



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 A.M.

FEBRUARY 18, 2015

**PLANNING
COMMISSIONERS
2015**

1st District

Charissa Leach
Vice Chairman

2nd District

Aaron Hake

3rd District

John Petty

4th District

Bill Sanchez

5th District

Mickey Valdivia
Chairman

Planning Director

Steve Weiss, AICP

Legal Counsel

Michelle Clack
Deputy
County Counsel

Phone

951 955-3200

Fax

951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
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 you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 **NONE**

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

2.1 **NONE**

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

3.1 **NONE**

4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

4.1 **SURFACE MINING PERMIT NO. 143, REVISED PERMIT NO. 2 (SMP143R2) – Consider an Addendum to Certified Environmental Impact Report (EIR) – Applicant: Werner Corp. – First Supervisorial District – Location: Southerly of Temescal Canyon**

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Road, easterly of Glen Ivy Hot Springs Road, and westerly of Sage Road - Size: 440 acres total (233 of which will be mined) Zoning - (MRA) - **REQUEST:** The project is proposing a revision and consolidation of three existing, contiguous surface mining permits. Previously approved (and not expired) SMP143R1, SMP150R1 and SMP182 are proposed to be consolidated into SMP143R2. The project site will now be 440 acres total (233 of which will be mined). The revision proposes to extend the life of the current permit 50 years, reduce the amount of disturbed area formerly permitted under the three mines, propose a single reclamation plan which is proposed to be revised to include Inert Debris Engineered Fill Operation (IDEFO) infill, and allow the mining of reserves located between the subject property and adjacent mining operation (SMP139R1) to the north. Days and hours of operation, number of employees, and daily vehicle trips will remain unchanged from previously permitted levels. All three mines were previously permitted for 2.5 million tons per year of production together. The annual production is not proposed to change with this application; however, the overall tonnage will increase because the life of the permit is proposed to extend. The maximum reserves now proposed to be mined on the site are 67.5 million tons. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

- 4.2 **GENERAL PLAN AMENDMENT NO. 1137, CHANGE OF ZONE NO. 7821, TENTATIVE TRACT MAP NO. 35249, VARIANCE NO. 1895** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rancho Way, LLC – Representative: Mayers and Associates – First Supervisorial District - Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway – Zoning: Manufacturing-Service Commercial (MSC) and Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) - **REQUEST:** The General Plan Amendment proposes to change the project site's current General Plan Land Use designation from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential (MDR) and Open Space: Recreation. The Change of Zone proposes to change the existing zoning from Manufacturing - Service Commercial (M-S-C) and Residential Agricultural - 2 1/2 Acre Minimum (R-1-2 1/2) to Planned Residential (R-4) and Open Area Combining Zone Residential Developments. The Tentative Tract Map proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 sq. ft., 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 Gross Acres. The Variance requests to encroach 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate a front yard porch on the building. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.
- 4.3 **TENTATIVE TRACT MAP NO. 36593** – Consider an Addendum to an Environmental Impact Report – Applicant/Engineer/Representative: T&B Planning – First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 – Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 201.94 acres) – Zoning: Specific Plan (SP) **REQUEST:** Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres, into 602 residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,850 sq. ft. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org.

5.0 WORKSHOPS:

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

Agenda Item No.: 4.1
Area Plan: Temescal Canyon
Zoning DISTRICT: Glen Ivy
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: February 18, 2015

SURFACE MINING PERMIT NO. 143 REVISED
NO. 2
ADDENDUM NO. 1 to ENVIRONMENTAL
IMPACT REPORT NO. 359
Applicant: Werner Group
Engineer/Rep: Todd Pendergrass

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SURFACE MINING PERMIT NO. 143 REVISED NO. 2 is proposing to revise and consolidate three (3) previously approved surface mining permits (SMP143R1, SMP150R1, and SMP182), which have yet to expire, into one permit and associated Reclamation Plan. The proposed project would extend permitted mining operations for an additional 50 years, reduce the area disturbed by the three mining sites by a total of 41.1 acres, allow for the operation of an Inert Debris Engineered Fill Operations (IDEFO) as part of the mining site Reclamation Plan, and to relocate a drainage structure located on the southern portion of SMP139R1 to the southern portion of proposed SMP143R2. The consolidated mining site will encompass a total of 440 acres with 230 acres designated for mining operations. Designated day and hour operations, number of employees, and daily vehicular trips will remain unchanged from the previously permitted levels.

The proposed project is located southerly of Temescal Canyon Road, easterly of Glen Ivy Hot Springs Road, and westerly of Sage Road.

PROJECT BACKGROUND:

In 1973, Riverside County approved Conditional Use Permit (CUP) 1498W, which permitted surface mining operations of sand and gravel on approximately 80 acres within the central portion of the proposed site. Located adjacent to and east of CUP1498W, Surface Mining Permit (SMP) 143 was approved by Riverside County in August, 1982. In addition, SMP 150 was approved on March, 15 1983, which expanded the site radius of previously approved CUP1498W by approximately 16.7 acres and removed the 50-foot setback required by SMP 150 and SMP 143.

In 1991, Surface Mining Permit (SMP) 182-South and SMP 182-West were approved by the County of Riverside. In total, the two permits encompassed approximately 222.73 acres and were located west of SMP 150 and south of SMP154 and portion of SMP 150. SMP 150 and SMP143 were both revised (SMP150R1 and SMP143R1) in order to eliminate the 50-foot setback along the western edge of SMP 150 and the southern boundaries of SMP150 and SMP 143. During the revisions of SMP150 and SMP143, the County of Riverside certified Environmental Impact Report No. 359 which analyzed the environmental impacts of implementing SMP182, SMP 150R1, and SMP143R1. The Environmental Impact Report identified that significant unavoidable impacts to visual and biological resources could occur, but through the implementation of mitigation measures, the impact levels could be reduced to a level of less than significant (EIR Addendum No. 1 for EIR 359, History of the Proposed Project Site).

Overall, mining operations have been continuous on the 440 acre project site since 1991 as permitted by Surface Mining Permits (SMP 143R1, 150R1, and 182). Operations of the mining sites have been primarily confined to SMP150R1, SMP 143R1, the eastern section of SMP 182-West, and the northern portion of SMP 182-South (Refer to attached site diagram).

ISSUES OF POTENTIAL CONCERN:

Mining Site Tonnage:

The three mines were previously permitted for 2,500,000 tons per year of production together. The annual production is not proposed to change with this application however, the overall tonnage will increase because of the life of the permit is proposed to extend 50 years. The maximum reserves now proposed to be mined on the site are 67,600,000 tons. The potential impact of the additional years of mining have been analyzed in the attached CEQA documentation. While the impacts are no greater than those identified in the EIR, they will last for a longer period of time due to the proposed extended life of the permit.

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 Conservation-Habitat (OS-CH) to the south, Open Space Conservation-Habitat (OS-CH) and Open Space-Rural (OS-R) to the west, Open Space-Conservation (OS-C), Rural-Rural Residential (R-RR), Open Space-Conservation (OS-C), and Community Development-Estate Density Residential (CD-EDR) to the east, and Open Space-Mineral Resources (OS-MIN), Community Development-Medium Density Residential (CD-MDR), and Open Space-Conservation (OS-C) to the north.
3. Existing Zoning (Ex. #2): Mineral Resources and Related Manufacturing (M-R-A) and Natural Assets (N-A).
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the south, Specific Plan (S-P) and Rural Residential (R-R) to the east, Specific Plan (S-P) and Mineral Resources and Related Manufacturing (M-R-A) to the north, Residential Agriculture-10 acre minimum (R-A-10) and Rural Residential (R-R) to the west.
5. Existing Land Use (Ex. #1): Surface mining facility.
6. Surrounding Land Use (Ex. #1): Vacant property to the west and south and existing mining facilities and tract housing to the north and tract housing and vacant property to the east of the project area.
7. Project Data: Total Acreage: 440 acres
8. Environmental Concerns: See attached Addendum No. 1 to Environmental Impact Report No. 359.

RECOMMENDATIONS:

CONSIDERATION of Addendum No. 1 to Environmental Impact Report No. 359, and,

APPROVAL of Surface Mining Permit No. 143 Revision No. 2, 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 CEQA document which is incorporated herein by reference.

