris from the site.
6. The reclamation plan must provide for removal of all slopes in excess of approved heights and all slopes must be constructed at a safe inclination defined by current and appropriate geotechnical and geologic analysis of the site.
7. The reclamation plan must provide for removal of all rainwater and/or groundwater from the bottom of the pit and it must also provide for a reclaimed site that does not adversely impact groundwater or surface water.
8. The reclamation plan must provide for long term erosion and sediment control.
9. The reclamation plan must provide for ripping/decompaction of compacted areas prior to revegetation.
10. The reclamation plan must provide for reclamation of all access roads and the railroad siding operations area.
11. The reclamation plan must provide for spreading of available topsoil over areas to be revegetated. If sufficient topsoil is not available, alternative growth media must be provided for in the reclamation plan. Soil testing of the growth media must be performed and amendments must be added as needed for plant growth.
12. The reclamation plan must provide a revegetation plan, including a native plant seed mix, application rates/methods, and performance standards for cover, species richness, and density.
13. The reclamation plan must provide for decommissioning of all wells and boreholes drilled for the mining operation in accordance with applicable laws and the requirements of the Riverside County Department of Public Health.

13. The reclamation plan must provide a current Statement of Responsibility.
14. The reclamation plan must provide current topography.
15. The reclamation plan must provide information on the maximum width and depth of all excavations, including but not limited to, ore extraction excavations, overburden excavations, exploratory drilling/excavations, and all associated access road excavations.
16. The reclamation plan must provide information on and location of all buildings and processing equipment to be located on this site.
17. The reclamation plan must provide a statement from a Certified Engineering Geologist, Geotechnical Engineer or Civil Engineer that all slopes (cut and fill as well as active and inactive mine slopes), are within the permitted boundaries, at the approved angles and are stable as constructed.
18. The reclamation plan must provide a copy of your Waste Discharge Identification Number obtained for the project from the State Water Resources Control Board. If exempt, please provide state "Letter of Exemption".

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To Dave Maughan
Sun Services, Inc.
Street, Apt. No.,
or PO Box No. 19301 Ventura Blvd., Suite 204
City, State, ZIP+4 Tarzana, CA 91356

PS Form 3800, August 2001

See Reverse for Instructions

U.S. Postal Service™
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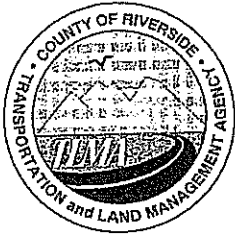
Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

PS Form 3800, August 2005 See Reverse for Instructions

7007 2560 0000 3867 3248

Sent To Dave Maughan
 Sun Services, Inc.
Street, Apt. No., or PO Box No. 19301 Ventura Blvd., Suite 204
City, State, ZIP+4 Tarzana, CA 91356

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>ZABALA</i> C. Date of Delivery <i>10-10-13</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No</p> <div style="text-align: center; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> OCT 10 2013 </div>
<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 10px; margin: 5px 0;"> Dave Maughan Sun Services, Inc. 19301 Ventura Blvd., Suite 204 Tarzana, CA 91356 </div>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number: _____ (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7007 2560 0000 3867 3248</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	



COUNTY OF RIVERSIDE
TRANSPORTATION and LAND MANAGEMENT AGENCY



DEPARTMENT OF BUILDING AND SAFETY

Mike Lara
Director

Notice of Violation

November 8, 2012

Standard Gypsum Mine
ATTN: Dave Maughan
19301 Ventura Blvd., Suite 204
Tarzana, CA 91356

RE: CA Mine ID: 91-33-0076
SMP102

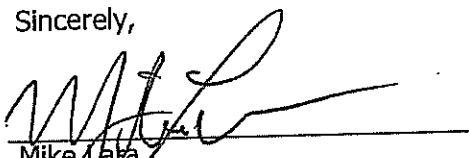
Dear Surface Mine Operator,

The purpose of this letter is to notify you that you are in violation with the Surface Mining and Reclamation Act of 1975, Public Resources Code Section 2710 et seq. (SMARA). The County of Riverside is the lead agency for this surface mining operation. Failure to comply with the corrections identified below with-in the time limits identified may result in revocation of SMP00102. **You have 30 days to comply with this Notice of Violation.**

Violations:

1. Mining outside the limits of the approved mining and reclamation plan damaging natural habitat.
2. Inadequate protection for streams, stockpiles/tailing exposed to stream erosion, materials cast into stream ways.
3. Inadequate protection of waste from wind and water erosion.
4. Open adit along north edge of property.
5. Derelict equipment, tires, metal scraps, debris located along the northwest portion of the site.
6. Vertical slopes in excess of approved and safe heights (estimated at 100 feet vertical).
7. Materials cast into stream ways, partially blocked drainage.
8. Burning trash on-site without permit.
9. Failure to produce required blasting permit.
10. Ponding water and/or groundwater in the bottom of the pit.
Correction Measures Required.
11. Failure to provide updated Financial Assurance Cost Estimate and Financial Assurance Mechanism.

Sincerely,


Mike Lara
Director of Building and Safety

PROOF OF SERVICE BY MAIL

CASE NAME: STANDARD GYPSUM MINE; CA Mine ID 91-33-0076; SMP102

I, the undersigned, am employed in the County of Riverside, over the age of 18 years; that my business address is 4080 Lemon Street, 14th Floor, Riverside, CA 92502-1440, County of Riverside, Building and Safety Department.

I am readily familiar with the business practice for collection and processing of correspondence for mailing with the United States Postal Service. Correspondence is deposited with the United States Postal service on the same day in the ordinary course of business.

That on the 8th day of November 2012, I served a copy of the document(s) to which this proof of service is attached:

Notice of Violation

By placing a copy thereof in an envelope for deposit in the United States Postal Service addressed as follows:

Standard Gypsum Mine
Attn: Dave Maughan
19301 Ventura Blvd., Suite 204
Tarzana, CA 91356

The envelope was sealed and placed for collection and mailing at Riverside, California, on the same date following ordinary business practices.

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

Executed 11-8-12, 2012 at Riverside, California.

 (Signature)
Debra A. Chavez, Executive Assistant

SURFACE MINING INSPECTION REPORT

VII. Is the operation in compliance with provisions of the approved Reclamation Plan with respect to:	OK	VN	NI	NA	CA MINE ID # 91 - 33-0076
Wildlife Habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inspection Date: 9/26/2012
Revegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Agricultural Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Weather Code(s): CL
Stream Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Duration of Inspection: 1.45
Tailings and Mine Waste Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Closure of Surface Openings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Approximate Disturbed Acreage: 80
Building, Structure, and Equipment Removal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Topsoil Salvage, Maintenance, and Redistribution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Status of Operation Code(s): A
Backfilling, Regrading, Slope Stability, and Recontouring	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Drainage, Diversion Structures, Waterways, and Erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Status of Reclamation Code(s): RN
Other (list or explain below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

VIII. Comments/Description of Violation(s) and Corrective Measure(s) Required [NOTE: please indicate if you have attached notice(s) of violation(s) and correction order(s), in lieu of description on this form]:

Violations:

1. Mining outside the limits of the approved mining and reclamation plan damaging natural habitat.
2. Inadequate protection for streams, stockpiles/tailing exposed to stream erosion, materials cast into streamways.
3. Inadequate protection waste from wind and water erosion.
4. Open adit along north edge of property.
5. Derelict equipment, tires, metal scraps, debris located along the northwest portion of the site.
6. Vertical slopes in excess of approved and safe heights (estimated at 100 feet vertical).
7. Materials cast into streamways, partially blocked drainage.
8. Burning trash on-site without permit.
9. Failure to produce required blasting permit.
10. Pounded water and/or groundwater in the bottom of the pit.

Correction Measures Required (See attached):

IX. Number of Violations: 10	Inspector's Signature:	Date Signed: 10/25/2012
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INSTRUCTIONS FOR COMPLETING SURFACE MINING INSPECTION REPORT

Form MRRC-1 Page 3 (Rev.09/05)

BLOCK VII: Check the appropriate boxes:

OK = Inspected, found in compliance
with reclamation standards (California
Code of Regulations, Title 14, Division 2,
Chapter 8, Subchapter 1, Article 9, Section
3700 *et seq.*)

VN = Inspected, Violations Noted

NI = Not inspected (explain in Block VIII)

NA = Not Applicable for this Operation (use this
notation when an issue is not addressed in the
reclamation plan, or when the reclamation plan
contains no requirements related to the issue
listed).

Weather Codes: CR = Clear; CL = Cloudy; RN = Rain; SN = Snow; WD = Windy

Approximate Disturbed Acreage: Indicate all acreage disturbed by the surface mining operation, as defined by PRC Section 2729: "Mined Lands" includes the surface, subsurface, and ground water of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools or other materials or property which result from, or are used in, surface mining operations are located.

For "Duration of Inspection", indicate the number of hours spent at the site (round to the nearest half hour) performing the inspection (do not include travel time in this figure).

Status of Operations Codes:

I = Idle

A = Active during inspection

AD = Active during past year

AB = Abandoned (site deserted by operator)

MC = Mining completed

Status of Reclamation Codes:

R = Reclamation in progress

RN = Reclamation not begun

RC = Reclamation complete

P = Post reclamation monitoring

BLOCK VIII: Inspectors may use this area for comments, to describe violations, correction orders, etc., and to explain any limitations to the inspection conducted. You may attach copies of any notices of violations and orders to comply in lieu of a description on this form; however, copies of such notices and orders must be attached to **each copy** of this Inspection Report.

BLOCK IX: Enter the number (quantity) of violations noted during the inspection. Sign and date the Inspection Report.

DISTRIBUTION INSTRUCTIONS:

The original and one copy of this completed Inspection Report (all pages) shall be given to the Mine Operator.

The Lead Agency must retain one copy of this Inspection Report and submit one copy of this Inspection Report to:

Department of Conservation
Office of Mine Reclamation
Sacramento, CA 95814-3529
801 K St, MS 09-06

If any part of the operation inspected is on BLM or USFS land, one copy of this Inspection Report should be forwarded to the appropriate BLM or USFS office.

The Mine Operator must attach one copy of this Inspection Report to the next required Mining Operation Annual Report (Form MRRC-2) submitted to the State.

PLEASE NOTE: A Memorandum of Understanding between the U.S. Department of Interior, Bureau of Land Management (BLM); U.S. Department of Agriculture, Forest Service (USFS); the State of California, Department of Conservation; and the State Mining and Geology Board, effectively implements California's Surface Mining and Reclamation Act on lands in California under the jurisdiction of BLM and the USFS.

SURFACE MINING PERMIT N 102
Buttes Gas & Oil - Superior Gypsum
Borrow Pit
Zone: N-A
East Chuckwala Area
Fourth Supervisorial District

RIVERSIDE COUNTY PLANNING COMMISSION
Date: 3/15/78, 5/16/79
AMENDED

MICROFILMED

The development of the property shall conform substantially with that as shown on plot plan marked Exhibit "A" on file with Surface Mining Permit No. 102 in the office of the Riverside County Planning Department except as amended by the following conditions and shall be subject to the mandatory requirements of the Riverside County Codes.

These conditions, numbers 1 through 3, shall be met prior to the commencement of any mining operation and maintained throughout the life of the operation:

1. The permittee shall comply with spark arrestor requirements of the Public Resources Code, Section 4442, for equipment used on the premises other than turbocharged vehicles and vehicles designed and licensed for highway use.
2. The operator, or owner before commencing operations shall be insured to the extent of \$100,000/300,000 subject to the approval of County Counsel against liabilities arising from production or activities or operation incident thereto conducted or carried on or under or by virtue of any law or ordinance and such insurance shall be kept in full force and effect during the period of such operation. Evidence of said insurance shall be presented to the Land Use Division of the Riverside County Department of Building and Safety before commencement of any activity proposed under this surface mining permit.
3. A minimum of one on-site parking space for each two employees on the largest shift, plus one on-site parking space for each vehicle kept in connection with the use, shall be provided in accordance with Section 18.12c Riverside County Ordinance No. 348.

Banning	_____	BH	_____
Blythe	✓	JJ	_____
Menot	_____	CD	_____
Indio	✓	RI	_____
Perris	_____	NI	_____
Other	_____	HS	_____
File	_____	EG	_____
	6-11-79	VS	_____
		BC	_____
		BJ	_____

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JUN 06 1979

COUNTY OF RIVERSIDE
BUILDING DEPARTMENT
LAND USE DIVISION

RECEIVED
JUN 5 1979

COUNTY OF RIVERSIDE
BUILDING DEPARTMENT

MICROFILMED

The following conditions, numbers 4 through 16 shall be complied with during the life of the operation in accordance with the amended reclamation plan as attached Exhibit A:

4. At no time shall there be any blasting, dynamiting or use of explosives of any kind whatsoever on the premises without the necessary clearance issued by the Division of Industrial safety and the Riverside County Sheriff's Department.
5. Operations are prohibited on prime recreational days (Saturdays, Sundays, and holidays).
6. Construction Slopes:
 - (a) Where the face is composed of loose or unstable materials, the slope of the face shall not exceed 50 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader being used.
 - (b) Where the face is composed of moderately compacted materials that are not firmly cemented or consolidated but which experience indicates will stand well in place, the slope shall not exceed 65 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader being used.
 - (c) Where the face is composed of firmly cemented or consolidated materials that experience indicates do not spall or cave readily, the slope shall not exceed 80 degrees where the height is greater than can be reached by the dipper or bucket of the excavator or loader being used.
7. When a bench or multiple-bench method is required a set back of at least one-half (1/2) the height of the single face or bank for each section of bank or face shall be required.
8. No standing water shall be permitted on the site which could create a hazard to the public.
9. The permittee shall, during the proposed mining operation, ensure that off-site storm run-off through the property outlets at substantially the same location as exists under natural conditions.
10. All loaded trucks egressing from the subject property shall be properly trimmed so as to prevent spillage onto the public roadway. In the event that spillage onto the roadway does occur, said spillage shall be removed immediately from road right-of-way.
11. Mechanical excavating and transporting operations shall be limited to the hours between sunrise and sunset of the same day.
12. Final Slopes:

Slopes, overburdened stockpiles, abandoned spoil piles, and the general premises shall be graded and smoothed so as to control erosion, prevent

the creation of potentially danderous areas, and present a neat and orderly appearance. All spoil piles shall be leveled or removed. All hillside shall be graded no steeper than one vertical to two horizontal with a six (6) foot terrace for each thirty (30) feet of vertical height; and no pit excavation shall remain with a slope exceeding one vertical to two horizontal unless shown to be stable with a factor of safety of 1.5 by an engineering geology or soils engineering evaluation. All grades and slopes shall be oriented to control drainage and to conform to the natural drainage for the area.

13. Upon termination of operations, all excavations made to a level below the existing ground water table shall be filled with inert materials to a level above the existing ground water table. This requirement shall not apply however, to any water filled excavations scheduled to be an integral part of the final rehabilitation plan. All such water filled areas remaining shall be continuously treated with effective mosquito control measures.
14. The permittee shall submit evidence that his plans for the site shall include compaction of the fill materials in conformance with good engineering practice to avoid excessive settlement. Fill placement shall conform to the Uniform Building Code, Chapter 70, as amended by Ordinance 457.
15. The permittee shall accept responsibility for reclaiming the mined lands in accordance with the amended reclamation plan and within the time limits of said plan, and in conformance with reclamation requirements according to State and County guidelines.
16. The permittee shall apply for a Special Inspection Permit from the Building Director, which shall be accompanied by a filing fee of \$75.00 at least 15 days before the conclusion of each stage of reclamation, or each year, whichever comes first. The application shall include a written report which specifies how the reclamation of the site conform or deviates from the reclamation plan.

SURFACE MINING PERMIT NO. 102
Buttes Gas & Oil - Superior Gypsum
Borrow Pit
Zone: N-A
East Chuckwalla Area
Fourth Supervisorial District
Page - 4 -

MICROFILMED

AGREEMENT

I certify that the above information in this Reclamation Plan application is correct, to the best of my knowledge, and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the reclamation plan and within the time limits of said plan.

I accept and agree, prior to use of this Surface Mining Permit No. 102, to comply with all of the conditions set forth and understand that the Office of Building and Safety will not provide the necessary clearance until four copies of this signed confirmation have been received by the Planning Department.

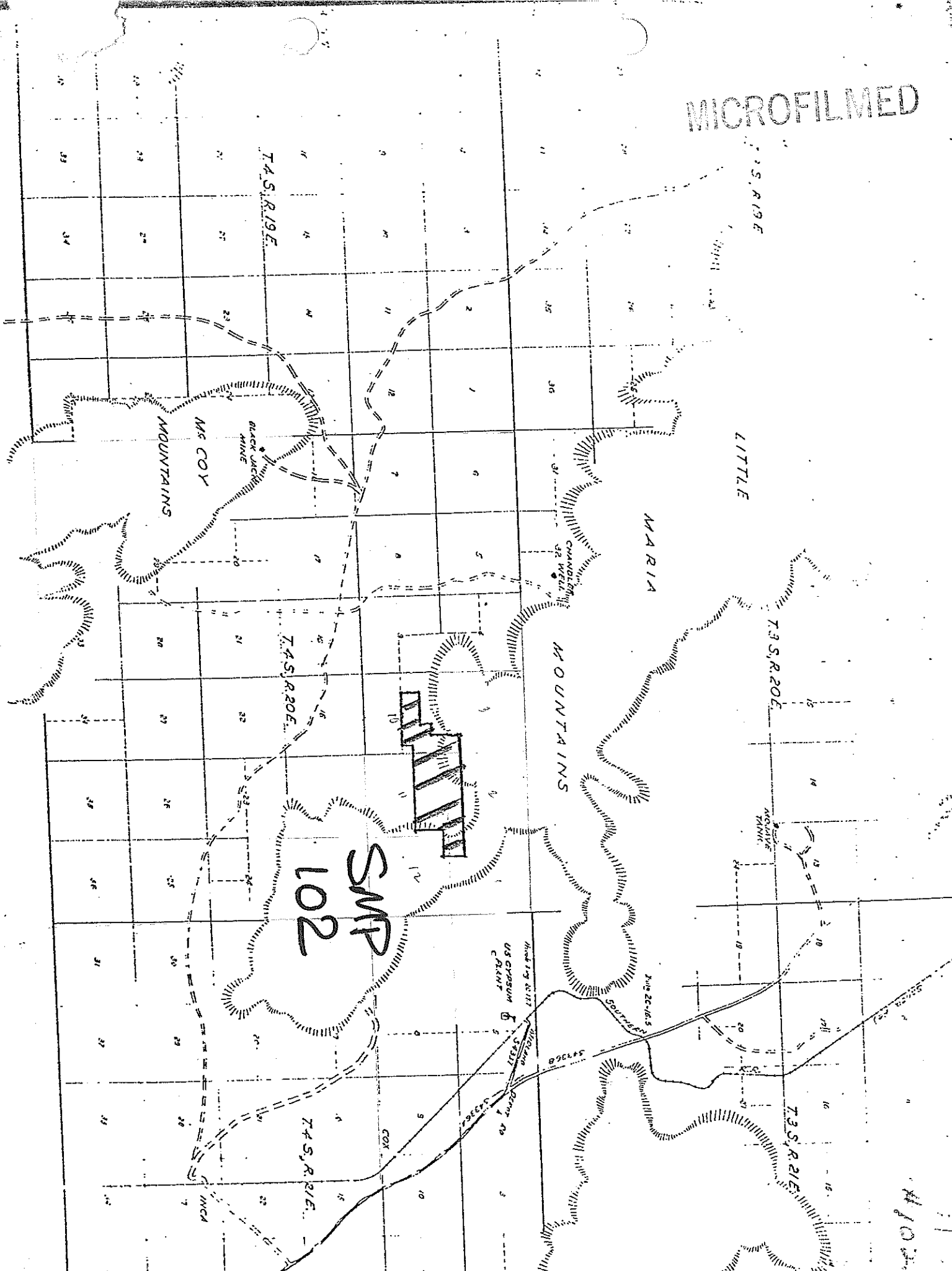
DATE 5/31/79

SIGNED J. A. Johnson for
SUPERIOR GYPSUM Co.

DATE _____

SIGNED _____

MICROFILMED



102

SUPERIOR GYPSUM CO.

SURFACE MINING PERMIT AND RECLAMATION PLAN APPROVAL

Location of Property - The property is located in the Little Maria Mtns. a few miles ~~east~~ ^{west} of the abandoned townsite of Midland.

Property Owners - 1) Orcutt Estate, Thomas Stephens and Walter Mann, Trustees.
c/o 4015 Isle Drive, Carlsbad, Ca 92008.

2) Melodile Hathaway and Theodora Garbutt.
c/o Frank Hathaway, 611 West 6th St., Suite 1800, Los Angeles, Ca 90017

Operator - Superior Gypsum Co., 3132 18th St., Bakersfield, Ca 93306

Mineral Rights Owners - As Above Property Owners

Lessee - Buttes Resources Co., a subsidiary of Buttes Gas and Oil Co., P. O. Box 5083, Denver, Colo. 80217

I Location

A. Portions of Sections 1, 2, 3, 10 and 11, T4S, R20E, SBR&M. Recorded Survey 1/4/67, Bk 50, Pg 4, Book of Records, Riverside County, containing 611.318 acres.

II Project Description

A. Gypsum for primarily agricultural use.

B. Gypsum is exposed in the Little Maria Mtns. on the north limb of an asymmetrical syncline which plunges southwesterly. The rocks of the gypsum belt are crystalline limestone, quartzite and green schistose rocks that strike generally N70E. The age of the rocks is generally considered to be Paleozoic.

C. At present the land is unoccupied except for some stone gathering activity. It is a desert environment with little vegetation consisting primarily of bare rock and rock debris. A portion of the property was mined for gypsum in the period 1947 - 1950.

III Proposed Operations

A. It is hoped operations of some kind will commence the first quarter of next year.

B. The size of the deposit and the proposed magnitude of operations suggest a life of some 65 years.

C. Mining methods used will be: open pit, multibench, low level and trucking to processing plant and railroad.

D. Mining operations will be intermittent with shut down during the hottest season.

E. & F. It is anticipated to initiate operations with 250,000 tons per year production.

G. The economics of the operation will dictate the maximum depths mined. Gypsum extends to depths of over 600 feet in the area. Initially a maximum of 25 foot benches will be used.

H. The gypsum will be crushed to size, classified and shipped by rail. There is no waste.

I. The only water utilized in the operations will be for men, equipment and as a dust suppressant. Water will have to be transported into the area.

RECEIVED
SUPERIOR GYPSUM CO.
JUL 10 1967

A

Superior Gypsum Co.

Page Two

J. The gypsum will be mined in a series of benches which will get progressively deeper. Slopes will be stabilized at an angle determined by the competent rock types and safety. No concurrent restoration activity is anticipated.

IV Maps of Mined Lands

Enclosed is a proposed mining plan map that was submitted to the Planning Commission back in 1974 for a Conditional Use Permit, Case No. 1628-E under the name of Agricultural Gypsum Co. which was granted (See enclosed copy of letter) but not used. The conditions prevalent then are the same now. This map just includes a portion of the total area where the mining operations will start. It is proposed as operations continue additional areas will be included under the same methods.

Access roads to the general area are already there, only remedial work is needed to make them operable. (See portion of Midland Quadrangle Map)

V Reclamation Plan

A. Not applicable at this time.

B. Ultimately the mining site will be a large excavation with side slopes stabilized consistent with rock competency, and safety. Topography of the Little Maria Mtns., part of and adjacent to the mine site, is rugged and precipitous consisting of bare rock. The excavations may have a potential for storage of occasional water.

C. A portion of the deposit is exposed and the rest has an overburden of rock debris and sand. There is no soil to reclaim.

D. 1. No backfilling is anticipated as mineable gypsum extends to depths over 600 feet. Economic considerations will limit the depth to mine and if back-filled would preclude additional development in the future.

2. Slopes will be stabilized because of the competent rock types, i.e., crystalline limestone, quartzite and schistose rocks.

3. Waste areas, as indicated on the map, will be in a large gully area. Waste material will be mainly of large size rock with low profile dumps.

4. No major drainage area will be disturbed. In the waste areas channeling would reduce any damming effect.

5. As this is a pit and quarrying operation, equipment and facilities used are mobil and portable and are easily removed.

6. Mining and milling operations produce no contaminants other than occasional dust. Gypsum dust is the least harmful of this kind of contaminant.

7. There are no active streams in the area.

8. Excavation slopes are the only possible residual hazard and they will be to a lesser degree than the present mountainous topography.

9. Prior operations have demonstrated that native flora revegetates naturally. This fact was evidenced by four members of the planning commission staff from the Indio and Riverside offices by a visit to the property on March 12, 1974.

E. Specific reclamation would be eliminating drainage restrictions, if any, and hazardous excavation slope conditions, if any.

F. As was mentioned previously the gypsum deposits extends to a depth of over 600 feet as demonstrated by core drilling. Current economics dictate an initial development with a series of 25 foot benches. Leaving the excavations open and in good condition would allow continued operations in the future under more favorable economic conditions.

● Representative(s) of Designated Operator; as his Agent(s) for Service of Process:

<u>Joseph A. Johnson</u>	
Name	
<hr/>	
<u>3132 18th St., Bakersfield, Ca 93306</u>	<u>(805) 327-9937</u>
Address	Tele. No.
<hr/>	<hr/>
<hr/>	<hr/>
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● 1. List Annual Tonnage for Each Type of Mineral Removed:

It is anticipated to initiate operations with 250,000 tons
per year of gypsum.

● 2. List Annual Tonnage of Waste Material Mined:

Current estimates indicate a waste to ore ration of 1:3 for
approximatey 85,000 tons per year of waste material.

● 3. Annual Tonnage Handled: Ore and waste - 335,000 tons per year.

A. ● Provide a detailed time table indicating the progression of the mining plan.
 See Appendix

● Show location of all sewage disposal systems. Personell facilities will be portable.

B. ● Show on plan provisions for stable waste piles and slopes which are free from derelict machinery, waste materials and scrap.

See Appendix

● THE FOLLOWING PERSONS HAVE A POSSESSORY INTEREST IN THE PROPERTY IN QUESTION.

<u>Garbutt and Orcutt Estate - Owners, 4015 Isle Drive, Carlsbad, Ca 92008</u>
Name Address
<u>611 West 6th St., Los Angeles, Ca 9001</u>

Buttes Resources Co. - Lessee, P. O. Box 5083, Denver Colo. 80217

Surface Mining Permit No. 102

Appendix

A. The present lease has a term of 65 years. Geological evaluation of the deposit indicated gypsum ore would be mineable for the term of the lease. Business economics will determine the rate of development of the deposit. Current negotiations with the railroad on freight rates, processing this permit, and power line power availability will determine the date of start up operations.

B. On the mining plan map the areas where the waste from the mining operations will be placed is shown. Other than rock, no waste material, machinery or scrap will be accumulated or deposited in these areas. At the railroad siding where the gypsum ore will be crushed and classified there is no waste material in the process. Any derelict machinery would be removed and sold for scrap.

I certify that the above information in this Surface Mining Permit 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 or potential uses. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the reclamation plan.

Joseph A. Johnson

Signed

JOSEPH A. JOHNSON

11/23/77

Date

(Print Name)

Signed

(Print Name)

EXHIBIT NO.

CASE NO.

A

CONDITIONAL USE CASE NO. 1628-E
Agricultural Cypess Company
Mining Operation & Related Facilities
Chickawville Area

EAST AREA PLANNING COUNCIL
CONDITIONS
May 23, 1978

PLANNING COMMISSION
RIVERSIDE COUNTY

1. The development of the premises shall conform substantially with that as shown on plot plans marked Exhibits "A", "B", and "C" on file with Conditional Use Case No. 1628-E in the office of the East Area Planning Council unless otherwise mandated by the following conditions.
 - (a) The offloading area shall be restricted to the area within the dashed red line as shown on Exhibit "B". Said boundary shall be 200 feet from the outcrop.
 - (b) The dump area shall be designated as that area no more than 500 feet from the outcrop, as suggested on Exhibits "A", and "B", but in no event shall any activity be performed within 50 feet of any property line. Said area shall remain free of all vehicles, grading and waste material.
2. The entire area or areas in which borrow operations, crushing, screening batch plant operation, stock piling and equipment storage shall be completely fenced and gated by a four (4) foot high fence consisting of at least four (4) strands of barbed wire prior to commencement of operations in that area.
 - (a) The site area and every road or trail entering the property shall be posted with No Trespassing signs. Said No Trespassing signs shall be not less than 12 inches by 12 inches and painted a distinctive color so as to be readily visible.
3. The rules and regulations of the Riverside County Air Pollution Control District shall be complied with. Permits shall be secured to construct and operate or use any equipment, the use of which may cause the issuance of air contaminants or the use of which may eliminate or reduce or control the issuance of air contaminants. Permits as required by said District shall be secured prior to the commencement of any and all operations as approved by this Conditional Use Permit.
4. In the event any of the operations permitted hereby, by reason of atmospheric or other conditions, are found by the Riverside County Health Department to be a nuisance or detrimental to the welfare of the residents of the area the operation causing such nuisance shall cease and shall not again be commenced until permission is given by said Health Department.
5. Prior to any excavation, the operator shall prepare, submit to, and obtain approval of the Planning Director, a plan which will integrate the various mining operations with any proposed future land use, with the intent of restoring the land for recreation, urban, or agricultural uses. Said restoration plan shall conform to the following standards.
 - (a) Grading. Slopes, overburden stockpiles, abandoned spoil piles, and the general premises shall be graded and smoothed so as to control erosion, prevent the creation of potentially dangerous areas and present a neat and orderly appearance. All spoil piles shall be leveled or removed. All hillsides shall be graded no steeper than two to one with a ten (10) foot terrace for each twenty five (25) feet of vertical height. No pit excavation shall remain with a grade exceeding two to one. All grades shall be oriented to control drainage and to conform to the natural drainage for the area.

11. Prior to use contemplated by this conditional use permit, the applicant shall first obtain permits and/or clearances from the following public agencies:

Air Pollution Control District
Department of Public Health
Department of Building and Safety
Bureau of Land Management

Planning Department
County Road Department
Calif. Dept. of Fish & Game
(Long Beach)

Evidence of said permit or clearance from the above agencies shall be presented to the Land Use Division of the Department of Building and Safety at the time of the issuance of a grading permit for the use contemplated herewith.

12. The use permitted hereby shall terminate on July 1, 1984.

13. The approval shall be used within 365 days after final proceedings before the Riverside County Board of Supervisors otherwise it shall become null and void and of no effect whatsoever. By "use" is meant beginning of excavation operation.

14. In the event the use permitted hereby ceases operation for a period of one year or more this permit shall become null and void.