1. The project site is designated Open Space-Mineral Resources on the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which are designated Open Space Conservation-Habitat (OS-CH) to the south, Open Space Conservation-Habitat (OS-CH) and Open Space-Rural (OS-R) to the west, Open Space-Conservation (OS-C), Rural-Rural Residential (R-RR), Open Space-Conservation (OS-C), and Community Development-Estate Density Residential (CD-EDR) to the east, and Open Space-Mineral Resources (OS-MIN) and Open Space-Conservation (OS-C) to the north.
3. The zoning for the subject site is Mineral Resources and Related Manufacturing (M-R-A) and Natural Assets (N-A).
4. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the south, Specific Plan (S-P) and Rural Residential (R-R) to the east, Specific Plan (S-P) and Mineral Resources and Related Manufacturing (M-R-A) to the north, Residential Agriculture-10 acre minimum (R-A-10) and Rural Residential (R-R) to the west.
5. A single family tract development has been constructed and is located northeast of the project vicinity and two neighboring mining facilities are located to the north of the mining site.
6. Outlined in Addendum No. 1 to Environmental Impact Report No. 359, the proposed project site is not located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and as such, is not targeted for long-term conservation by the MSHCP.
7. This project is within the City Sphere of Influence of Corona.
8. This proposed project is located within a CAL FIRE state responsibility area and a very high fire hazard severity zone.
9. Fire protection and suppression services will be available for the mining operation through Riverside County Fire Department.
10. As defined in Section 15164 of the California Environmental Quality Act (CEQA), preparation of an Addendum to a previously certified EIR can occur in cases where changes or additions create no new significant environmental impacts and the proposed project would not meet any of the conditions outlined in Section 15162 of the CEQA Guidelines.
 - The project proposes to consolidate three existing mining permits into a single permit, extend the permit life for 50 years, reduce the area subject to mining disturbances, retain the existing annual tonnage limit of 2.0 mtpy, remove the 50-foot setback from Maitri Road, and relocate an existing down drain structure from the southern portion of the neighboring surface mining facility (SMP139R1) to the southern portion of the proposed project site. Addressed in Addendum No. 1 for EIR No. 359, the proposed project would reduce the area impacted by mining operations and prevent the amount of tonnage of the facility from exceeding more than 2.0 mtpy.

- Identified in Environmental Impact Report No. 359, by implementing SMP 143R1, 150R1, and 182, significant environmental impacts to both biological and aesthetic resources would occur. By reducing the permitted mining area, in comparison to the mining area analyzed in EIR No. 359, impacts to biological and aesthetic resources would be less than what was analyzed previously in Environmental Impact Report No. 359.
- Subsequent to the certification of Environmental Impact Report No. 359, no new information of substantial importance was available which was not known and could not have been known at the time EIR No. 359 was prepared.
- It should be noted that since the certification of EIR No. 359, a residential focused development (Sycamore Specific Plan) has been developed to the northeast of the proposed project site. In order to address the close proximity to an active mine, Environmental Impact Report No. 325 (Sycamore Creek) implemented specific mitigation measures to reduce the overall impacts of the site. The mitigation measures focused on planting two staggered rows of conifers and/or pines near the top of a required landscape berm, and an additional row of trees along the boundary of the Project site. The planting of trees were used to reduce overall air quality impacts produced by the adjacent mining operations. In addition, a mitigation measure was prepared to reduce noise levels from the adjacent mining sites. The mitigation measure required a buffer zone between the residential development and mining operation. The proposed consolidation of the existing mining permits would not create new environmental impacts or affect the neighboring community of Sycamore Creek.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Mineral Resources 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) and 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 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 preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
6. The project is consistent with the provisions of CEQA as demonstrated through attached Addendum No. 1 to previously certified FEIR 359 and does not trigger any requirements outlined in Section 15162 of the CEQA Guidelines.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:

- a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. Criteria Cell of WRMSHCP; or
 - d. County Service Area.
3. The project site is located within:
- a. Corona-Norco Unified;
 - b. City of Corona Sphere of Influence;
 - c. Riverside County Flood Control District;
 - d. Low, moderate, and very low liquefaction area; and
 - e. State Responsibility and High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Numbers: 290-120-002, 290-120-003, 290-120-005, 290-120-006, 290-120-007, 290-150-002, and 290-150-003.

MS

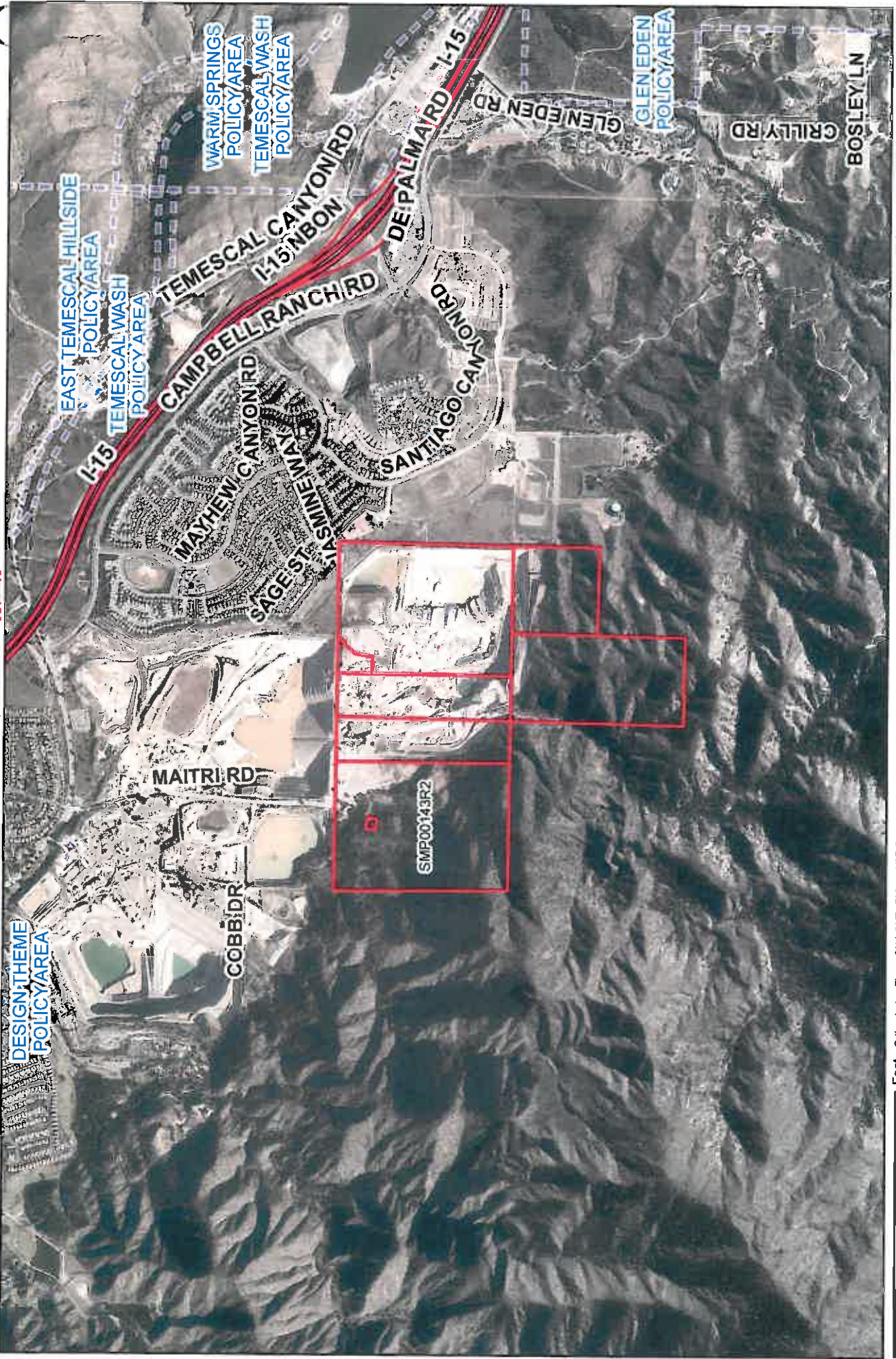
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Date Prepared: 01/01/01

Date Revised: 01/13/15

RIVERSIDE COUNTY PLANNING DEPARTMENT
SMP00143R2
VICINITY MAP

Supervisor Jeffries
 District 1



0 1,000 2,000 4,000 Feet
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 Printed by mstraitte on 9/24/2014