15. The system shall be wetted down after loading into railroad cars.

SD:ED:nlw
5/15/79

AGREEMENT

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the Office of Building and Safety will not issue a building permit or allow occupancy on the use permitted until this signed confirmation, in quadruplicate, has been received by the Planning Department.

Date 6/17/79 Applicant's Signature Joseph [Signature]
Date _____ Owner's Signature _____

Board of Supervisors
East Area Planning Council Cases

June 3, 1974

Page 2.

4. VARIANCE CASE NO. 1257-E
Richard Bagdasarian Ins.
Lot Size Reduction
Zone A-2-20
Lower Coachella Valley District
Fourth Supervisorial District

Property located at the south-
west corner of Avenue 60 and
Johnson Street

The Environmental Quality Section of the Planning Department has determined that Conditional Use Cases 1626-E and 1628-E and Variance Case 1257-E will not have a significant impact on the environment and negative declarations were filed. No appeals on the decisions were received. On Conditional Use 1542-E, an Environmental Impact Report was submitted, evaluated, and made a part of the case.

Pursuant to Ordinances No. 348 and 537, these matters were considered before the East Area Planning Council. Copies of the Council's minutes, including summaries of testimony, findings, recommendations, and conditions of approval are attached hereto.

No further action is required by your Board unless an appeal is filed by the applicant or some property owner within 300 feet of the exterior boundaries of a given property within seven days of the date this report first appears on your Board's agenda, or the Board, on its own motion, orders the application transferred to it for further proceedings.

Board of Supervisors
East Area Planning Council Cases

June 3, 1974

Page 3.

The foregoing recommendations were by action of the East Area Planning Council at its regular meeting held on May 23, 1974.

Respectfully submitted,

RIVERSIDE COUNTY PLANNING DEPARTMENT

(Original signed by.)

James L. White, Acting Planning Director

Gerald W. Dupree
Gerald W. Dupree - Senior Planner

SWD:mj

Encls.: Minutes, maps, legals, labels,
Staff Reports, Agency Reports

cc: Riverside office
Supervisor McCandless
County Health Department
Dept. of Bldg. & Safety - Land Use Div.
County Flood Control
Department of Fire Protection
Water Quality Control Board #7
Desert Water Agency
County Road Department
Cochella Valley County Water District
County Agriculture Department
Department of Development
Air Pollution Control District
County Parks Department
Palm Springs Planning Director
Indio Planning Director
Applicant 6-4-74 (mailed) D (initials)
Applicant's Representative

RIVERSIDE COUNTY PLANNING COMMISSION
44-209 Oasis Street, Room 104
Indio, California

TO: Water Quality Control Bd. #7

5/3/74

SUBJECT: CONDITIONAL USE CASE NO. 1028-B

Agricultural Gypsum Co.
3510 Finchhurst Drive
Bakersfield, CA 93306

Gypsum Mine and related facilities
Wlythe District

Please revise the attached as it pertains to your area of expertise. Your comments and recommendations are requested prior to 5/10/74

NOTICE OF SUBMITTALS: The issuance of a building permit should be subject to the Regional Board's approval and/or waste discharge requirements.

RECEIVED
MAY 20 1974

RIVERSIDE COUNTY
PLANNING COMMISSION
DEPT. OFFICE

5/17/74 Signed *Mac Kagan* MIE KAZEN
Staff Engineer

Return original to Planning Dept., 44-209 Oasis Street, Room 104, Indio, CA 92201
(714) 734-5311, Ext. 275

RIVERSIDE COUNTY EAST AREA PLANNING COMMISSION
46-209 Oasis Street, Room 304
Indio, California

5/3/74

TO: Road Dept.

SUBJECT: CONDITIONAL USE CASE NO. 1628-E

Agricultural Gypsum Co.
3610 Pinehurst Drive
Bakersfield, CA 93306

Gypsum Mine and related facilities
Blythe District
RIVERSIDE COUNTY ROAD DEPT.
DESERT BRANCH

RECEIVED

MAY 15 1974

Please review the attached as it pertains to your area of expertise. Your comments and recommendations are requested prior to 5/10/74.

COMMENTS OR RECOMMENDATIONS: The proposed use does not appear to have an adverse effect upon the County roads.

RECEIVED
MAY 16 1974

RIVERSIDE COUNTY
PLANNING COMMISSION
DESERT OFFICE

Date May 16, 1974

Signed

Robert P. Brock
Robert P. Brock, Desert Office Engineer.

(Return original to Planning Dept., 46-209 Oasis Street, Room 304, Indio, CA 92201
(714) 347-8511, Ext. 278

SWP:ra
FD-73-6D

RIVERSIDE COUNTY EAST AREA PLANNING COMBELL
45-209 Oasis Street, Room 304
Indio, California

5/1/74

TO: Flood Control District
SUBJECT: CONDITIONAL USE CASE NO. 1622-E

Agricultural Gypsum Co.
3610 Finchurst Drive
Bakersfield, CA 93305

Gypsum Mine and related Facilities
Blythe District

Please review the attached as it pertains to your area of expertise. Your comments and recommendations are requested prior to 5/10/74

COMMENTS OR RECOMMENDATIONS:

This property is located outside of the boundaries of the Riverside County Flood Control and Water Conservation District; therefore, we cannot furnish you a flood hazard report for this property. It is suggested that you obtain the services of a registered civil engineer if you need a flood hazard and drainage report for this Conditional Use Case. "



RALPH G. STONE
Subdivision Engineer

RECEIVED
MAY 14 1974

RIVERSIDE COUNTY
PLANNING COMMISSION
DEPT OFFICE

RECEIVED
MAY 8 1974

Date _____ Signed _____

(Return original to Planning Dept., 45-209 Oasis Street, Room 304, Indio, CA 92261
(714) 347-2511, Ext. 275

END-11
10-11-13

RIVERSIDE COUNTY EAST AREA PLANNING COMMISSION
45-209 Oasis Street, Room 304
Indio, California

5/3/74

TO: Air Pollution Control District

SUBJECT: CONDITIONAL USE CASE NO. 1628-E

Agricultural Gypsum Co.
3610 Pinhurst Drive
Hakersfield, CA 93306

Gypsum Mine and related facilities
Blythe District

Please review the attached as it pertains to your area of expertise. Your comments and recommendations are requested prior to 5/10/74.

COMMENTS OR RECOMMENDATIONS:

Operation of this mine could cause excessive dust emissions, and depending on what type of equipment is installed, an Air Pollution Control District Authority to Construct and Permit to Operate may be required for this facility.

RECEIVED
JUN 4 1974

RIVERSIDE COUNTY
PLANNING COMMISSION
DEBERT OFFICE

Date May 30, 1974

Signed

Wayne S. Curran

Acting Air Pollution Control Officer

(Return original to Planning Dept., 45-209 Oasis Street, Room 304, Indio, CA 92201
(714) 347-8511, Ext. 278

CSD:ml
FD-73-60

RIVERSIDE COUNTY EAST AREA PLANNING COMMISSION
45-209 Oasis Street, Room 304
Indio, California

5/3/74

TO: Health Dept.

SUBJECT: CONDITIONAL USE CASE NO. 1628-E

Agricultural Gypsum Co.
3610 Pinhurst Drive
Bakersfield, CA 93308

Gypsum Mine and related facilities
Rhye District

Please review the attached as it pertains to your area of expertise. Your comments and recommendations are requested prior to 5/15/74.

COMMENTS OR RECOMMENDATIONS:

The Department of Public Health of Riverside County has received the application filed by Agricultural Gypsum Company to establish a gypsum mine and related facilities in the Rhye area at a general location of the Millard siding.

This department has no objection to the approval of C.U. Case No. 1628-E as all plans for domestic water storage and distribution and sewage disposal facilities must be approved by this department before submitting any plans for a permit to construct. *

12712
D. Holing
Dist. San.

RECEIVED
MAY 3 1974

RIVERSIDE COUNTY
PLANNING COMMISSION
SECRET OFFICE

Date May 3, 1974

Signed



Mary H. Rogers

Return original to Planning Dept., 45-209 Oasis Street, Room 304, Indio, CA 92301
(714) 347-8511, Ext. 278

MS-73-62

Agenda Item No.: 3.7
Area Plan: All Area Plans
Zoning: All Zoning Districts and Areas
Supervisorial District: All Supervisorial Districts
Planning Commission: November 6, 2013

GENERAL PLAN AMENDMENT NO. 1120
(Entitlement/Policy Amendment)
Environmental Assessment No. 42566
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

GENERAL PLAN AMENDMENT NO. 1120 (GPA No. 1120) is a County Initiated Amendment per action taken by the Board of Supervisors in December 2012. The aforementioned amendment is necessary to revise applicable sections within the General Plan to allow for processing of "stand alone" General Plan Amendments (GPA), Change of Zones (CZ), and Lot Line Adjustments (LLA). The proposed action will facilitate compliance with the requirements of the County's Multi Species Habitat Conservation Plans, where the County is a permittee, for such stand alone applications. This is intended to streamline development applications. GPA No. 1120 implements Board of Supervisors Resolution No. 2013-111, which is attached to this staff report with the accompanying background information.

The proposed textual amendments serve to reflect the intent of Board Resolution No. 2013-111. They are as follows:

- Changes to Table 1: Land Use Designations Summary in the notes section relating to the Conservation Habitat Land Use Designation in each of the affected Area Plans;
- Housing Element (Chapter 8), and Land Use Element (Chapter 3), Open Space Element, Chapter 5, Policies OS 17.1, 17.2, 17.3, 17.4, 17.5, and 18.1;
- Text changes to the Multipurpose Open Space Element-Multiple Species Habitat Conservation Plans and Environmentally Sensitive Lands section (pages OS-37 to OS-40);
- A change of text is proposed within the Temescal Canyon Area Plan-Land Use Concept section (page 17) and two text changes are proposed in the Land Use Element, Open Space section (pages LU-62 and LU-63).

All the above changes can be found as exhibits attached to the staff report.

Additionally, the adoption of the General Plan in 2003 included statements such as "proposed MSHCP" or "if the MSHCP is adopted," they will be modified to reflect adopted MSHCPs pursuant to this GPA.

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42566, based on the findings and conclusions incorporated in the staff report and the Initial Study; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1120, based upon the findings contained in EA No. 42566, the findings and conclusions contained in the staff report and pending final adoption of a resolution by the Board of Supervisors.

PLANNING COMMISSION'S ADOPTION OF RESOLUTION 2013-003 recommending adoption of General Plan No. 1120 based on the staff report and the findings and conclusions stated therein.

FINDINGS:

1. Riverside County embarked on a three-pronged regional planning effort that included a Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) as well as a comprehensive General Plan Update and a Community Environmental Transportation Corridor Acceptability Process all of which were running parallel to one another and were anticipated to be adopted at approximately within the same time frame.
2. Special circumstances or conditions have emerged that were unanticipated while preparing the 2003 General Plan because:
 - a. The WRC MSHCP was adopted shortly before the Riverside County General Plan.
 - b. The 2003 General Plan included language that only recognized the prospective adoption of the WRC-MSHCP and the Coachella Valley Multiple Species Habitat Conservation Plan.
 - c. Since the General Plan was adopted in 2003, and through processing amendments to the General Plan, it has been found that the language contained in the 2003 adopted General Plan does not provide adequate clarification with respect to "stand alone applications" under the auspices of the subsequently approved MSHCP's.
3. To provide clarity on this matter, the Board of Supervisors adopted Resolution No. 2013-111 that would provide further guidance concerning the implementation of the requirements of the WCR MSHCP.
4. GPA No. 1120 proposes that the previously unanticipated circumstance concerning implementation of the WRC MSHCP when a General Plan Amendment (GPA) a Zoning Ordinance Amendment (CZ) or a Lot Line Adjustment (LLA) lacks any development project proposal and is a "stand alone" application.
5. GPA No. 1120 does not involved a change in or conflict with either the Riverside County Vision, General Plan Appendix B or any Foundation Component for the following reasons:
 - a. The Riverside County Vision for Conservation and Open Space Resource System is to conserve a multi-purpose open space system that embodies the character and habitat of the County while conserving native habitats for plants and animals. GPA No. 1120 does not involve a change in or conflict with the Vision because it simply provides clarifying language that was previously lacking concerning "stand alone applications."
 - b. General Plan Appendix B identifies eight general planning principles, of which only the Environmental Protection Principle is relevant in light of the proposed action. GPA No. 1120 does not involve a change in or conflict with the aforementioned principal in that it does not affect environmentally sensitive community design, habitat preservation, community open space or multi-purpose open space. GPA No. 1120 simply provides clarifying language that was previously lacking concerning "stand alone applications."
 - c. GPA No. 1120 does not involve a change in or conflict with any Foundation Component designation because it does not propose to change and property designations in the general plan. Rather, GPA No. 1120 simply provides clarifying language that was previously lacking concerning "stand alone applications."
6. The purpose of the General Plan is to "manage the overall pattern of development more effectively." The proposed GPA No. 1120 is not detrimental to the achievement of the purposes of the General Plan, rather, it enhances the General Plan by providing the clear and focused direction required since the adoption of the WRC MSHCP and CV MSHCP.
7. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development.

CONCLUSIONS:

1. The proposed project is in conformance with the Entitlement/Policy Amendment Findings as stated in the Administrative Element of the General Plan.
 - a. The Riverside County Vision
 - b. Any General Plan Principle set for in Appendix B
 - c. Any Foundation Component designation in the General Plan.
2. The proposed amendment contributes to the purposes of the General Plan and is not detrimental to them.
3. Special circumstances have arisen which require the proposed GPA No. 1120 as outlined in the findings above.
4. The proposed project will not have a significant effect on the environment.

RESOLUTION 2013-003

**RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1120**

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 6, 2013, to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Rules to Implement the Act have been met and the environmental documents prepared or relied on are sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Rules; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 6, 2013, that it has reviewed and considered the environmental documents prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

CONSIDERATION of the environmental documents,

ADOPTION of General Plan Amendment No. 1120.



Land Use Element

Table LU 4 Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.



It is also clear that the County's biological health and diversity is dependent upon the preservation of natural open spaces. The importance of this is clear in the following RCIP Vision statement:

"The multi-purpose open space system provides for multi-species habitat preservation rather than a piecemeal approach to single species. This enables the natural diversity of plants and animals to sustain themselves because of the critical relationships between them. Extensive land areas set aside for this purpose and they are linked by corridors of various designs to allow movement between habitat areas. In addition, the public's access to the open space system is significantly expanded for recreation purposes, enabling a variety of active and passive recreation pursuits. Trails provide a means of recreation in themselves, as well as access for less intensive recreation. Creative and effective means of acquiring open space have enabled establishment of this system so that private property rights are respected and acquisition costs are feasible. This system also provides an effective approach that has eliminated conflict over development activities because of the demonstrated commitment to permanently preserving critical open space resources."

Due to increasing growth pressures, there is danger that the quality and character of some open space areas may be diminished. The balance between accommodating future growth and preserving the quality of the County's open spaces is one of the most challenging and volatile issues in the County. There are a number of methods proposed to achieve this balance, including implementation of Riverside County's policies as they relate to adopted MSHCPs, the creation of community centers, the establishment of lot size minimums, and the clustering of residential units. The County of Riverside has a commitment to ensuring that open spaces remain an integral part of the County's future and are protected through the policies of the General Plan, as reflected in the following General Plan Principle statement:

"Designation of open spaces in the General Plan and Area plans conveys the intent of creating a comprehensive open space system that provides a framework for community development and encompasses the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. Within that overall designation, the functional areas of community open space and habitat preservation should be clearly delineated."

The Open Space General Plan Foundation Component is intended to accomplish this by identifying open space areas for the preservation of habitat, water and other natural resources, protection from natural hazards, provision of recreational areas, and the protection of scenic resources.

Land Use Element



Natural open space areas within REMAP



For additional policies related to these land uses, please see the **Multipurpose Open Space Element**.



Diamond Valley Lake



Neighborhood park

Open Space Area Plan Land Use Designations

As shown on the Land Use Designation Key (Figure LU-5), the Open Space General Plan designation consists of six area plan land use designations: Open Space-Conservation, Open Space-Conservation Habitat, Open Space-Water, Open Space-Recreation, Open Space-Rural, and Open Space-Mineral Resources.

Open Space-Conservation (OS-C) - The Open Space-Conservation land use designation is applied to land designated for preservation of non-MSHCP habitat lands, protection from natural hazards, and preservation of scenic and other natural resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not substantially alter the character of the area. Actual building or structure size, siting, and design will be determined on a case by case basis.

Open Space-Conservation Habitat (OS-CH) - The Open Space-Conservation Habitat land use designation applies to public and private lands conserved and managed in accordance with [Riverside County's policies as they relate to adopted MSHCP=s](#). Ancillary structures or uses may be permitted for the purpose of preserving or enjoying open space. Actual building or structure size, siting, and design will be determined on a case by case basis.

Open Space-Water (OS-W) - Open Space-Water designated areas include bodies of water and major floodplains and natural drainage corridors. Ancillary structures or uses may be permitted for flood control or recreational purposes. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that does not result in increased flooding hazards and that is consistent with maintenance of long-term habitat and riparian values.

Policies:

The following policies apply to properties designated either as Open Space-Conservation, Open Space-Conservation Habitat, or Open Space-Water on the area plan land use maps.

- LU 20.1 Require that structures be designed to maintain the environmental character in which they are located. (AI 3)
- LU 20.2 Cooperate with the California Department of Fish and Game (CDFG), United States Fish and Wildlife Service (USFWS), and any other appropriate agencies in establishing programs for the voluntary protection, and where feasible, voluntary restoration of significant environmental habitats. (AI 10)

Open Space-Recreation (OS-R) - The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary




Preservation

The RCIP Vision directs that,

APreserved multi-purpose open space is viewed as a critical part of the County=s system of public facilities and services required to improve the existing quality of life and accommodate new development. Strategies and incentives for voluntary preservation on private land are an integral part of the County=s policy/regulatory system and are referred to nationwide as model approaches.@

The following set of policies seeks to preserve natural resources that are sensitive, rare, threatened, endangered and irreplaceable. These resources deserve special protection in order to ensure their continued viability and to improve the quality of life for citizens of Riverside County. Open space preservation can serve many purposes, including the preservation and enhancement of environmental resources for both ecological and recreational purposes, as well as the proper management of environmental hazards.

MULTIPLE SPECIES HABITAT CONSERVATION PLANS



HCP-Habitat Conservation Plan
NEPA-National Environmental Policy Act
NCCP-Natural Communities Conservation Plan
CEQA-California Environmental Quality Act
CESA-California Endangered Species Act
FESA-Federal Endangered Species Act

As urbanization has spread into Riverside County, community development has not only involved the local land use planning process, but coordination with state and federal wildlife agencies in order to obtain "take permits" for impacts to threatened and endangered species. The United States Fish and Wildlife Service and California Department of Fish and Game, hereafter "Wildlife Agencies", have authority to regulate the "take" of threatened and endangered species. The process of issuing "take permits," however, has resulted in costly delays for development interests in addition to the assemblage of piecemeal reserve systems addressing only the needs of single species. Mitigation lands have been preserved, but these have generally been small, unconnected habitat areas in which it is more difficult to sustain wildlife mobility, genetic flow, or ecosystem health. Instead, large interconnected natural areas are preferred in order to assure that the County's entire ecosystem has the potential to remain healthy.

To address the issues of wildlife health and sustainability, the County has participated in or directed the development of two Multiple Species Habitat Conservation Plans (MSHCP's). These ~~proposed~~-MSHCP's are stake-holder driven, comprehensive, and multi-jurisdictional, and focus on the conservation of both species and associated habitats, in order to address biological and ecological diversity conservation needs and provide mitigation for the impacts of development in Riverside County. These plans are two of several large multi jurisdictional habitat planning efforts within southern California which have been developed under the overall goal of maintaining biological diversity within a rapidly urbanizing region. The Western Riverside County MSHCP has been



adopted by the County and, ~~as of October 7, 2003, awaits approval~~ approved by other jurisdictions and the Wildlife Agencies. The Coachella Valley Association of Governments MSHCP ~~is under preparation. has also been adopted and received its final permit from the U.S. Fish and Wildlife Service on October 1, 2008.~~

The ~~proposed~~ MSHCPs ~~will~~ allows the County and other local jurisdictions the ability to manage local land use decisions and maintain economic development flexibility, while providing a coordinated reserve system and implementation program that will facilitate the preservation of biological diversity as well as maintain the region's quality of life. ~~Should these MSHCP's not be adopted, it will be necessary to assess development related impacts and develop associated mitigation measures on a project by project basis.~~

Coachella Valley Association of Governments MSHCP Program Description

The Coachella Valley Association of Governments (CVAG) ~~is preparing has prepared~~, on behalf of its member agencies, a ~~proposed~~ Multiple Species Habitat Conservation Plan that ~~is intended to~~ covers ~~28~~ 27 species of plants and animals in the Coachella Valley. Currently, this plan proposes to conserve between 200,000 and 250,000 acres of privately owned land through general plan land use designations, zoning/development standards and an aggressive acquisition program, for a total conservation area of between 700,000 to 750,000 acres.

Relationship to Area Plans

The Pass, Eastern Coachella Valley, Western Coachella Valley and REMAP Area Plans ~~would be~~ are affected by the CVAG MSHCP, ~~if it is adopted~~. These area plans contain maps and general information about the ~~proposed~~ MSHCP. Consult the area plans for further information.

Western Riverside County MSHCP Program Description

The ~~proposed~~ Western Riverside County MSHCP encompasses approximately 1.26 million acres (approximately 1,997 square miles). This ~~proposed~~ MSHCP includes unincorporated and incorporated County land (excluding Indian land) west of the crest of the San Jacinto Mountains to the Orange County line. The plan is the largest HCP ever attempted and covers multiple species and multiple habitats within multiple jurisdictions. The ~~proposed~~ MSHCP covers a diverse landscape from urban cities to undeveloped foothills and montane forests. In addition to the presence of multiple habitats, the plan stretches across the Santa Ana Mountains, Riverside Lowlands, San Jacinto Foothills, San Jacinto Mountains, Aqua Tibia Mountains, Desert Transition and San Bernardino Mountain bio-regions.

In western Riverside, a high density of rare species coincides with one of the most swiftly urbanizing areas of the country,

B Scott Ferguson, Trust for Public Land Senior Project Manager

This ~~proposed MSHCP is intended to~~ serves as a Habitat Conservation Plan pursuant to section 10(a)(1)(B) of the Federal Endangered Species Act of 1973, as well as a Natural Communities Conservation Plan under the NCCP Act of 1991. ~~If adopted, it will be~~ It is used to allow incidental "take" of plant and animal species identified within the ~~proposed~~ MSHCP. The purpose of the

proposed MSHCP is for the Wildlife Agencies to grant "take authorization" for otherwise lawful actions that may incidentally take or harm individuals of a species outside of preserve areas, in exchange for supporting assembly of a coordinated reserve system. Conservation and management duties, as well as implementation assurances, will be provided by the County and other signatory agencies or jurisdictions identified as permittees through a corresponding Implementation Agreement.

A Stakeholder Driven Process

To complement the conservation and management responsibilities assigned to the County, a property owner-initiated habitat evaluation and acquisition negotiation process has also been developed for the **proposed** Western Riverside County MSHCP. The Habitat Evaluation and Acquisition Negotiation Process applies to property which maybe needed for inclusion in the MSHCP Reserve or subjected to other MSHCP criteria. Under the **proposed** incentive-based MSHCP program, the County may obtain interests in property needed to implement the MSHCP over time. If it is determined that all or a portion of a property is needed for the MSHCP Reserve, various incentives or monetary compensation may be available to the property owner in exchange for the conveyance of property. Incentives are intended to provide a form of compensation to property owners who convey their property. As a property interest is obtained, it will become part of the MSHCP Reserve.

Relationship to Area Plans

Each area plan that is affected by the **proposed** Western Riverside County MSHCP contains maps that identify the areas potentially affected by the MSHCP, **if it is adopted**, and identification of plant and animal species to be covered by the plan. Consult the area plans for further information.

Policies:

- OS 17.1 ~~Enforce the provisions of applicable~~ Implement Riverside County’s policies as they relate to the adopted MSHCPs, **if adopted**, when conducting review of development applications. **(AI-10)**
- OS 17.2 ~~Enforce the provisions of applicable~~ Implement Riverside County’s policies as they relate to the adopted MSHCPs, **if adopted** when developing transportation or other infrastructure projects that have been designated as covered activities in the applicable MSHCP. **AI-10)**
- OS 17.3 ~~Enforce the provisions of applicable MSHCP's, if adopted when~~ conducting review of possible general plan amendments and/or zoning changes. (AI-10) ~~Implement Riverside County’s policies as they relate to the adopted MSHCPs when conducting review of possible general plan amendments and/or zoning changes, including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or~~



The Western Riverside

County MSHCP affects the following area plans:

- Eastvale
- Elsinore
- Harvest Valley/Winchester
- Highgrove
- Jurupa
- Lake Mathews/Woodcrest
- Lakeview/Nuevo
- Mead Valley
- Reche Canyon/Badlands
- REMAP
- San Jacinto Valley
- Southwest (SWAP)
- Sun City/Menifee Valley
- Temescal Canyon
- The Pass

associated with, an application to subdivide or other land use development application. Every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County."

~~OS 17.4 — Require the preparation of biological reports in compliance with Riverside County Planning Department Biological Report Guidelines for development related uses that require discretionary approval to assess the impacts of such development and provide mitigation for impacts to biological resources until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.~~

~~OS 17.5 — Establish baseline ratios for mitigating the impacts of development related uses to rare, threatened and endangered species and their associated habitats to be used until such time as the CVAG MSHCP and/or Western Riverside County MSHCP are adopted or should one or both MSHCP's not be adopted.~~

ENVIRONMENTALLY SENSITIVE LANDS

The County's multipurpose open space system will be created and maintained using several different techniques, all related to preservation of significant environmental resources. By preserving multi-species habitat; by creating and maintaining active and passive parks, recreation areas and trail systems; by conserving natural and scenic resources; and avoiding natural hazard areas; a complete system of open space will be achieved that ensures the County's "remarkable environmental setting" remains intact for future generations of citizens to enjoy. This section identifies policies for the preservation of environmentally sensitive land within the County of Riverside, including, but not limited to, the land to be preserved through the MSHCPs.

Policies:

- OS 18.1 Preserve multi-species habitat resources in the County of Riverside through ~~the enforcement of the provisions of applicable implementing Riverside County's policies as they relate to the adopted~~ MSHCP's, ~~if adopted.~~ (AI 10)
- OS 18.2 Provide incentives to landowners that will encourage the protection of significant resources in the County beyond the preservation and/or conservation required to mitigate project impacts. (AI 9)



Also refer to the Open

Space, Habitat and Natural Resource Protection policies in the Land Use Element and the policies in the Safety Element that seek to preserve environmentally sensitive lands subject to natural hazards.



Land Use Plan

The Land Use Plan focuses on preserving the unique features in the Temescal Canyon area and, at the same time, guides the accommodation of future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Temescal Canyon Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this area. The Plan is organized around 30 Area Plan land use designations and five overlays. These land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses, and general characteristics for each of the area plan land use designations within each Foundation Component. The General Olan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations.

Proposed categories represent a full spectrum of uses that relate the natural characteristics of the land and economic potential to a range of permitted uses. Many factors led to the designation of land use patterns. Among the most influential were the Riverside County Vision and Planning Principles, both of which focused, in part, on preferred patterns of development within the County; the Community and Environmental Transportation Acceptability Process (CETAP) that focused on major transportation corridors; the Multiple Species Habitat Conservation Plan (MSHCP) that focused on opportunities and strategies for significant open space and habitat preservation; established patterns of existing uses and parcel configurations; current zoning, and the oral and written testimony of County residents, property owners, and representatives of cities and organizations at the many Planning Commission and Board of Supervisors hearings. The result of these considerations is shown in Figure 3, Land Use Plan, which portrays the location and extent of proposed land uses. Table 2, Statistical Summary of the Temescal Canyon Area Plan, provides a summary of the projected development capacity of the plan if all uses are built as proposed. This table includes dwelling unit, population, and employment capacities.

LAND USE CONCEPT



Strategies of local job creation, coupled with improvements to the transportation system, allow County residents to have access to a wide range of job opportunities within reasonable commute times.



Open Space Foundation Component land uses comprise the majority of the unincorporated planning area in this Area Plan. The Cleveland National Forest and Prado Basin account for much of this acreage. This emphasizes the importance of the remaining limited land area to house and employ the existing population, to accommodate the growth pressures in western Riverside County, to respect local interests, as well as observe hazard and circulation constraints.

The land use plan focuses on preserving the integrity of existing communities and preserving irreplaceable open space resources, while recognizing this area=s

transition to urban uses by stimulating targeted infill development as well as redevelopment projects. The land use plan also focuses on achieving a more

balanced relationship between workers and jobs, to offer options to the prevailing extended commute patterns to coastal job centers.

The Cleveland National Forest, as a priceless, natural open space resource area is generally treated as a permanent open space preserve, with the exception of a few large-lot residential areas reflecting current uses or approved development, or private ownership. The Prado Basin will remain a significant habitat area and critical piece of the Santa Ana River Watershed, with its numerous critical functions in support of development within four counties.

Land use designations and policies maintain the general suburban character of Coronita and Home Gardens and the rural community character of El Cerrito.

The Interstate 15 corridor represents the greatest opportunity for community development while achieving the RCIP Vision. Residential and employment uses will continue to be focused within this corridor through the extensive use of specific plans. Preserving the Temescal Wash, implementing [Riverside County's policies as they relate to](#) the MSHCP, enhancing local and regional traffic conditions along Interstate 15, and achieving a satisfactory interface with mineral extraction operations are of utmost importance in the guidance for this strategic area.

The Community Center designation at Temescal Canyon Road and Interstate 15 will provide a focused area for the development of a Job Center comprised of non-residential, employment-generating land uses.



For more information on Community Center types, please refer to the Land Use Policies within this area plan and the Land Use Designations section of the General Plan Land Use Element.



County of Riverside General Plan

Housing Element 2006 - 2014

subsidy provided by the County remains the Fast Track Authority in which processing time and fees are subsidized and in some cases exempted for the projects in question.

Table H - 42 Land Use Designations Summary

Table H-42 Land Use Designations Summary			
Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> • Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. • One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> • Single-family residences with a minimum lot size of 5 acres. • Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> • Single-family residential uses with a minimum lot size of 10 acres. • Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. • Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> • Single-family residential uses with a minimum lot size of 10 acres. • Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> • Single-family detached residences on large parcels of 2 to 5 acres. • Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> • Single-family detached residences on large parcels of 1 to 2 acres. • Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	1/2 ac min.	<ul style="list-style-type: none"> • Single-family detached residences on large parcels of 1/2 to 1 acre. • Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> • The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> • Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> • Includes bodies of water and natural or artificial drainage corridors. • Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> • Recreational uses including parks, trails, athletic fields, and golf courses. • Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> • One single-family residence allowed per 20 acres. • Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> • Mineral extraction and processing facilities. • Areas held in reserve for future mineral extraction and processing.