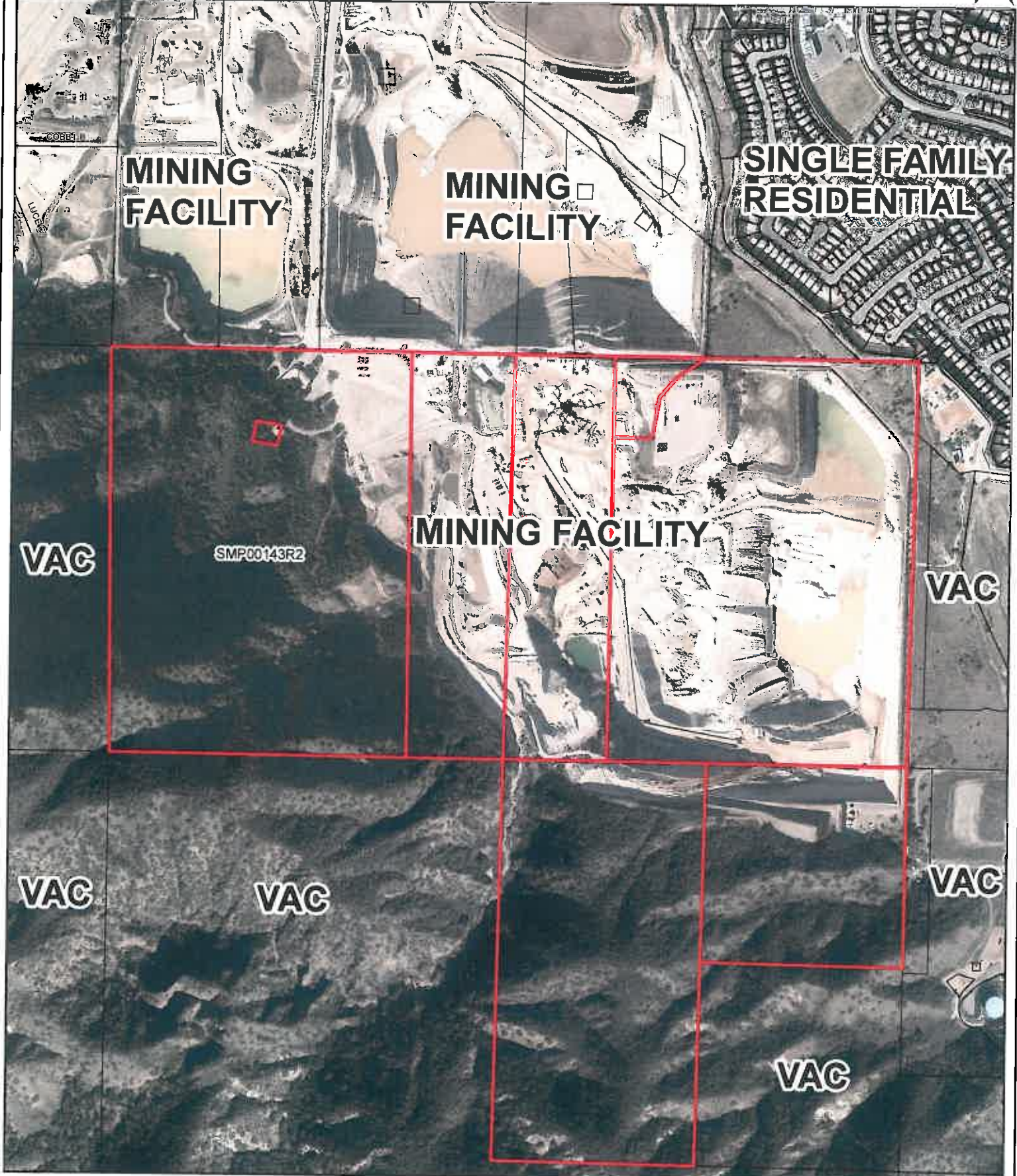
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RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00143R2

EXISTING LAND USE

Supervisor Jeffries
District 1



VAC

SMP00143R2

MINING FACILITY

SINGLE FAMILY
RESIDENTIAL

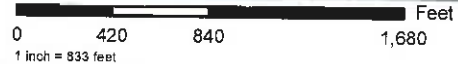
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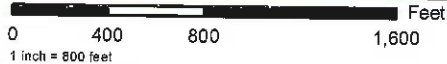
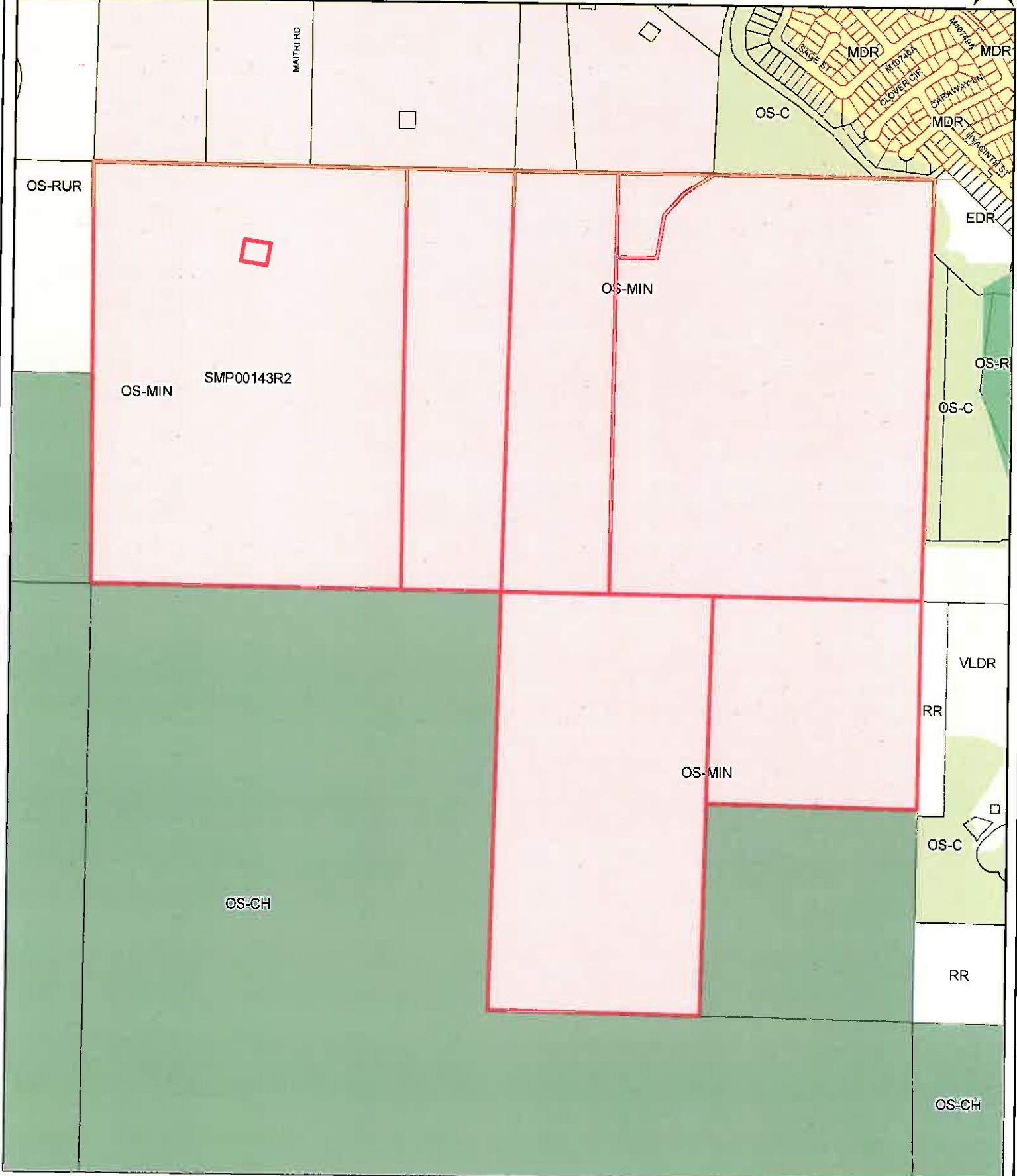
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00143R2