County of Riverside General Plan

Desert Center Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .



County of Riverside General Plan

Eastern Coachella Valley Area Plan

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
Rural	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes,



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .

County of Riverside General Plan



Harvest Valley/Winchester Area Plan

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
Rural	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Rural Community	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
Open Space	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
	Community Development	Estate Density Residential (EDR)	2 ac min.
Very Low Density Residential (VLDR)		1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
Low Density Residential (LDR)		2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
Medium Density Residential (MDR)		2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
Medium High Density Residential (MHDR)		5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
High Density Residential (HDR)		8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .

County of Riverside General Plan

Highgrove Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.



County of Riverside General Plan

Lake Mathews/Woodcrest Area Plan

Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes,



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .

County of Riverside General Plan

The Pass Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

Palo Verde Valley Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1, 2, 3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Very Low Density Residential (VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Low Density Residential (LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.

County of Riverside General Plan

Sun City/Menifee Valley Area Plan



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
	Rural Mountainous (RM)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, compatible resource development (which may include the commercial extraction of mineral resources with approval of a SMP) and associated uses and governmental uses.
	Rural Desert (RD)	10 ac min.	<ul style="list-style-type: none"> Single-family residential uses with a minimum lot size of 10 acres. Allows limited animal keeping, agriculture, recreational, renewable energy uses including solar, geothermal and wind energy uses, as well as associated uses required to develop and operate these renewable energy sources, compatible resource development (which may include the commercial extraction of mineral resources with approval of SMP), and governmental and utility uses.
Rural Community	Estate Density Residential (RC-EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Very Low Density Residential (RC-VLDR)	1 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
	Low Density Residential (RC-LDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 1 acre. Limited agriculture, intensive equestrian and animal keeping uses are expected and encouraged.
Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
	Water (W)	N/A	<ul style="list-style-type: none"> Includes bodies of water and natural or artificial drainage corridors. Extraction of mineral resources subject to SMP may be permissible provided that flooding hazards are addressed and long term habitat and riparian values are maintained.
	Recreation (R)	N/A	<ul style="list-style-type: none"> Recreational uses including parks, trails, athletic fields, and golf courses. Neighborhood parks are permitted within residential land uses.
	Rural (RUR)	20 ac min.	<ul style="list-style-type: none"> One single-family residence allowed per 20 acres. Extraction of mineral resources subject to SMP may be permissible provided that scenic resources and views are protected.
	Mineral Resources (MR)	N/A	<ul style="list-style-type: none"> Mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing.
Community Development	Estate Density Residential (EDR)	2 ac min.	<ul style="list-style-type: none"> Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged.
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	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.



Table 1: Land Use Designations Summary

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) ^{1,2,3}	Notes
Agriculture	Agriculture (AG)	10 ac min.	<ul style="list-style-type: none"> Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or an overlay.
Rural	Rural Residential (RR)	5 ac min.	<ul style="list-style-type: none"> Single-family residences with a minimum lot size of 5 acres. Allows limited animal keeping and agricultural uses, recreational uses, compatible resource development (not including the commercial extraction of mineral resources) and associated uses and governmental uses.
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Open Space	Conservation (C)	N/A	<ul style="list-style-type: none"> The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted.
	Conservation Habitat (CH)	N/A	<ul style="list-style-type: none"> Applies to public and private lands conserved and managed in accordance with Riverside County's policies as they relate to adopted Multi Species Habitat and other Conservation Plans.
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	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes .



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	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
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	High Density	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard



212B

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

SUBMITTAL DATE:
April 11, 2013

FROM: TLMA – Planning Department

SUBJECT: RESOLUTION NO. 2013-111 ESTABLISHING ADDITIONAL GUIDANCE AND PROCEDURES FOR THE IMPLEMENTATION OF THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN AND GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GENERAL PLAN AMENDMENT NO. 1120 CONCERNING SAME- Applicant: County of Riverside – First/First, Second/Second, Third/Third, and Fifth/Fifth Supervisorial Districts – The boundary of the project is consistent with the boundary of the Western Riverside County Multi-species Habitat Conservation Plan (MSHCP).

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors:

1. Adopt Resolution No. 2013-111 establishing additional guidance and procedures for the implementation of the Western Riverside County Multiple Species Habitat Conservation Plan (superseding and amending Resolution No. 2012-254 in its entirety); and
2. Adopt an order initiating the above referenced General Plan Amendment (GPA) No. 1120 based on the attached report.

BACKGROUND: This GPIP for GPA No. 1120 was continued from February 26, 2013 to April 23, 2013, at the request of Planning Staff to afford County Counsel and Planning Staff an opportunity to evaluate a memorandum sent from Dave Jeffers, representing a number of GPIP applicants, to Dr. Dan Silver, representing the Endangered Habitats League (EHL) concerning implementing processes. Planning Staff and County Counsel have also met with Laurie Correa – RCA Staff, Larry Markham – representing property owners, and Dr. Dan Silver – EHL, to discuss GPA No. 1120 and to address comments made in writing, as well as orally at the

Carolyn Syms Luna

Carolyn Syms Luna, Planning Director

Initials:
CSL

(Continued on Next Page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit, and Ashley
Nays: None
Absent: None
Date: April 23, 2013
xc: Planning

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref. 2/26/13 Item 15-1;
Related 12/18/12 Item 3.65.
District: 1/1, 2/2, 3/3, 5/5
Agenda Number:

15-1

REVIEWED BY EXECUTIVE OFFICE
DATE 4/11/13
Tina Grande
Departmental Concurrence
FORM APPROVED COUNTY COUNSEL
BY: *Karin L. Watts-Bazan* 4/11/13
DATE

Dept Recomm.: Consent
Per Exec. Ofc.: Consent
 Policy
 Policy

The Honorable Board of Supervisors

Re: **RESOLUTION NO. 2013-111 AND GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA NO. 1120**

Page 2 of 3

Planning Commission. Based upon the above referenced meetings, changes to Resolution No. 2012-254 are necessary. Such changes are reflected in Resolution No. 2013-111 which supersedes and amends Resolution No. 2012-254 in its entirety.

HISTORY: On May 8, 2008, the Board of Supervisors amended Article I of Ordinance No. 348, which added the General Plan Initiation Procedures to the requirements for all General Plan Amendments. Preceding this action, many property owners submitted GPAs to the Planning Department under the eight year cycle review that began on January 2, 2008. Many of these applications were submitted without development proposals or land use applications to subsequently subdivide, grade or build on the property.

Specifically, a concentration of GPIPs in the Third Supervisorial District lacked development proposals or land use applications to subsequently subdivide, grade or build on the subject property and are commonly referred to as "stand alone" GPIPs/GPAs. In the five years since the GPIP process was adopted, it has been brought to our attention by project proponents that some of the General Plan provisions have proved to be problematic.

On December 18, 2012, the Board of Supervisors adopted Resolution No. 2012-254 which establishes and provides additional guidance and procedures for the implementation of the MSHCP, when a General Plan Amendment (GPA), a Zoning Ordinance Amendment (CZ), or a Lot Line Adjustment (LLA) lacks any development project proposal and is a "stand alone" application. Pursuant to the terms of Resolution No. 2012-254, it does not become effective until such time as this GPA, GPA No. 1120, becomes effective, if adopted. The Form 11 regarding Resolution No. 2012-254 directed Planning Staff to revise the applicable sections of the General Plan that require "stand alone" GPAs, CZs, and LLAs to comply with the requirements of the MSHCP in an effort to streamline development applications through a General Plan Amendment.

As mentioned above, this GPIP for GPA No. 1120 was continued from February 26, 2013 to April 23, 2013, at the request of Planning Staff to afford County Counsel and Planning Staff an opportunity to evaluate comments received by, and meet with, concerned property owners and other stakeholders regarding the guidance and procedures set forth in Resolution No. 2012-254. Based upon the outcome of those meetings and evaluations of comments received, it has been determined that clarification on the additional procedures for implementing the MSHCP is warranted and that Resolution No. 2012-254 should be superseded and amended in its entirety by Resolution No. 2013-111. Resolution No. 2013-111 clarifies the requirements for private and public stand alone applications located within the MSHCP Criteria Areas, as well as the requirements for private and public stand alone applications not located within the MSHCP Criteria Areas. As used in Resolution No. 2013-111, "stand alone application" means "an amendment to the County's General Plan or an amendment to the County's zoning ordinance that is not accompanied by, or associated with, an application to subdivide or other land use development application." A "stand alone application" also includes "the approval of a lot line adjustment." A "stand alone application" does not include a Specific Plan application.

Accordingly, the purpose of this County-initiated amendment, GPA No. 1120, is to identify the applicable sections of the County's General Plan and amend language that requires MSHCP compliance for "Stand Alone Applications."

The Honorable Board of Supervisors

Re: **RESOLUTION NO. 2013-111 AND GENERAL PLAN INITIATION PROCEEDINGS (GPIP)
FOR GPA NO. 1120**

Page 3 of 3

PROJECT DESCRIPTION AND LOCATION:

The project proposes to initiate General Plan Amendment proceedings for a County initiated General Plan Amendment (GPA) No. 1120. Pursuant to Ordinance No. 348, Article II, a proposed GPA must receive comments from the Planning Commission and then be initiated by the Board of Supervisors prior to commencement of the General Plan process. GPA No. 1120 was presented to the Planning Commission for comments on January 16, 2013. The Planning Commission's comments on GPA No. 1120 are included with the attached staff report. The proposed GPA will modify language within the County's General Plan that requires certain GPAs, CZs, and LLAs, further clarified as "stand alone applications", to comply with the Multiple Species Habitat Conservation Plan (MSHCP).

The General Plan incorporates compliance with the MSHCP. Specifically, Section 6 of the MSHCP requires that all discretionary projects located within a criteria cell unit must comply with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process and other habitat conservation requirements.

Additionally, the MSHCP includes other requirements that must be complied with, including but not limited to the Protection of Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); the requirements for the Protection of Narrow Endemic Plant Species (Section 6.1.3); the requirements for Urban/Wildlands Interface Guidelines (Section 6.1.4); and the imposition of conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2).

GPA No. 1120 will affect the Open Space Element and the following Area Plans within the Western Riverside County, Highgrove, Temescal Canyon, Lake Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester, Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass, and the REMAP.

2
3 RESOLUTION NO. 2013-111

4 A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE
5 TO ESTABLISH ADDITIONAL GUIDANCE AND PROCEDURES FOR IMPLEMENTATION
6 OF THE WESTERN RIVERSIDE COUNTY MULTIPLE SPECIES HABITAT CONSERVATION PLAN
7 (SUPERSEDING AND AMENDING RESOLUTION NO. 2012-254)
8

9 WHEREAS, on December 18, 2012, the Board of Supervisors (Board) in a regularly scheduled meeting
10 adopted Resolution No. 2012-254 that established additional guidance and procedures for implementation of the
11 Western Riverside County Multiple Species Habitat Conservation Plan; and

12 WHEREAS, since the adoption of Resolution No. 2012-254 it has been determined that clarification on the
13 additional procedures for implementing the MSHCP was warranted; and

14 WHEREAS, the Planning Department and County Counsel recommend that Resolution No. 2012-254 be
15 superseded and amended in its entirety by this Resolution No. 2013-111 (Resolution); and

16 WHEREAS, this Resolution shall be known as the "Western Riverside County Multiple Species Habitat
17 Conservation Plan Implementation Policy"; and

18 WHEREAS, the Board finds that the ecosystems of western Riverside County and the vegetation
19 communities and sensitive species they support are fragile, irreplaceable resources that are vital to the general
welfare of all residents; and

20 WHEREAS, these vegetation communities and natural areas contain habitat value which contributes to the
region's environmental resources; and

21 WHEREAS, special protections for these vegetation communities and natural areas are essential to prevent
future endangerment of the plant and animal species that are dependent upon them; and

22 WHEREAS, on June 17, 2003, the Board approved the Western Riverside County Multiple Species Habitat
23 Conservation Plan (MSHCP) and executed its associated Implementing Agreement. Thereafter, relevant provisions
24 of the MSHCP and policies concerning development project implementation and compliance with the MSHCP
25

FORM APPROVED COUNTY COUNSEL
BY: *[Signature]* DATE: 4/11/13
BARBARA L. WATTS

1 were incorporated into the County of Riverside General Plan. The purpose of this Resolution is to provide further
2 guidance concerning the implementation of the requirements of the MSHCP; and

3 WHEREAS, adoption and implementation of this Resolution will enable the County to achieve the
4 conservation goals set forth in the MSHCP and to preserve the ability of affected property owners to make
5 reasonable use of their land consistent with the requirements of the National Environmental Policy Act (NEPA), the
6 California Environmental Quality Act (CEQA), the Federal Endangered Species Act (FESA), the California
7 Endangered Species Act (CESA), the California Natural Community Conservation Planning Act (NCCP), and other
8 applicable laws; and

9 WHEREAS, it is the intent of this Resolution to protect vegetation communities and natural areas within
10 western Riverside County which support species covered under the MSHCP; to maintain a future of economic
11 development within western Riverside County by providing a streamlined process from which development can
12 proceed in an orderly process; and to protect the existing character of western Riverside County through the
13 implementation of a system of reserves which will provide for permanent open space, community edges, and
14 habitat conservation for species covered by the MSHCP.

15 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board
16 of Supervisors of the County of Riverside, in regular session assembled on April 23, 2013, at 9:00 a.m., in its
17 meeting room located on the 1st Floor of the County Administrative Center, 4080 Lemon Street, Riverside,
18 California that the following guidance and procedures related to the MSHCP be implemented:

19
20 **SECTION I. APPLICATION OF REGULATIONS**

21 Except as provided in Section II., this Resolution shall apply to all land within the unincorporated area of
22 western Riverside County shown on the MSHCP Plan Map included in the MSHCP. Upon application to the
23 County for a project, an applicant shall be required to comply with the procedures set forth in this Resolution.
24 Upon the County's initiation of a project that is subject to CEQA, the County shall be required to comply with the
25 procedures set forth in this Resolution. No private project requiring a discretionary permit or approval and no
26 County initiated public project shall be undertaken unless the project is consistent with the MSHCP and this
27 Resolution.

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SECTION II. EXEMPTIONS

This Resolution shall not apply to the following:

- A. Any project for which and to the extent that a vesting tentative map pursuant to the Subdivision Map Act, or a development agreement pursuant to Government Code sections 65864 et seq., approved or executed prior to the Board's approval of the MSHCP, confers vested rights under the County's ordinances or state law to proceed with the project notwithstanding the Board's approval of the MSHCP or adoption of this Resolution. Projects subject to this exemption must comply with all provisions of any applicable state and federal law.
- B. Any project for which the Board determines that application of this Resolution would result in the property owner being deprived of all reasonable economic use of the property in violation of federal or state constitutional prohibitions against the taking of property without just compensation.

SECTION III. PROCEDURES

- A. The County shall implement the requirements for private and public project contributions to the MSHCP Conservation Area as set forth in the MSHCP, by electing to comply with the following:
 - 1. The County shall implement the Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Process (HANS) for private projects ; and
 - 2. Prior to the County's initiation of a public project, the County shall determine whether all or a portion of the real property for the project is located within the boundaries of the Criteria Area. If the County determines that all or a portion of the real property for the project is located within the Criteria Area, then the County shall perform the following:
 - a. Determine the design criteria applicable to the project based on the particular USGS section, quadrant, and/or cell grouping in which the project property is located, as set forth in Section 3.2 of the MSHCP; and
 - b. Impose as a mitigation measure such requirements as are necessary to ensure the project complies with and implements the design criteria applicable to the project.

1 B. The County shall implement the following requirements for private and public Stand Alone
2 Applications located within the MSHCP Criteria Area(s):

3 1. A HANS application shall be filed concurrently with the Stand Alone Application and an initial
4 HANS assessment of the proposed project shall be made by the Planning Department's
5 Environmental Programs Division; and

6 2. The initial HANS assessment shall determine if any, all, or a portion of the subject property is
7 needed for inclusion in the MSHCP Conservation Area. Such determination shall be provided in
8 writing to the project applicant; and

9 3. Habitat assessments and species specific focused surveys as set forth in Section 6.0 of the MSHCP
10 shall not be required as part of the initial HANS assessment; and

11 4. The initial HANS assessment shall be submitted to the Western Riverside County Regional
12 Conservation Authority (RCA) as part of the Joint Project Review (JPR) process set forth in Section
13 6.0 of the MSHCP; and

14 5. Once HANS and JPR are complete, the Stand Alone Application shall be allowed to move forward
15 with the planning process. MSHCP required habitat assessments and surveys shall not be required
16 until such time that a development proposal or land use application to subsequently subdivide,
17 grade, or build on the property is submitted to the County.

18 C. The County shall implement the following requirements for private and public Stand Alone
19 Applications not located within the MSHCP Criteria Area(s):

20 1. A Stand Alone Application located outside of the MSHCP Criteria Area is not intended for
21 inclusion in the MSHCP Conservation Area and is thus not subject to the HANS and JPR process
22 for assessing MSHCP Conservation Criteria; and

23 2. Habitat assessments and species specific focused surveys as set forth in Section 6.0 of the MSHCP
24 shall not be required for such Stand Alone Applications until such time that a development proposal
25 or land use application to subsequently subdivide, grade, or build on the property is submitted to the
26 County.

- 1 D. The County shall implement the requirements for the Protection of Riparian/Riverine Areas and Vernal
2 Pools set forth in Section 6.1.2 of the MSHCP in the following manner:
- 3 1. As part of the CEQA review for a project, the property owner shall comply, or the County shall
4 comply if the project is County-initiated, with the surveying, mapping, and documentation
5 procedures set forth in Section 6.1.2 of the MSHCP for Riparian/Riverine Areas and Vernal Pools
6 on the project property; and
- 7 2. Based on the documentation prepared for the project, the County shall impose a condition and/or a
8 mitigation measure such requirements as are necessary to ensure the project complies with and
9 implements the policies for the Protection of Riparian/Riverine Areas and Vernal Pools set forth in
10 Section 6.1.2 of the MSHCP.
- 11 E. The County shall implement the requirements for the Protection of Narrow Endemic Plant Species set
12 forth in Section 6.1.3 of the MSHCP in the following manner:
- 13 1. As part of the CEQA review of the project, the property owner shall comply, or the County shall
14 comply if the project is County-initiated, with the site-specific focused survey procedures set forth
15 in Section 6.1.3 of the MSHCP; and
- 16 2. Based on the site-specific focused surveys prepared for the project, the County shall impose a
17 condition and/or mitigation measure such requirements as are necessary to ensure the project
18 complies with and implements the policies for Narrow Endemic Plant Species policies set forth in
19 Section 6.1.3 of the MSHCP.
- 20 F. The County shall impose a condition and/or mitigation measure such requirements as are necessary to
21 ensure the project complies with and implements the Urban/Wildlands Interface Guidelines set forth in
22 Section 6.1.4 of the MSHCP.
- 23 G. The County shall impose a condition and/or mitigation measure such requirements as are necessary to
24 ensure surveys are prepared for the project as required by Section 6.3.2 of the MSHCP.
- 25 H. Pursuant to Section III. of this Resolution and the MSHCP, the County shall transfer any property
26 interest acquired or obtained in fee title or as a conservation easement to the Western Riverside County
27 Regional Conservation Authority for management.
- 28

1 I. The County shall comply with CEQA for Stand Alone Applications located either outside or within the
2 MSHCP Criteria Area(s) in the following manner:

- 3 1. An Environmental Assessment Form ("EA") shall be prepared for all Stand Alone Applications,
4 which shall provide the framework for the Initial Study ("IS"); and
- 5 2. The "No Impact" box shall be checked under the Biological Resources Section of the EA with the
6 following finding of fact noted: the proposed project does not provide the opportunity for physical
7 disturbance of the property, therefore, there is no potential for take of sensitive species or conflict
8 with adopted conservation plans, including but not limited to the MSHCP; and
- 9 3. Once a development proposal or land use application to subsequently subdivide, grade, or build on
10 the property associated with the Stand Alone Application is submitted, a subsequent review and EA
11 shall be prepared assessing potential impacts to Biological Resources as well as any conflicts with
12 adopted conversation plans, including but not limited to the MSHCP.

13
14 **SECTION IV. DEFINITIONS**

15 For purposes of this Resolution, the following terms shall have the meaning set forth herein:

- 16 A. "Area Plan" means the sixteen areas designated for purposes of providing an organizational framework
17 for the Criteria Area, and for purposes of developing specific design criteria that will be utilized in
18 assembling land within the Criteria Area that will become part of the MSHCP Conservation Area.
- 19 B. "Criteria Area" means the general area designated and denoted on the MSHCP Plan Map as the
20 "Criteria Area", comprised of approximately 310,000 acres from which new habitat conservation
21 within the MSHCP Conservation Area will be assembled.
- 22 C. "MSHCP" means the Western Riverside County Multiple Species Habitat Conservation Plan.
- 23 D. "MSHCP Plan Map" means the map of the area encompassed by the MSHCP.
- 24 E. "Project" means any action or activity that is subject to the County's discretionary approval for the
25 purpose of developing or improving real property, including, but not limited to, the following: the sale,
26 purchase or lease of County-owned property; the approval of a tentative subdivision map; the issuance
27 of a license, permit, certificate, variance, or other entitlement for the development or improvement of
28

1 real property, including the clearing or grading of real property (except for weed or fire hazard
2 abatement); and the construction or improvement of streets, water, sewer, or other public facilities or
3 public works.

4 F. "Stand Alone Application" means the following:

- 5 1. Any amendment to the County's General Plan or an amendment to the County's zoning ordinance
6 that is not accompanied by, or associated with, an application to subdivide or other land use
7 development application.
- 8 2. The approval of a lot line adjustment.
- 9 3. Stand Alone Application shall not include Specific Plan applications.

10 **BE IT FURTHER RESOLVED AND DETERMINED** that this Resolution shall not take effect until
11 such time as the Board of Supervisors adopts an amendment to the County of Riverside General Plan revising
12 certain language related to MSHCP implementation so that it is consistent with the procedures provided in this
13 Resolution and said amendment is in effect.

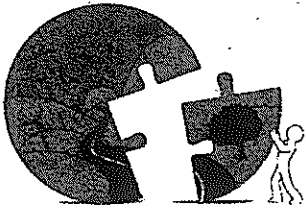
14 ROLL CALL:

15 Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
16 Nays: None
17 Absent: None

18 The foregoing is certified to be a true copy of a resolution duly
19 adopted by said Board of Supervisors on the date therein set forth.

20 KECIA HARPER-IHEM, Clerk of said Board

21 By: _____
22 Deputy



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

212B

DATE: April 11, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA NO. 1120
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
SELECT Advertisement

Documents to be sent to County Clerk's Office for Posting within five days:

NONE - GPIP
Fish & Game Receipt (CFG _____)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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"

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

410B



SUBMITTAL DATE:
February 11, 2013

FROM: TLMA - Planning Department

SUBJECT: GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA NO. 1120 -
Applicant: County of Riverside – First/First, Second/Second, Third/Third, and Fifth/Fifth
Supervisory Districts – The boundary of the project is consistent with the boundary of the
Western Riverside County Multi-species Habitat Conservation Plan (MSHCP).

RECOMMENDED MOTION: The Planning Director recommends that the Board of Supervisors
adopt an order initiating the above referenced General Plan Amendment based on the attached
report.

BACKGROUND: On May 8, 2008, the Board of Supervisors amended Article I of Ordinance No.
348, which added the General Plan Initiation Procedures to the requirements for GPAs.
Preceding this action, many property owners submitted GPAs to the County Planning
Department under the eight year cycle review that began on January 2, 2008. All of these
applications were submitted without development proposals to either subdivide or build on the
property and were considered "stand alone" applications.

On December 18, 2012, the Board of Supervisors adopted a resolution (Resolution 2012-254)
which establishes and provides additional guidance and procedures for the implementation of
the MSHCP, when a General Plan Amendment (GPA), a Zoning Ordinance Amendment (CZ),
or a Lot Line Adjustment (LLA) lacks any development proposal and is a "stand alone"
application. Pursuant to the terms of the resolution, it does not become effective until such time
as this GPA becomes effective, if adopted. The Form 11 directed Planning staff to revise the
applicable sections of the General Plan that requires "stand alone" GPAs, CZs, and LLAs to

Frank Coyle, Deputy Director for
Carolyn Syms Luna, Planning Director
(Continued on Next Page)

Initials:
CSL: ar

REVIEWED BY EXECUTIVE OFFICE

DATE 2/19/13
Tina Grande
Departmental Concurrence

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: 1/1, 2/2,
3/3, 5/5

Agenda Number:

15-1

comply with the requirements of the MSHCP in an effort to streamline development applications through a General Plan Amendment.

Accordingly, the purpose of this County-initiated amendment is to identify the applicable sections of the County's General Plan and amend language that requires MSHCP compliance for GPAs, CZs, and LLAs.

PROJECT DESCRIPTION AND LOCATION:

The project proposes to initiate General Plan Amendment proceedings for a County initiated General Plan Amendment (GPA) No. 1120. Pursuant to Ordinance No. 348, Article II, a proposed GPA must receive comments from the Planning Commission and then be initiated by the Board of Supervisors prior commencement of the General Plan process. The proposed GPA will modify language within the County's General Plan that requires GPAs, CZs, and LLAs, to comply with the Multiple Species Habitat Conservation Plan (MSHCP). The General Plan incorporates compliance with the MSHCP. Specifically, Section 6 of the MSHCP requires that all discretionary projects located within a criteria cell unit must comply with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process and other habitat conservation requirements. Additionally, the MSHCP includes other requirements that must be complied with, including but not limited to the Protection of Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); the requirements for the Protection of Narrow Endemic Plant Species (Section 6.1.3); the requirements for Urban/Wildlands Interface Guidelines (Section 6.1.4); and the imposition of conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2).

The proposed amendment will affect the Open Space Element and the following Area Plans within the Western Riverside County, Highgrove, Temescal Canyon, Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass, and the REMAP.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



15-1

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning regarding General Plan Initiation Proceedings (GPIP) for GPA No. 1120, (Entitlement/Policy Amendment) – All Zoning Districts – The proposed amendment will affect the Open Space Element and the following Area Plans within the Western Riverside County; Highgrove, Temescal Canyon, Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester, Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass and the REMAP – 1st, 2nd, 3rd and 5th Districts, is continued to Tuesday, April 23, 2013 at 10:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on March 26, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: March 26, 2013
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By: *Kecia Harper-Ihem* Deputy

AGENDA NO.
15-1

xc: Planning, COB

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



15-1

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried by unanimous vote, IT WAS ORDERED that the recommendation from Transportation & Land Management Agency/Planning regarding: General Plan Initiation Proceedings (Gpip) For Gpa No. 1120, (Entitlement/Policy Amendment) – All Zoning Districts – The proposed amendment will affect the Open Space Element and the following Area Plans within the Western Riverside County; Highgrove, Temescal Canyon, Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass, and the REMAP – 1st, 2nd 3rd and 5th Districts is continued to Tuesday, March 26, 2013 at 10:30 a.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 26, 2013 of Supervisors Minutes.

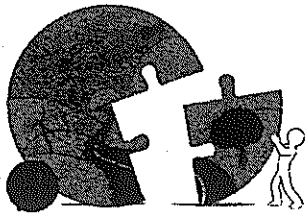
WITNESS my hand and the seal of the Board of Supervisors
Dated: February 26, 2013
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

(seal)

By:  Deputy

AGENDA NO.
15-1

xc: Planning, ~~COB~~



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

410B

DATE: February 14, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office A.B.R.

SUBJECT: GENERAL PLAN INITIATION PROCEEDINGS (GPIP) FOR GPA NO. 1120
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
****SELECT Advertisement****

Documents to be sent to County Clerk's Office for Posting within five days:

NONE - GPIP
Fish & Game Receipt (CFG _____)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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"

Agenda Item No.: 2.1
Area Plan: See Below
Zoning: All Zoning Districts and Areas
Supervisorial District: All Supervisorial
Districts
Project Planner: Adam Rush
Planning Commission: January 16, 2013

GENERAL PLAN AMENDMENT NO. 1120
(Entitlement/Policy Amendment)
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DIRECTOR'S ADDENDUM STAFF REPORT

RECOMMENDATIONS:

The Planning Director recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1120. 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.

PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:

The following comment(s) were provided by the Planning Commission to the Planning Director:

Chairman John Petty (Third District): Commissioner Petty supported the initiation request of the Planning Director.

Vice Chairman Bill Sanchez (Fourth District): No Comments

Commissioner Charissa Leach (First District): Commissioner Leach asked questions regarding the history of the General Plan Initiation Process (GPIP), which staff provided a brief overview and responses to these questions. Commissioner Leach then recommended that the Board of Supervisors support the initiation of GPA No. 1120

Commissioner Ed Sloman (Second District): Commissioner Sloman agreed with portions of the opposition letter submitted by the Endangered Habitat's League and recommended that the Board consider portions of these recommendations in the GPA initiation.

Commissioner Jan Zuppardo (Fifth District): No Comments

Informational Items:

Since the publication of the staff report two letters have been received in opposition to the project initiation, which are attached herein:

1. Endangered Habitats League – January 10, 2013
2. United States Fish and Wildlife Service (USFWS) – January 16, 2013

Agenda Item No.: 2.1
Area Plan: All Area Plans
Zoning: All Zoning Districts and Areas
Supervisory District: All Supervisory Districts
Project Planner: Adam Rush
Planning Commission: January 16, 2013

GENERAL PLAN AMENDMENT NO. 1120
(Entitlement/Policy Amendment)
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project proposes to initiate General Plan Amendment proceedings for a County initiated General Plan Amendment (GPA) No. 1120. Pursuant to Ordinance No. 348, Article II, a proposed GPA must receive comments from the Planning Commission and then be initiated by the Board of Supervisors prior commencement of the General Plan process. The proposed GPA will modify language within the County's General Plan that requires compliance with the Multiple Species Habitat Conservation Plan (MSHCP) required and implemented under the County's General Plan. The General Plan incorporates compliance with the MSHCP. Specifically, Section 6 of the MSHCP requires that all discretionary projects located within a criteria cell unit must comply with the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process and other habitat conservation requirements. Additionally, the MSHCP includes other requirements that must be complied with, including but not limited to the Protection of Riparian/Riverine Areas and Vernal Pools (Section 6.1.2); the requirements for the Protection of Narrow Endemic Plant Species (Section 6.1.3); the requirements for Urban/Wildlands Interface Guidelines (Section 6.1.4); and the imposition of conditions and/or mitigation measures that are necessary to ensure surveys are prepared for development projects (Section 6.3.2).