GENERAL PLAN LAND USE

Supervisor Jeffries
District 1

N



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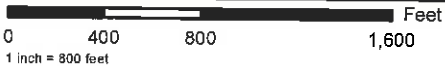
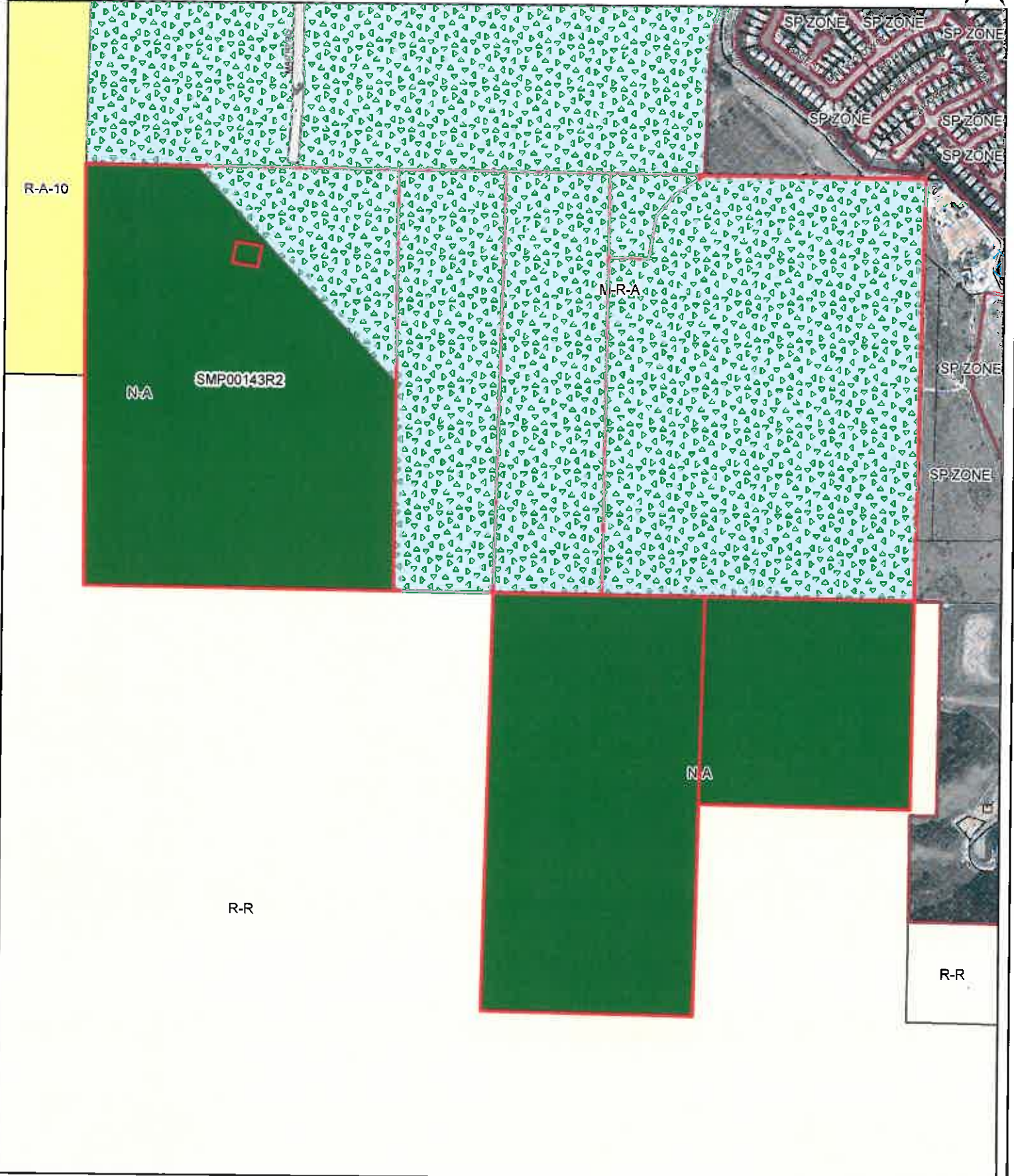
RIVERSIDE COUNTY PLANNING DEPARTMENT

N



Supervisor Jeffries
District 1

SMP00143R2 CURRENT ZONING



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Amended Mining and Reclamation Plan for the Glen Ivy Mine

SMP143R2

Werner Corporation

Exhibit C – Project Description

December 2014

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. At the mouth of Mayhew Canyon, southeast of Coldwater Canyon, is where the Werner Corporation's "Glen Ivy Mine" is located.

More specifically, Werner Corporation's ("Werner") surface mining operation is located at 25050 Maitri Road in Riverside County, California near the city of Corona, and is presently governed under three separate entitlements. Werner Corporation dba Foster Sand & Gravel is the original operator of the site, and permitted the site as Plot Plan 1498 in 1973. In 1982, to satisfy the requirements of the Surface Mining and Reclamation Act (SMARA), a Reclamation Plan was prepared for the mining operations approved under PP 1498, which was ultimately approved by Riverside County as Surface Mining Permit 143 ("SMP143R1").

In 1992, new areas to the west and south of the existing operation were added as SMP182. During this revision, SMP143R1 and SMP150R1 were both designated as "Revision 1". The three Werner Mining and Reclamation Plan permits (SMP143R1, SMP150R1, and SMP182) share common internal boundaries, and ultimately result in a single reclaimed pit. The adjoining and nearby pits consist of Mayhew Aggregates and Mine Reclamation (SMP139R1), which lies directly to the north of Werner Corporation, and Chandler's Sand and Gravel (SMP202), which shares a common border to the northwest of Werner.

This application will consolidate the existing entitlements, reduce the amount of disturbed area as compared to the existing entitlements for the site, and provide for a single reclamation plan as required by SMARA. As part of the proposal to consolidate the existing surface mining permit entitlements, all uses currently permitted under SMP143R1, SMP150R1, and SMP182, including the existing on-site concrete batch-plant, will be combined under the new SMP143 Revision #2 ("SMP143R2") entitlement.

The currently permitted reserves in addition to the reserves made accessible in this application will total approximately 67,000,000 tons, and will be included as part of the SMP143R2 entitlement, which is currently permitted through January 2025. 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 will have an expiration date of December 31, 2075.

To achieve final reclamation of the property, Werner will be operating an Inert Debris Engineered Fill Operation ("IDEFO"), which is described later in this application. The IDEFO will be permitted as part of the Reclamation Plan for SMP143R2. Generally, the IDEFO will allow for the importation and processing of inert construction debris to aid in the reclamation of the current mining operation. The IDEFO will be an integral part of Werner's plan to start reclaiming the property along the east property line of the project, flattening and further stabilizing existing slopes.

Site and Area Characteristics

Access

Access to the project site is via Maitri Road, which lies south off of Temescal Canyon Road. Customers and employees commuting to the site will 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 SMP139R1 and SMP202 also have their access using this roadway. The existing mining sites will 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 approximately 80% of its process water through a system of hydro-cyclones, clarifying tanks, and filter presses. Although runoff from the Mayhew Creek is passes through the western portion of the site, these flows 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.

Land Use

The project site, which consists of approximately 440 acres, is designated “Open Space – Mineral Resources (OS – MIN)” and is zoned “M-R-A (Mineral Resources and Related Manufacturing),” both of which permit mining and reclamation activities subject to a mining permit under Riverside County Ordinance 555.

Specifically, the project site lies 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 current 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 adjacent Surface Mining Permit SMP139R1. This 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),” and this application will not require a change to the current zoning.

The adjacent land uses to the North and Northwest are composed 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 several rural residences located east of the SMP 143R2 site, the Sycamore Creek development to the east, and Butterfield Estates across Temescal Canyon Road well to the north. The closest residence is more than 250 feet easterly of the proposed mining limit, the nearest residence within Sycamore Creek is located more than 350 feet from the current and proposed mining limits, while the closest residence within Butterfield Estates is

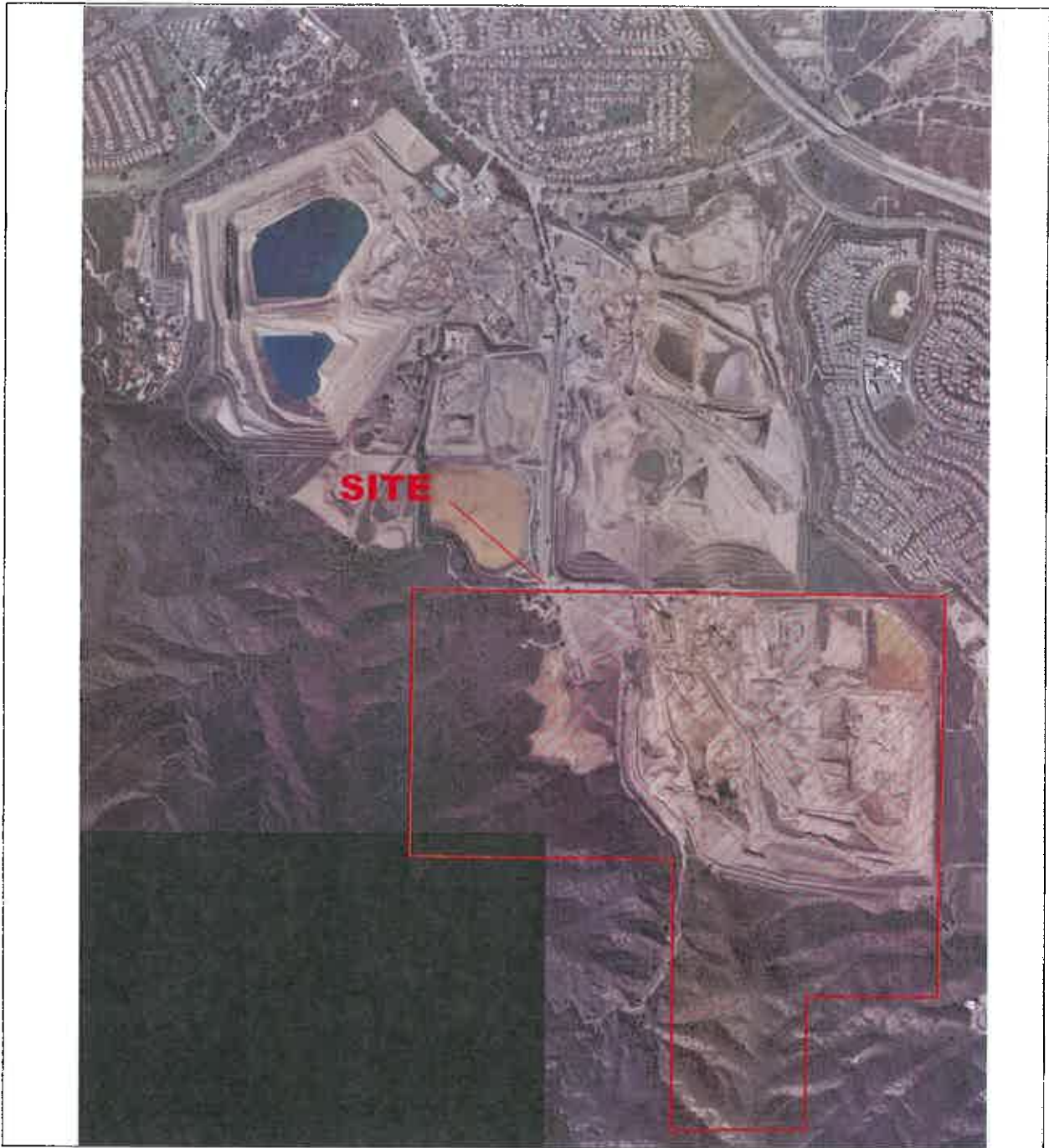
over 4,000 feet from proposed on-site mining limits. To the south of SMP143R1 is forest land consisting of Cleveland National Forest. Zoning on surrounding properties includes M-R-A, "Manufacturing-Service Commercial (M-SC)," "N-A (Natural Assets)," and "SP Zone (Specific Plan Zone)." Exhibit "A" includes a project Site Vicinity Map, and shows the project site in relation to surrounding areas.

The project 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 2012) Aggregate Availability in California Report & Map*. This area is classified as such because available data demonstrates the existence of significant deposits of Portland Cement Concrete (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 2011, the 50-year forecast demand for aggregates for the Temescal Valley – Orange County region was 1,077 million tons, while the permitted aggregate resources were only 297 million tons (Exhibit F - Aggregate Availability in California, January 2011). This project will provide additional reserves, while not increasing environmental impacts as compared to the existing operations on the site.

Exhibit D is an aerial orthophoto of the site, with the project boundary shown in red. The site was photographed in May 2014. Exhibit E is a U.S. Geological Survey Quadrangle Map delineating the site boundaries.

EXHIBIT D - SITE AERIAL ORTHOPHOTO



**EXHIBIT D
SITE AERIAL**

SMP00143R2
COUNTY OF RIVERSIDE

Photograph Dated: 5-2-2014



**WERNER
CORPORATION**

25555 Maitri Rd.
Temescal Valley, CA 92883
Office: (951) 277-3900 Fax: (951) 277-3339

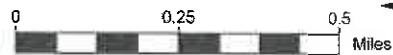
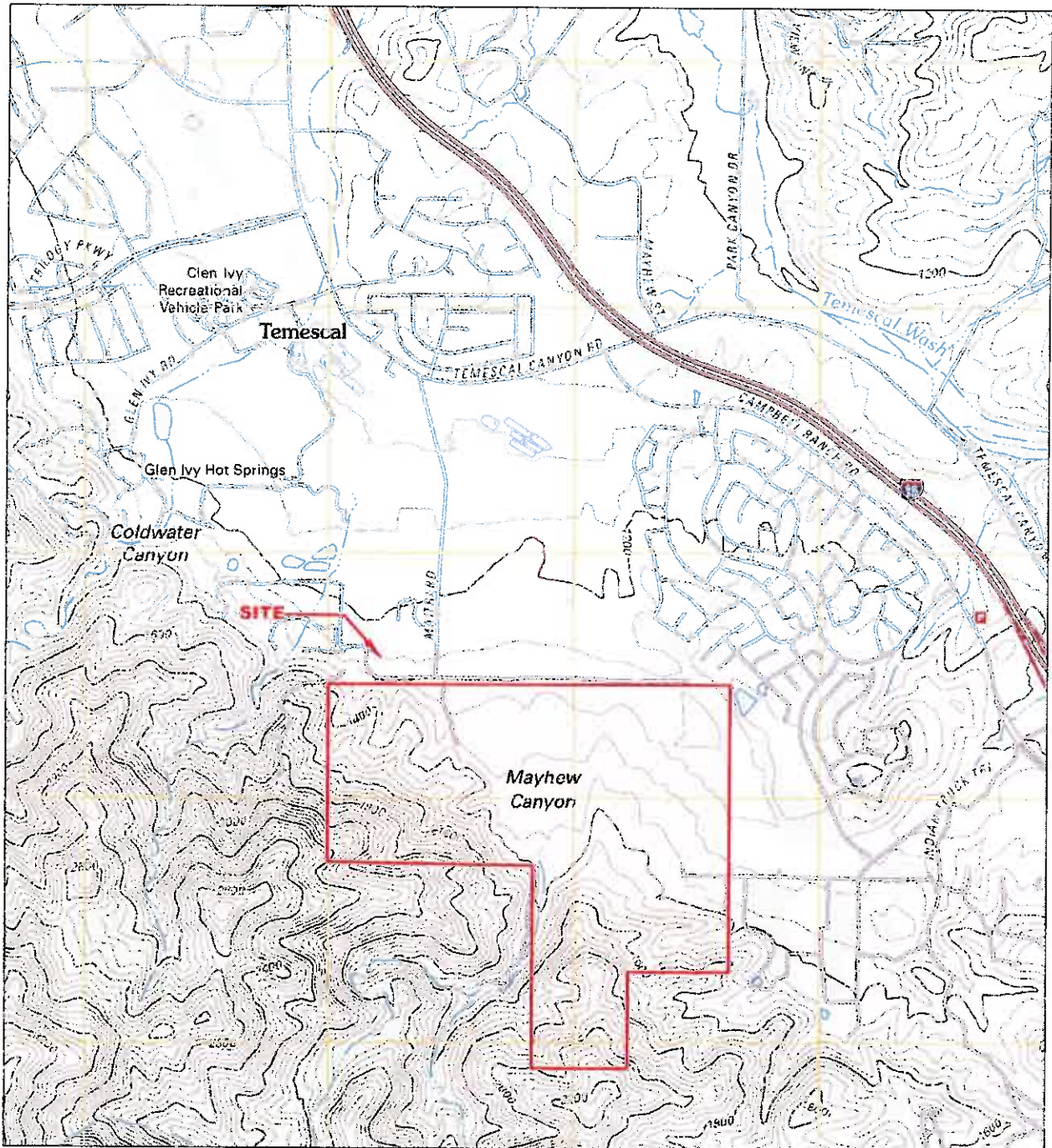