The proposed amendment will affect the Open Space Element and the following Area Plans within the Western Riverside County, Highgrove, Temescal Canyon, Elsinore, Southwest, Lake Mathews/Woodcrest, Mead Valley, Sun City, Harvest Valley/Winchester Reche Canyon/Badlands, Lakeview/Nuevo, San Jacinto, The Pass, and the REMAP.

BACKGROUND:

On May 8, 2008, the Board of Supervisors amended Article I of Ordinance No. 348, which added the General Plan Initiation Procedures to the requirements for GPAs. Preceding this action, many property owners submitted GPAs to the County Planning Department under the five-year cycle review that began on January 2, 2008. All of these applications were submitted without development proposals to either subdivide or build on the property and were considered "stand alone" applications.

On December 18, 2012, the Board of Supervisors adopted a resolution (Resolution 2012-254) which establishes and provides additional guidance and procedures for the implementation of the MSHCP, when a General Plan Amendment, a Zoning Ordinance Amendment, or Lot Line Adjustment lacks any development proposal and is a "stand alone" application. Pursuant to the terms of the resolution, it does not become effective until such time as this GPA becomes effective, if adopted. The Form 11 directed staff to revise the applicable sections of the General Plan that requires "stand alone" GPAs, CZs, and lot line adjustments to comply with the requirements of the MSHCP in an effort to streamline development applications through a General Plan Amendment.

Accordingly, the purpose of this County-initiated amendment is to identify the applicable sections of the County's General Plan and amend language that requires MSHCP compliance for General Plan Amendments, Zoning Ordinance Amendments, and Lot Line Adjustments.

FURTHER PLANNING CONSIDERATIONS:

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.

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 and compliance with the California Environmental Quality Act. 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.

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 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. 1120 falls into the Entitlement/Policy category, because the proposed GPA will change, modify, and eliminate various policy language within several Elements of the General Plan that reference the MSHCP.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

CONSIDERATION ANALYSIS:

First Required Finding: The first finding of the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

- A. The proposed change does not conflict with:

- (1) The Riverside County Vision.

The Riverside County Vision finds that the County "values a uniquely rich and diverse natural environment....and [is] committed to maintaining sufficient areas of natural open space..." The proposed amendment does not eliminate a vital function of the MSHCP; it only delays MSHCP compliance until such time that an actual development plan is contemplated for a proposed project site. As stated in Resolution No. 2012-254 - Section III. Procedures - the County shall continue to require compliance with the HANS process, the requirements for the Protection of Riparian/Riverine Areas and Vernal Pools set forth in Section 6.1.2 of the MSHCP; the requirements for the Protection of Narrow Endemic Plant Species set forth in Section 6.1.3 of the MSHCP; the requirements for Urban/Wildlands Interface Guidelines set forth in Section 6.1.4 of the MSHCP; and the requirements for additional surveys set forth in Section 6.3.2. These requirements shall remain for development projects requiring any application under Ordinance No. 348 or 460, with the exception of a General Plan Amendment, Zoning Ordinance amendment, or Lot Line Adjustment. Furthermore, the exemption of said applications will not undermine the Riverside County Vision and the County's implementation of the MSHCP through the General Plan.

- (2) Any General Plan Principle.

The County has placed considerable effort into the development of General Plan Planning Principles that take the Vision statement one step further. There are many principles that apply to a variety of provisions within the General Plan and for this specific amendment, the principles listed under Section II, of Appendix B, "Environmental Protection Principles" apply. Section II is further subdivided into four additional categories, which are as follows:

- A. Environmentally Sensitive Community Design
- B. Habitat Preservation
- C. Community Open Space
- D. Multi-purpose Open Space

The proposal under this General Plan Amendment to exempt from General Plan Amendments, Zoning Ordinance Amendments, and Lot Line Adjustment applications from having to comply with the MSHCP will not conflict or degrade the implementation of any General Plan Principle.

(3) Any Foundation Component designation in the General Plan.

The proposed GPA is likely to impact General Plan Amendment applications contained within a variety of foundation components; however, the proposed change contained herein will not by itself alter or change any foundation component under the General Plan.

Second Required Finding: The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The Multi-purpose Open Space Element of the General Plan governs and implements the MSHCP. The proposed General Plan Amendment will not pose a deterrent to the Multi-purpose Open Space Element and is likely to enhance portions of said Element; specifically the authorization under this element that "allow[s] the County and other local jurisdictions the ability to manage local land use decisions and maintain economic development flexibility, while providing a coordinated reserve system and implementation program...". As stated below, for finding number three, it is likely that the proposed amendment will increase the economic viability of development projects by deferring cost associated with MSHCP compliance at the General Plan Amendment, Zoning Ordinance Amendment, or Lot Line adjustment stage of the development process.

Third Required Finding: In addition to the two previous findings, the General Plan Amendment Element indicates that an additional finding, from a list of five, must also be made. The proposed amendment has a likely potential to comply with finding "c." of the Entitlement/Policy related findings, found in the Administrative Element of the General Plan. This finding is as follows:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

This proposed General Plan Amendment meets the third required finding. Since the approval of the MSCHP in 2003, all cities were required to adopt a resolution establishing procedures for implementation of the MSHCP. A model resolution which exempted certain applications such as a general plan amendment and zone change from having to show compliance with the requirements of the MSHCP was included as an exhibit and as an example for use and adoption by the cities in the MSHCP Implementing Agreement. This model resolution allowed such

applications to proceed without requiring MSHCP compliance until time as a development project is proposed pursuant to subsequent development applications. The county did not exempt these non-development applications from compliance with the MSHCP and applicants must currently provide upfront the needed studies on the entire site being proposed for a general plan amendment, change of zone, or lot line adjustment. While the biological value is of utmost importance it is not compromised if the studies are delayed until an entitlement application, such as a Use Permit or Subdivision, is proposed. The requirements of the County's General Plan, in regards to MSHCP compliance is not consistent with that of Cities within Riverside County and therefore can place development proposals in the County at an economic and competitive disadvantage. Initiation of the proposed amendment will exempt a general plan amendment, an amendment to the zoning ordinance and a lot line adjustment from compliance with the MSHCP process so that as the county continues to build a business friendly environment and provide economic incentives to the development community while maintaining a balance between conservation and development activities.

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1120. 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.

AR:ar

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Date Prepared: 12/18/2012

Date Revised: 01/14/13

January 10, 2013

VIA FACSIMILE AND ELECTRONIC MAIL

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 2.1 (January 16, 2013): General Plan Amendment 1120 –
*OPPOSITION UNLESS AMENDED***

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) recommends that this proposed GPA not be initiated unless amended. GPA 1120 would modify the County's current HANS process for MSHCP compliance to *delay* the point in the approval process at which HANS occurs, so that it occurs during approval of a "development" permit. EHL believes that the action lacks clarity as to what constitutes a "development" permit, that it is based upon a false premise, and that requisite General Plan findings cannot be made, but also that the intent of the GPA can be achieved by modifying the proposed action.

Clarity

The proposed GPA would exempt GPAs, zone changes, and lot line adjustments from HANS compliance, and defer such compliance to a use permit or subdivision map. How about a Specific Plan? A Specific Plan is technically just a zone change, but is typically the vehicle through which detailed site planning is done. A Specific Plan is frequently processed concurrently with a GPA. If this action moves forward in any form, it is essential that HANS not be delayed beyond the SP stage.

False premise

According to the staff report, "While the biological value is of utmost importance it is not compromised if the studies are delayed until an entitlement application, such as a Use Permit or Subdivision, is proposed." This is preposterous, as a GPA or zone change that increases the intensity of development, such as unit count, on a particular property may easily prejudice or even thwart successful MSHCP implementation. For example, say that the MSHCP Cell Criteria require 50% of a 100-acre site to be set aside. If the density were 1 unit per 5 acres, the resulting 20 units placed on 2.5-acre lots would satisfy the requirement. On the other hand, if a GPA or zone change increased the density to MHDR at 5-8 units/acre, then even at the low end of the density range, accommodating the 500 allowable units on 50 acres would entail multifamily housing with 10 units/acre. Such a product would be incompatible with the zone's anticipated lot

size of 4000-6500 sq. ft. and would probably be deemed economically non-viable by the applicant as well as found unacceptable by the surrounding community.

Thus, a GPA or zone change done *irrespective* of its ramifications for the MSHCP may lead to severe land use conflicts later at the "development" stage of entitlement. If a property is sold based on a unit yield that is far more than the MSHCP can actually accommodate, the County has set the stage for litigation. From this perspective, GPA 1120 would benefit speculators seeking to rezone property for "flipping" but harm developers or builders who must actually secure a map.

Furthermore, it is fundamental to good planning that site constraints—like the MSHCP—be accounted for *as early as possible*. It is disappointing that the Riverside County Planning Department wants to "kick the can down the road." Because of the harm done to the Multi-purpose Open Space Element, EHL does not believe that the second General Plan Administrative Element finding can be made to the effect that "the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them."

Suggested modification

We understand that a detailed site-specific HANS may be "overkill" at an early stage of planning, yet there must *at a minimum* be a determination that the GPA or zone change does not prejudice the MSHCP. This might be termed a "preliminary HANS" or "HANS light" whose purpose is to avert conflicts between the MSHCP and subsequent subdivision maps. *Such an analysis can and should be part of standard CEQA review for any GPA or zone change.* The Environmental Programs Department should be consulted at the earliest entitlement stages as to whether a proposed GPA or zone change poses a potential conflict with the Criteria Cell or other MSHCP requirements. If so, the GPA or zone change request should be modified or denied. If not, HANS can reasonably be deferred. Any detailed site planning, such through a Specific Plan, that is associated with the GPA or zone changes, should trigger full HANS immediately.

In conclusion, it is simply bad policy for government to create problems and conflicts that can and should be averted. We appreciate the County's dual commitment to the MSHCP and to project streamlining, and suggest that there are better, related options to explore.

Yours truly,

Dan Silver, MD
Executive Director

cc: Board Offices
Planning Department
Regional Conservation Authority
USFWS
CDFG

Stark, Mary

From: Heather Pert [Heather.Pert@wildlife.ca.gov]
Sent: Wednesday, January 16, 2013 8:12 AM
To: Stark, Mary; arush@rctmla.org
Subject: Karin Cleary-Rose; Leslie MacNair; Landry, Charles; Correa, Laurie
General Plan Amendment 1120

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

RE: Item 2.1 (January 16, 2013): General Plan Amendment 1120

Dear Chair and Commission Members:

The California Department of Fish and Wildlife (Department) is writing to provide comments on the proposed General Plan Amendment 1120 (Amendment). The stated purpose of proposed Amendment is to identify the applicable sections of the County's General Plan and amend language that requires Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) compliance for General Plan Amendments, Zoning Ordinance Amendments, or Lot Line Adjustments. The Amendment would modify the County's current Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process for MSHCP compliance so that it continues to occur during approval of development projects but exempts general plan amendments or zoning ordinance amendments. This change in process may have unintended consequences to implementing the MSHCP. The Department feels that the County should carefully consider the affects this amendment will have on implementing the MSHCP and conserving lands for Reserve Assembly.

MSHCP is designed to enhance and maintain biological diversity and ecosystem processes while allowing future economic growth. The County, as a permittee to the MSHCP, is responsible for contributing to the assembly of the MSHCP Conservation Areas. One mechanism available to jurisdictions, such as the County, for contributing to the Reserve Assembly is to provide incentives for conserving land. In order to do this, the County should identify early in the planning process, such as during general plan amendments or zoning ordinance amendments, which properties could contribute to Reserve Assembly. The proposed Amendment may delay identification of lands that could contribute to Reserve Assembly. In addition, it may make it more expensive and difficult to acquire lands for the MSHCP. For example, if a Zoning Ordinance allowed a change from agricultural to light industrial in an area identified for conservation then the property would become more expensive to acquire during the HANS process. Further, it would not communicate to the property owner that there are potential land use conflicts until the property owner applies for a development permit.

A larger question is why did the County initially include General Plan Amendments and Zoning Ordinances in the HANS process? As the largest jurisdiction in the MSHCP plan area the County has the largest sphere of influence on the remaining unconserved lands in MSHCP area. It may well be that the County did not initially adopt the proposed exemptions because of a recognition for the need to identify potential conservation lands early in the planning process. Early identification would prevent future land use conflicts and better serve the constituents of the County. A clear understanding of the initial decision to include General Plan Amendments and Zoning Ordinances in the HANS process is needed before modifying that practice.

The Department has granted "Take Authorization" for otherwise lawful actions, such as public and private Development that may incidentally Take or harm individual species or their Habitat outside of the MSHCP Conservation Area, in exchange for the assembly and management of a coordinated MSHCP Conservation Area. We are concerned that the proposed Amendment will negatively affect the ability to assemble land for conservation under the MSHCP. Therefore, the Department disagrees with the findings that this amendment does not conflict with the County Vision of maintaining sufficient open space and specifically to the Multi-purpose Open Space Element.

Adopting or amending a general plan or a general plan element is subject to the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) and may require preparation and consideration of an environmental impact report (EIR). If needed, the EIR should evaluate the proposed amendment's effects on both the existing physical conditions of the actual environment and the environment envisioned by the existing general plan (Environmental Planning and Information Council v. County of El Dorado (1982) 131 Cal.App.3d 354).

The Department is appreciative of the County's successful implementation of the MSHCP to date. We recognize the County's need to develop a streamlined process to promote development and reduce initial costs to property owners. We propose that the County work with the Department, the Riverside Conservation Authority, U.S. Fish and Wildlife Service, and other interested parties to identify a streamlined HANS process that does not compromise the MSHCP reserve assembly.

Thank you for considering our comments,

Heather A. Pert
Staff Environmental Scientist
Inland Desert Region
California Department of Fish and Wildlife
858-395-9692
Heather.Pert@wildlife.ca.gov

Barton, Karen

From: Dan Silver <dsilverla@me.com>
Sent: Sunday, February 24, 2013 2:42 PM
To: Benoit, John; Jeffries, Kevin; Ashley, Marion; Tavaglione, John; Stone, Jeff; COB
Cc: Magee, Robert; Barnes, Olivia; Field, John; Gialdini, Michael; Kuenzi, Darcy; Johnson, George; Syms Luna, Carolyn; Coyle, Frank; Rush, Adam
Subject: Item 15-1, February 26, 2013, GPA NO. 1120
Attachments: EHL-PC-GPA1120-1.16.13.pdf

February 24, 2013

VIA ELECTRONIC MAIL ONLY

The Hon John Benoit, Chair
Riverside County Board of Supervisors
4080 Lemon St, 5th Floor
Riverside, CA 92501

RE: GPA 1120 - OPPOSITION UNLESS AMENDED

Dear Chairman Benoit and Members of the Board:

The Endangered Habitats League (EHL) appreciates the opportunity to provide testimony on GPA 1120, which would shift HANS compliance from the GPA or Zone Change stage to that of a later subdivision map approval. We appreciate the *intent* of not compromising the MSHCP, as reflected in the proposed finding that, "The proposed General Plan Amendment will not pose a deterrent to the Multipurpose Open Space Element." However, we strongly disagree with that conclusion. Rather, GPA 1120 would have unintended consequences adverse to the MSHCP and to the taxpayer's pocketbook.

Specifically, because the MSHCP would not be properly accounted for in the decision-making process, these new procedures could easily create *conflicts* that did not previously exist between the new land use designation or zone and the MSHCP. As a result, the RCA could be forced to spend public dollars — its mitigation fees — *wastefully* on land that otherwise would have been set aside via the entitlement process. Surely, totally discretionary actions like a GPA or Zone Change should not set landowner expectations and the MSHCP against each other. These concerns are more fully detailed in the enclosed letter sent to the Planning Commission.