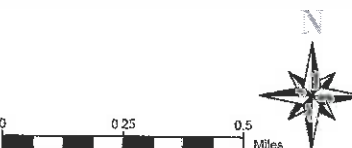


EXHIBIT E - USGS QUADRANGLE MAP



| | | |
|--|--|---|
| <p>EXHIBIT E USGS QUADRANGLE MAP 24K/7.5 MINUTE US TOPO SMP00143R2 COUNTY OF RIVERSIDE QUADRANGLES: "LAKE MATTHEWS" & "ALBERHILL" Section 11, T5S. R6W. S9B&M</p> |  <p>WERNER CORPORATION 25555 Maitri Rd. Temescal Valley, CA 92883 Office: (951) 277-3900 Fax: (951) 277-3339</p> |  <p>0 0.25 0.5 Miles</p> |
|--|--|---|

Visibility

The site is partially visible from residences located east of the site. No operational changes to the processing plant or its location are planned at this time; therefore, no changes to the current view-shed will occur. At some point in the future, mining operations may transition to the western edge of the mining area, but this will locate processing activities farther away from residences or other receptors. Should that occur, the processing plant will be relocated below current ground elevation, which will reduce the visibility of the processing plant to surrounding uses. Photographs taken from Temescal Canyon Road and the project's east property line adjacent to the Joyce Deleo Regional Park (Photographs 1 and 2) 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 the Joyce Deleo Regional Sports Park, looking southwest. *(Photograph 1)*



View from walking trail adjacent to Sycamore Creek, looking south at the site. *(Photograph 2)*

Landscaped visual-buffer berms will continue to be maintained around the east and northeast edges of the property. Elevations along the north-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 Campbell Ranch Road, looking south, with the SMP143R2 site in the distance. *(Photograph 3)*

The Joyce Deleo Regional Park sits above the site to the east, as shown in photograph 3 above. Adjacent mining operations border the project site to the north and the northwest, and existing and proposed berms and vegetation located east of the SMP 143R2 site act to reduce visibility of the site from the east. Cleveland National Forest borders the property to the south and the west; therefore, visual buffering to the south and west is unnecessary because public access to these areas is limited.

At the conclusion of mining and reclamation, any visual buffer berms will remain in place. The Visual Simulation Study, included in Section 4 of the Application, depicts what the site will look like when the mined slopes are reclaimed.

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 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. 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, relatively soft, dark-colored, fine-grained clasts. There is relatively little quartz or alkali feldspar associated with the Bedford Canyon formation. The second and prominent source formation for materials found on-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 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 general geology in the area of the subject site is shown on the 'Regional Geology Map,' Figure No. 2a, and the 'Regional Geology Map Legend,' Figure No. 2b.

Three (3) faults have been associated with the subject site. The North Glen Ivy fault, which is considered to be an active splay of the Elsinore fault zone, crosses to the northeast of the subject quarry in a northwesterly direction. A second fault, the South Glen Ivy fault, also trends toward the northwest and may also be active or potentially active, is located immediately southwest of the south edge of the Werner Corporation pit (south of the existing and proposed SMP 143R2 mining limits). Both faults appear to be right-lateral, strike-slip faults associated with the Elsinore fault zone. The third fault, an unnamed fault that appears on some older geologic maps, crosses the west edge of the Werner Corporation property, trending toward the northwest. This fault lies within the upper portion of the proposed, western pit slope. It is unknown if this fault is active or potentially active, as no conclusive field evidence was found during the site investigation. However, because visible displacement has occurred along it, and it is parallel to, and lies between the north and south branches of the Glen Ivy fault, it is likely to be potentially active. The Elsinore and Temescal Valley faults appear to have been formed primarily by differential movement along various strands of the Elsinore fault zone.

Local Geology

Local geology around the subject project is controlled by tectonic movement and resulting geologic structure. The southern end of the down-dropped block is defined by the ascending, east slopes of the Santa Ana Mountains. Both branches of the Glen Ivy fault are associated with the larger Elsinore fault zone and are predominantly right-lateral, strike-slip faults. Less has been reported about an associated fault, Brown fault (2004, MWH, formerly James M. Montgomery, Consulting Engineers, Inc.), but its geometry suggests that it may be a predominantly left-lateral, strike-slip fault.

Differential movement between the two (2) mapped, Glen Ivy fault branches appears to have allowed the block between them to move downward several hundred feet, forming a graben, a depression that has since been filled by clastic sediment. Significant vertical movement along both branches of the Glen Ivy fault occurred within the Quaternary Period, forming a graben at the base of the mountains. The graben was filled by sedimentary material that eroded from the slopes of the Santa Ana Mountains, which were then deposited as alluvial fans filling across the graben and resulting in deep, unconsolidated, Quaternary deposits. These deposits were predominantly composed of coarse-grained gravel and sand up to several hundred feet deep in places within the graben. Thinner deposits of this material exist north of the North Glen Ivy fault.

Two (2) basic rock types are exposed on the slopes of the adjacent Santa Ana Mountains uphill from the Werner Corporation pit. The Bedford Canyon formation (Mzbc), which is the older of the two (2) rock units, is generally Jurassic in age and is a pre-batholithic, marine sedimentary sequence that has undergone low-grade metamorphism. The sandstones, siltstones, and shales have been altered to meta-sandstones, meta-siltstones, quartzites, and slates. Some limited, Mesozoic, marine fossils have been identified within this formation (Morton, et al, 2006). The second crystalline rock unit is a Cretaceous-age, batholithic, heterogeneous assemblage of granitic rock types (Khg), including monzogranite, granodiorite, tonalite, and gabbro. Fragments of both rock units can be found within the Quaternary conglomerate that underlies the site and is exposed in the walls of the on-site gravel pits.

Four (4) sedimentary units were observed on-site, either during the current field study or during drilling for a previous study (identified as Reference No. 1 on the first page of the Report of Slope Stability Evaluation dated September 14, 2011). The youngest sedimentary material on the site is the active wash deposits (Qw) found in the stream wash near the west edge of the subject property. This material was composed of active deposits of sand, gravel, and cobbles unevenly spread along the stream wash. Materials within the wash deposit primarily appeared to be from Bedford Canyon formation source rocks, with a lesser quantity of gravel and some cobbles sourced from granitic basement rock.

Most of the Werner Corporation property, except for the hills along the south and west sides, lies within the graben formed between the north and south branches of the Glen Ivy fault. Surface geology and the locations of six (6) cross-section lines on the subject site are exhibited on Plate No. 1, 'Geologic Map', located in Appendix 'A' of this report. The six (6) cross-section profiles were utilized primarily for slope stability analysis. Surface and subsurface geology are included on Cross-Sections 1-1' through 6-6', Plate Nos. 10 through 15, respectively, located in Appendix 'D' of this report.

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 SMP133) pits. The Glen Ivy South fault is located along the south edge of the Werner pits (SMP143R1, SMP150R1, and SMP182) 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. 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, Werner Corporation Aggregate Quarry SMP00143R2" prepared by Hilltop Geotechnical, Inc. in 2014.

Onsite landsliding is addressed through slope stability analyses in the "Report of Slope Stability Evaluation, Werner Corporation Aggregate Quarry SMP00143R2" 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 Werner 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 will provide significant protection for residential areas to the north. The 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, Werner Corporation Aggregate Quarry SMP00143R2" prepared by Hilltop Geotechnical during their site investigation conducted during 2013-2014, and is included herein as Section 5.

Hydrology

A Hydrology Study & Drainage Analysis (see Section 6) 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 primary tributary drainage contributor to the project site is the entire Mayhew Creek/ Canyon watershed, which originates in the Santa Ana Mountains of the Cleveland National Forest to the south. This watershed is approximately 4.05 square miles (2,591 acres) in size. This drainage flows through steep canyons in a northeasterly direction before leveling and discharging near the southern project limits through an earthen channel that conveys flows for approximately 1,250 feet into a debris basin/excavation area, which in turn discharges through a 66" RCP culvert

under an existing access road to a smaller basin that ultimately discharges to a 30' concrete downdrain structure designed to convey runoff down the slope of the mining pit to the north, SMP139R1. The mining pit within SMP139R1 has adequate capacity to retain the entire 100-year, 24-hour storm event for the entire Mayhew Creek/Canyon Watershed, per the hydrology study for SMP139R1 dated August 2011 and prepared by Joseph E. Bonadiman & Assoc. Inc. Runoff from all on-site areas is retained within the site for the entire 100-year, 24-hour storm event. This drainage is then conveyed to the northern project boundary and into the adjacent mining pit to the north (SMP139R1) via a large down structure located on SMP139R1.

Proposed Conditions

Prior to the excavation activities in the Mayhew Creek alluvial fan, the entire Mayhew Creek watershed discharged across Temescal Canyon Road and into the Temescal Creek wash. During SMP00143R2 mining operations, the realignment of Mayhew Creek shall remain as is with the flows existing the site to the north and down the concrete down structure located on SMP 139R1. When the eastern portion of the site has been excavated to final depth, the concrete down structure shall be relocated approximately as shown to allow for the final excavation of the western portion of the project site.

It should be noted that the relocation of the down structure shall not take place until it can be demonstrated that the pit has adequate capacity to retain the full storm water capacity including debris flow or an acceptable alternative has been approved by Riverside County Flood Control. Upon completion of the Reclamation Plan for SMP00142R2, including efforts from the IDEFO application, there will be no discharge from the site or Mayhew Creek. All discharge will be retained on-site.

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 temporary ponding of water occurred after the winter rains in 2010, no groundwater was observed or reported. Borings completed by Hilltop Engineering in March and April of 2011 in the Werner Corporation (SMP143R1, SMP150R1 & SMP182) 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 Bedford 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 Bedford 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 will add 70 feet to the Station 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.

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-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.

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. No NEPSSA, CASSA, or other sensitive plant species were observed within the study area.

Five vegetation communities occur on the property, but exist outside of the approximately 234 acre mining area, including coast live oak woodland, Riversidean sage scrub, scrub oak chaparral, southern sycamore woodland, and alluvial fan scrub. In addition, much of the land cover consists of disturbed/developed area. These are discussed in detail below.

Upland Habitats

Three upland vegetation communities occur within the property outside of the mining area, including coast live oak woodland, Riversidean sage scrub, and scrub oak chaparral.

Coast Live Oak Woodland

Coast live oak woodland is an open- to closed-canopy woodland community composed primarily of coast live oak (*Quercus agrifolia agrifolia*). This community occurs in patches primarily in the northwestern portion of the study area. Dominant species observed in this habitat include coast live oak, toyon (*Heteromeles arbutifolia*), and blue elderberry (*Sambucus nigra* ssp. *caerulea*). None of this habitat occurs in the SMP143R2 mining area.

Riversidean Sage Scrub

Riversidean sage scrub occupies xeric (dry) sites characterized by shallow soils. This habitat is dominated by subshrubs whose leaves abscise during the summer and may be replaced by a lesser amount of small leaves. This adaptation allows these species to better withstand the prolonged dry period in the summer and fall. Riversidean sage scrub on site occurs primarily on south facing slopes within the study area. Predominant plant species in this community on site include California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum*

fasciculatum). Areas where Riversidean sage scrub species have begun to reestablish themselves upon graded slopes in the active mine area have been mapped as disturbed Riversidean sage scrub. None of this habitat occurs in the SMP143R2 mining area.

Scrub Oak Chaparral

Scrub oak chaparral is a chaparral community predominated by scrub oak (*Quercus berberidifolia*). Additional common species within this habitat on site include manzanita (*Arctostaphylos glandulosa*), chamise (*Adenostoma fasciculatum*), and chaparral whitethorn (*Frangula californica*). This is the most abundant community within the study area, occurring on ridge tops and north facing slopes. None of this habitat occurs in the SMP143R2 mining area.

Wetland/Riparian Vegetation Communities

Two wetland/riparian vegetation communities occur within the property but outside of the mining area; southern sycamore woodland, and alluvial fan scrub.

Southern Sycamore Woodland

Southern sycamore woodland is a riparian habitat predominated by western sycamore (*Platanus racemosa*). This community on site is almost entirely made up of sycamore trees forming a closed canopy at the bottom of a drainage in the western portion of the property outside of the mining area. Other species observed within this community include blue elderberry and western poison oak (*Toxicodendron diversilobum*). None of this habitat occurs in the SMP143R2 mining area.

Alluvial Fan Sage Scrub

Alluvial fan sage scrub is a vegetation community that occurs along drainages and outwash fans that experience infrequent, but severe flooding events. Characteristic species within this community on site include scale-broom (*Lepidospartum squanmatum*), thick leaf yerba santa (*Eriodictyon crassifolium* var. *crassifolium*), mule fat (*Baccharis salicifolia*), and white sage (*Salvia apiana*). This community occurs on the flood zone terraces of the mouth of Mayhew Canyon. None of this habitat occurs in the SMP143R2 mining area.

Other Land Cover Types

Disturbed/Developed

Disturbed/Developed land encompasses the active mining operations and constructed facilities within the study area. This includes, but is not limited to, the existing buildings, parking lots, paved areas, water tower, dirt roads, equipment storage areas, settling ponds, aggregate piles, and graded/mined areas. These areas provide no native habitat for plant or wildlife species. Approximately 234 acres of disturbed/developed area occurs within the permitted mining area.

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 SMP143R1, SMP150R1, and SMP182, 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 a neighboring site.

A General Biological Resources Assessment for the SMP143R2 project site was completed in February of 2014 by Alden Environmental, Inc., and did not identify any sensitive animal species on site. A complete listing of animals observed on site during that evaluation is included in the complete report, which has been submitted along with this application.

Mining Plan

Mineral Commodity

The primary minerals extracted from the project site are construction grade sand and gravel. Werner Corporation's Glen Ivy Mine, and the area in Temescal Canyon south of Corona, has 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 67,000,000 tons of aggregate, which consist primarily of the currently permitted reserves under the existing entitlements as well as the reserves located in the slopes and setbacks between SMP143R2 and the adjoining SMP139R1 mining operation.

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 SMP143R1, SMP150R1, and SMP182. 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 and bunkers.

There are three different mining permits on the site which are active simultaneously, and all are covered under a common reclamation plan. SMP143R1 is the easternmost, SMP150R1 is in the center, and SMP182 ranges to the south and west. This application proposes to consolidate the three contiguous permits into a single, comprehensive entitlement (SMP143R2), as well as an extension of time to complete mining of the currently fully permitted reserves at the site. This updated entitlement will be consistent with current SMARA regulations. In addition, this application proposes the mining of the already disturbed slopes and setbacks between the project site and the adjacent SMP139R1 mining operation to the north.

During the SMP143R2 application process, the site will continue existing mining operations, while concurrently conducting reclamation and restoration activities. The proposed SMP revision will provide an additional 50-year operational period in order to extract the remaining fully permitted reserves, while the operation of the IDEFO will be an integral 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 (SMP134R1, SMP150R1, and SMP182) under a single revised Surface Mining Permit (SMP143R2), with a new reclamation plan covering the site. The site, which is bordered to the north by Mayhew Aggregates & Mine Reclamation and to the northwest by Chandler's Sand & Gravel, will remove the slopes and setbacks between the contiguous northern mining operation (Mayhew Aggregates & Mine Reclamation SMP139R1).

The project will expand the existing, permitted Werner Corporation Glen Ivy Mine, by the removal of approximately 10,500,000 million tons of material that exists in the slopes and setbacks between SMP143R1, SMP150R1, and SMP182 and the existing surface mining operation (SMP 139R1) to the north. There are also approximately 56,500,000 million tons of fully permitted reserves remaining on the property.

The total reserves in this application are approximately 67,000,000 tons, and will all be included as part of the SMP143R2 entitlement, which is currently fully permitted through January, 2025. By maintaining, and not increasing production levels, the operation will be extended by 50 years, based on a combination of current levels and demand forecasts. The new permit will have an expiration date of December 31, 2075.

Revised Permit Life Tabulation (Table 1)

| Permit Year | Average CY/Year | Cumulative Total (CY) | Average Tons/Year | Cumulative Total (tons) |
|--------------------|----------------------------|----------------------------------|------------------------------|------------------------------------|
| 2025 | 1,000,000 | 1,000,000 | 1,500,000 | 1,500,000 |
| 2030 | 1,000,000 | 5,000,000 | 1,500,000 | 7,500,000 |
| 2035 | 1,000,000 | 10,000,000 | 1,500,000 | 15,000,000 |
| 2040 | 1,000,000 | 15,000,000 | 1,500,000 | 22,500,000 |
| 2045 | 1,000,000 | 20,000,000 | 1,500,000 | 30,000,000 |
| 2050 | 1,000,000 | 25,000,000 | 1,500,000 | 37,500,000 |
| 2055 | 1,000,000 | 30,000,000 | 1,500,000 | 45,000,000 |
| 2060 | 1,000,000 | 35,000,000 | 1,500,000 | 52,500,000 |
| 2065 | 1,000,000 | 40,000,000 | 1,500,000 | 60,000,000 |
| 2070 | 1,000,000 | 45,000,000 | 1,500,000 | 67,500,000 |
| 2075 | <i>Reclamation</i> | <i>Reclamation</i> | <i>Reclamation</i> | <i>Reclamation</i> |
| | | | | |
| Total | 1,000,000 | 45,000,000 | 1,500,000 | 67,500,000 |

Note: Table 1 is intended to depict the likely mining quantities on an annual basis. Table 1 is not intended to identify annual or cumulative production limits.