Please note that EHL is *neutral* on the narrow question of whether the costs of HANS should be born by the party seeking a new land use designation or new zone or by the party later securing a subdivision map. Indeed, if the Board wishes to shift the responsibility for compliance, we are committed to work with you, the development community, and other agencies to advance that goal *while not harming* the MSHCP or jeopardizing its benefits. If this GPA is initiated, we urge that the County work closely with its state and federal partners, the RCA, and its stakeholders to achieve the *best* and most responsible outcome, whether or not that outcome is exactly what the cities are doing.

We offer our assistance in finding solutions.

Thank you for considering our views.

Yours truly,
Dan Silver, MD

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

January 10, 2013

VIA FACSIMILE AND ELECTRONIC MAIL

Riverside County Planning Commission
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

**RE: Item 2.1 (January 16, 2013): General Plan Amendment 1120 –
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Yours truly,

Dan Silver, MD
Executive Director

cc: Board Offices
Planning Department
Regional Conservation Authority
USFWS
CDFG

Barton, Karen

From: Michael Gurling <milyundollarmike@msn.com>
Sent: Monday, February 25, 2013 5:35 PM
To: COB
Subject: FW: BOS Hearing, item # 15-1 GPA No. 1120

From: milyundollarmike@msn.com
To: www.cob@rcbos.org; rcroy@firstlegalsupport.com; avodrush@netzero.com; rwilliamsonline@msn.com; tuffindf@hotmail.com
Subject: BOS Hearing, item # 15-1 GPA No. 1120
Date: Mon, 25 Feb 2013 17:19:06 -0800

Re; February 26, 2013. Board of Supervisors Hearing, Agenda Item 15-1 (GPA No. 1120)

To the Clerk of the Board.
For the public record.
Please distribute to each of the Riverside County Supervisors.

Dear Sirs,

Rural Residents & Friends (RR&F) supports the streamlining of the development process from the initial land use application to the necessary final approvals, so long as it serves the best interests of the public first and foremost. The procedural change(s) proposed in GPA No. 1120, does (do) not in our opinion serve the best interests of the public. By exempting GPAs and zoning changes from the HANS process you will be; A. Insuring that "we the people" will be paying a much higher, inflated price, if you will, for land to satisfy the MSHCP requirements. And B. Creating a much higher likelihood for greater conflicts at the later stages of the development process, by not addressing them through public notice and input at the very earliest stages of the same process, when they are much more likely to be resolvable.

We do not support GPA No. 1120 as currently proposed.

Sincerely, Kirk R. Gurling

President: Rural Residents & Friends
"People 4 Balanced Growth"

Barton, Karen

From: Michael Gurling <milyundollarmike@msn.com>
Sent: Monday, February 25, 2013 5:35 PM
To: COB
Subject: FW: BOS Hearing [REDACTED]

From: milyundollarmike@msn.com
To: www.cob@rcbos.org; rcroy@firstlegalsupport.com; avodrush@netzero.com; rwilliamsonline@msn.com; tuffindf@hotmail.com
Subject: BOS Hearing, item # 15-1 GPA No. 1120
Date: Mon, 25 Feb 2013 17:19:06 -0800

Re; February 26, 2013. Board of Supervisors Hearing, Agenda Item 15-1 (GPA No. 1120)

To the Clerk of the Board.
For the public record.
Please distribute to each of the Riverside County Supervisors.

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We do not support GPA No. 1120 as currently proposed.

Sincerely, Kirk R. Gurling

President: Rural Residents & Friends
"People 4 Balanced Growth"

Jackson | DeMarco | Tidus Peckenpaugh

A L A W C O R P O R A T I O N

April 22, 2013

Direct Dial: 949.851.7409
Email: mstaples@jdtplaw.com
Reply to: Irvine Office
File No: 28900

VIA FACSIMILE (951.955.1071) AND U.S. MAIL

Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street
Riverside, CA 92501

ATTENTION: Ms. Kecia Harper, Clerk of the Board

Re: April 23, 2013 Agenda Item No. 15-1, Resolution No. 2013-111 Establishing Additional Guidance and Procedures for the Implementation of the Western Riverside County Multiple Species Habitat Conservation Plan and General Plan Initiation Proceedings for General Plan Amendment No. 1120 Concerning Same

Dear Chairman Benoit and Honorable Board Members:

We represent the Domenigoni-Barton entities who own property within Specific Plan No. 310 and other land in the unincorporated area of Riverside County. The Domenigoni-Bartons support the concept of streamlining development applications that the proposed Resolution No. 2013-111 is intended to accomplish. However, it is not clear how the proposal will do so. We request a continuance of this matter to allow the public an opportunity to understand exactly what changes are to be made to the policies and procedures for processing development applications under the Western Riverside County Multiple Species Habitat Conservation Plan ("MSHCP").

The Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Process ("HANS") was established with input from many stakeholders. "Negotiation" is an integral part of the HANS process. For example, under the HANS process, County staff is to undertake an initial application review to determine whether all or part of the project site should be included in the MSHCP Conservation Area. (MSHCP section 6.1.1(B)(1).) The HANS process includes a Conflict Resolution Process for the landowner and County to negotiate a resolution of any disagreements, including any differences over County staff's initial determination of what, if any, acreage should be included in the Conservation Area.

As written, Section III.B of the proposed resolution appears to delegate sole authority to County staff for determining how much of a project site is to be included in the MSHCP Conservation Area, thus taking the "N" out of the HANS process.

Irvine Office
2030 Main Street, Suite 1200
Irvine, California 92614
t 949.752.8585 f 949.752.0597

Westlake Village Office
2815 Townsgate Road, Suite 200
Westlake Village, California 91361
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1142462.1

04.23.13
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2013-4-17892

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Board of Supervisors
April 22, 2013
Page 2

Also, several of the recitals appear to improperly elevate protection of vegetation above all other public policy considerations. Rather, the MSHCP's Criteria Area cells and conservation descriptions were created to assure the public that the Board of Supervisors would have flexibility in deciding what land within the Criteria Cells is to be included within the ultimate Conservation Area based upon public policy considerations beyond vegetation. Also, the HANS process emphasizes the use of incentives, not regulatory mandates, for property owners within the Criteria Area who conserve habitat. The MSHCP is not a "hard line" regulatory plan, and would not have been adopted if it was. The policy statements in the recitals are at odds with the Board of Supervisors' decision-making authority and landowner protections under the MSHCP.

Additionally, it is not clear how the proposed resolution could affect future development applications under approved specific plans, such as the Domenigoni-Barton Specific Plan 310, which already has been determined to be consistent with the MSHCP. Under Section I, the resolution would apply to a very broad range of "Projects" as defined in Section IV of the resolution, while the "Exemptions" in Section II are very narrow and do not include approved specific plans.

We respectfully request that the Board continue this item and that the County provide an explanation of exactly how the HANS process would function under the proposed revisions.

Sincerely,



Michele A. Staples

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Dan Silver

Endangered Habitats League

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 213 804 2750

Date: 9-23-13 **Agenda #** 15-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Dan Silver

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: 213 804 2750

Date: 2/26/13 **Agenda #** 15-1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

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You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

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Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42566

Project Case Type (s) and Number(s): General Plan Amendment No. 1120 (GPA01120)

Lead Agency Name: County of Riverside Planning Department

Address: (Mailing) P.O. Box 1409, Riverside, CA 92502-1409

(To View Document) 4080 Lemon Street, 12th Floor, Riverside CA

Contact Person: Larry Ross, Principal Planner

Telephone Number: (951) 955-9294

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street, 12th Floor, P.O. Box 1409, Riverside CA 92502

I. PROJECT INFORMATION

Project Description:

GENERAL PLAN AMENDMENT NO. 1120 proposes to amend the Riverside County General Plan to allow for the implementation of Riverside County's policies as they relate to adopted Multiple Species Habitat Conservation Plans when conducting review of land development applications. In particular, GPA01120 amends policies contained in the General Plan to make clear the process for implementation of the MSCHPs when a General Plan Amendment (GPA), a Zoning Ordinance Amendment (CZ), or a Lot Line Adjustment (LLA) lacks any development project proposal, is not accompanied by, or associated with, an application to subdivide or other land use development application and is therefore considered a "stand alone application." A stand alone application does not include a specific plan application. Under GPA01120 every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. In addition to the policy amendments mentioned above, changes to the text and charts contained within the body of the General Plan have been modified to be consistent with the amendments to the policies.

The policies that will be amended are contained within the Open Space Element, Chapter 5, OS 17.1, 17.2, 17.3, 17.4, 17.5 18.1. Changes to the land use designation summaries chart in the notes section relating to the Conservation Habitat Land Use Designation are proposed in each of the Area Plans, Housing Element (Chapter 8), and Land Use Element (Chapter 3). Text changes to the Open Space Element in the Multiple Species Conservation Plans and Environmentally Sensitive Lands sections, pages OS-37 to OS-40, serve to clarify the policy changes proposed and correct qualifying statements such as "proposed MSHCP" or "if the MSHCP is adopted" as that at the time of the 2003 drafting of the General Plan it was uncertain if the now adopted MSHCPs would be adopted. No effort was made to correct these qualifying statements throughout the document, as that GPA00960, the update to the General Plan, will correct these qualifying statements throughout the General Plan. A change of text is proposed within the Temescal Canyon Area Plan in the Land Use Concept section, page 17, to be consistent with the policy amendments mentioned above. Two text changes are proposed in the Land Use Element, Open Space section, pages LU-62 and LU-63, to be consistent with the policy amendments mentioned above. All the above changes can be founded as exhibits attached to the staff report.

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

B. Total Project Area: Countywide (unincorporated areas)

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): All APN's within Riverside County

D. Street References: All Publicly maintained streets within Riverside County

E. Section, Township & Range Description or reference/attach a Legal Description: " Varies Countywide "

F. Brief description of the existing environmental setting of the project site and its surroundings: Varies Countywide

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS: Varies Countywide

A. General Plan Elements/Policies:

1. **Land Use:** Varies Countywide
2. **Circulation:** Varies Countywide
3. **Multipurpose Open Space:** Varies Countywide
4. **Safety:** Varies Countywide
5. **Noise:** Varies Countywide
6. **Housing:** Varies Countywide
7. **Air Quality:** Varies Countywide

B. General Plan Area Plan(s): Varies Countywide

C. Foundation Component(s): Varies Countywide

D. Land Use Designation(s): Varies Countywide

E. Overlay(s), if any: Varies Countywide

F. Policy Area(s), if any: Varies Countywide

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Varies Countywide

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: Varies Countywide

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Varies Countywide

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.

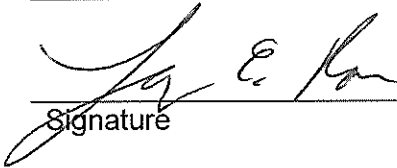
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

October 23, 2013

Date

Larry Ross, Principal Planner

Printed Name

For Carolyn Syms Luna,

Planning 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

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

2. Mt. Palomar Observatory

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

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development..

Mitigation: None Required

Monitoring: None 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: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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 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

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

AIR QUALITY Would the project

6. Air Quality Impacts	<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
a) Conflict with or obstruct implementation of the applicable air quality plan?				
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: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	<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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potential impact area?

Source: RCIP and CEQA, Article 11, Section 15169

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

10. Paleontological Resources

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

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if

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necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

12. Liquefaction Potential Zone	<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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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if

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necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County’s policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department’s Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

16. Other Geologic Hazards

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

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County’s policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department’s Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that

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the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific

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focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<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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acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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"/>
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Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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?

Source: Riverside County General Plan

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

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

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone

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applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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"/> |
| 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"/> |

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None Required

Monitoring: None Required

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

MINERAL RESOURCES Would the project

29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral	<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
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?	<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

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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?

	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"/>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

31. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the

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stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

32. Highway Noise

NA A B C D

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

33. Other Noise

NA A B C D

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently

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subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

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: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

37. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

38. Schools

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None Required

Monitoring: None Required

39. Libraries

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

40. Health Services

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the

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Mitigation: None Required

Monitoring: None Required

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

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None Required

42. Recreational 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: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

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: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment

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may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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?

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?

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None Required

47. Solid Waste

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

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

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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 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: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan

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Mitigation: None Required

Monitoring: None Required

49. Energy Conservation

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

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None Required

OTHER

50. Other: Not Applicable

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

Mitigation: None Required

Monitoring: None 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: Riverside County General Plan

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

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

GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

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)?

Source: Riverside County General Plan

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

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

Findings of Fact: GPA01120 proposes to amend policies contained in the Riverside County General Plan to allow for the implementation Riverside County’s policies as they relate to the adopted MSHCPs when conducting review of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide, grade, build, or any or other land use development application. Under GPA01120, every stand alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department’s Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County. Once a development proposal or land use application to subsequently subdivide, grade or build on the property associated with the stand alone application is submitted, a review and environmental assessment shall be prepared assessing potential impacts. Project level environmental review to address and/or mitigate, if necessary, any environmental concerns will be required for any future development. The amendment may facilitate land development and thereby indirectly have such impacts, but it is not expected that the proposed changes in the General Plan being proposed under GPA01120 itself would substantially affect the environment. There is no specific development application associated with GPA01120 and it does not commit the County to any development.

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: Riverside County General Plan EIR No. 441

Location Where Earlier Analyses, if used, are available for review:

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

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN NO. 01120 – Intent to Adopt a Negative Declaration – Applicant: County of Riverside – All Supervisorial Districts – All Zoning District and Areas – All Area Plans: - Location: Countywide – **REQUEST:** The proposed GPA will modify language within the County’s General Plan that requires compliance with the Multiple Species Habitat Conservation Plan (MSHCP) required and implemented under the County’s General Plan. The proposed language will implement Board of Supervisors Resolution 2013-111, and allow standalone General Plan Amendments, standalone Change of Zones, and lot line adjustments to proceed through an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) process that does not include habitat assessments and species specific studies. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: November 6, 2013
PLACE OF HEARING: County Administrative Center
1st Floor, Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner Larry Ross at (951) 955-9294 or e-mail lross@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/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 negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the date, 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:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409



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.

EA 42566 and GPA01120
Project Title/Case Numbers

Larry Ross, Principal Planner
County Contact Person

(951) 955-9294
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside
Project Applicant

4080 Lemon Street, 12th floor, Riverside, CA 92502
Address

Countywide
Project Location

GENERAL PLAN AMENDMENT NO. 1120 proposes to amend the Riverside County General Plan to allow for the implementation Riverside County's policies as they relate to adopted Multiple Species Habitat Conservation Plans when conducting review of land development applications.
Project Description

This is to advise that the Riverside County Planning Department, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (No Fee, Gov't Code Sec. 6103).
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 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: _____

Please charge deposit fee case#: No Fee, Government Code Section 6103

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**

**NOVEMBER 6, 2013
COUNTY ADMINISTRATIVE CENTER**

ITEM NO. 4.1

ORDINANCE NO. 348.4729 – Consider the Board of Supervisors’ modifications to the proposed Ordinance No. 348.4729 associated with the Wine Country Community Plan and provide recommendations to the Board of Supervisors as appropriate on the following:

1. Revisions to the format of Ordinance No. 348.4729
2. Clarifications to definitions, permitted uses and development standards in Ordinance No. 348.4729 set forth in Table A of the staff report
3. Modifications to the trails network planning document for equestrian trails associated with Ordinance No. 348.4729
4. Modifications to the boundaries of the Wine Country Zones set forth in Ordinance No. 348.4729

STAFF REPORT PENDING