Size

The project site for SMP143R2 is approximately 440 acres. Mining will occur on roughly 233 acres of the total 440 total acres. Photograph 4 shows the property line between the adjacent mining operations, which the now private Maitri Road (Werner Corporation's access road) currently occupies. 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 SMP143R2 (Left) and SMP 139R1 (Left) (Photograph 4)

Excavations

The current permitted depth for the mining operations, as shown on the Reclamation Plan for SMP143R1, SMP150R1, and SMP182) is to a maximum depth of 650' (elevation 550'). The Slope Stability Analysis performed in February of 2014 by Hilltop Geotechnical shows that the proposed slopes, which will include excavations to a maximum depth of elevation 800', will be stable under both static and dynamic (seismic) conditions. The proposed slopes will be at a slope angle of 1:1 with 10 foot benches every 50 feet, including a 100' wide bench at elevation 1080'.

The project, which will consist of approximately 440 acres, will include the removal of approximately 10,500,000 tons of material that exists in the slopes and setbacks between the Werner Glen Ivy Mine and SMP139R1 (Mayhew Aggregates & Mine Reclamation) to the north, as well as 56,500,000 tons of currently permitted reserves under the current processing and stockpile areas. These slopes and setbacks are between SMP143R2 and the existing surface mining operation (SMP 139R1) to the north.

Anticipated Production of Commodity

The processing plant at the site can currently produce approximately 550 tons per hour of sand and gravel. The operational permit with SCAQMD (Permit Nos. F24323 and E04124) has established a monthly production limit of 208,333 tons per month (2,500,000 tons per year), 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.

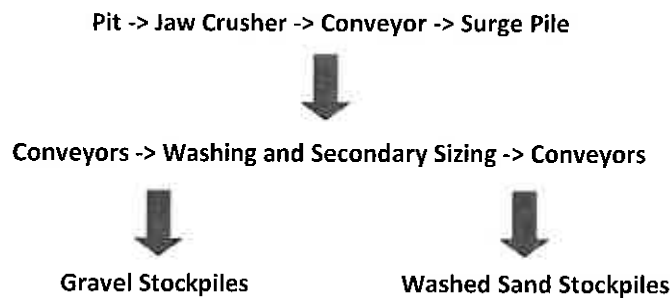
Staff Reports and supporting documentation for SMPs 143R1, 150R1, and 182, including certified EIR No. 359 SCH No. 90020302), show annual production limits of 2,000,000 tons per year. Maximum annual production under this application will be capped at 2,000,000 tons per year; therefore, the annual production limit will remain the same and will not increase. Average production values, for purposes of estimating the life of the deposit, are estimated to comprise approximately 125,000 tons per month. It should be noted that any import of IDEFO materials will be accounted for as part of the maximum annual production, such that the total combined tonnage from on-site aggregate production and IDEFO materials will not exceed 2,000,000 tons per year.

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 on the neighboring mine sites may also be used utilizing haulage equipment already on-site and permitted.

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, followed by an initial screening, and continuing 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. Similar to existing conditions, during maximum production levels, approximately 100,000 gallons per day will be used for dust control purposes. Approximately 336,000 gallons would be supplied by EVMWD for processing. In no case will 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 gallons 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 processing plant utilizes approximately 1,750 gallons per minute (gpm), and usually includes two production shifts per day in peak production periods.

This total of 436,000 will convert to 353 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, nor will water usage increase relative to existing conditions. The site will be graded to retain any potential flows onsite resulting in no off-site discharge.

Mine Wastes

Topsoil and “growth media”, which consists of silts and clays washed from the sand and gravel, have been stockpiled in the northwest portion of the site. Topsoil production itself is expected to be limited going forward, given the disturbed nature of the site from on-going mining activities. Growth media will continue to be produced and stockpiled for future reclamation. It is produced during the washing process, and is estimated at approximately 7-8% of production. The silt and clay produced on-site will also be utilized 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.

V-Ditches, as shown on Exhibit B as “Terrace Drains” and “Downdrains”, will be constructed around the top of the slopes. These V-Ditches will control and direct potential surface flows away from the slope faces, minimizing the potential for erosion and gulying. The drains will be inspected regularly, and any needed maintenance will be performed prior to forecasted rain events.

Stockpiles of finished 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

Blasting was permitted on the site as part of the 1992 application, with all impacts fully considered and fully mitigated for in the accompanying EIR. “*Blasting Plan for Surface Mining Permit Number 182 – West and South, Werner Corporation*” was prepared by Goffman, McCormick & Urban, Inc. in April, 1991, with its recommendations incorporated into the Conditions of Approval. Blasting will continue to be permitted as part of the revised SMP143R2 entitlement.

Truck Traffic

This application is for an increase in time, permitting the aggregate material in disturbed slopes and setbacks between the Werner Glen Ivy Mine and SMP139R1 to the north, and finish mining all of the currently fully permitted reserves on site. This application does not propose to increase truck traffic beyond the recent levels. In fact, permitted levels will remain capped at an annual rate of 2,000,000 tons per year. IDEFO truck trip are included in the 2,000,000 tons of shipments, *not* in addition to the aggregate trips. During the life of the project, it is anticipated

that approximately 67,000,000 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 was conducted by J.F. Davidson as part of the 1990 Environmental Impact Report (EIR) for the project. That Traffic Study, which analyzed 2,000,000 tons per year of truck traffic, is still valid for this application, because production levels are unchanged from that analysis. There will be no need for any additional mitigation because there will be no increase in truck traffic as a result of the SMP143R2 application.

Reclamation Plan

Subsequent Uses

Reclamation of the site will result in revegetated, contoured slopes, as shown in Exhibits B1 and B2. The reclamation process will include the operation of an IDEFO to achieve ultimate topography in the form of an engineered fill. This fill process will be consistent with underlying soils and site constraints.

Included as Section 4 is a Visual Simulation Study (including Panoramic Photographs) depicting the site in its current condition, and reclaimed slopes. The view shown is from the Joyce Deleo Regional Sports Park, which has the largest un-obstructed view of the project site accessible to the public. Upon completion of revegetation, the public will have a view similar to that shown in the post-project photo.

Reclamation Schedule

Reclamation will be concurrent with mining activities on site. The Inert Debris Engineered Fill Operation (IDEFO) will be operated concurrently with the mining operations under SMP143R2. Reclamation of the site is proposed to be completed by December 31, 2075 to coincide with the cessation of mining activity. The SMP143R2 site has been active since 1973, with a Reclamation Plan in place since 1982. Most of the east wall has been contoured to final slope conditions, and has been re-vegetated. The Reclamation Plan shown in Exhibit B represents the final phase of reclamation for the site.

Reclamation of slopes and the pit areas may progress at differing rates, depending on market demand for the IDEFO. Once the IDEFO fill is completed, a layer of topsoil will be placed, and then re-vegetation utilizing the site's reclamation seed mix.

Future Mining

Any future mining activities, which will occur either concurrently with, or post-reclamation, will be similar to previous mining efforts. Sand and gravel extraction will be performed by conventional methods and either hauled or conveyed to a processing plant, where material will be crushed and sized according to various specifications and either sold as aggregate or consumed in an asphalt plant or concrete batch plant.

The proposed Reclamation Plan will preclude future mining in areas where fill operations have commenced. Although future mining will still be possible in the center of the property and in the southern and western slopes, such future mining activities are not proposed at this time.

Public Safety

To prevent dumping of debris and disturbance of revegetation activities, the site will continue to be fenced with chain-link fencing and sufficiently marked with signage as currently required. A 50-foot setback around the property is currently observed as required and will be maintained after reclamation, to minimize public encroachment into the mining areas. The project site is locked when not in operation or open for sales, to prevent unauthorized access.

To enhance site security in the future, the applicant will have controlled access through a lockable gate with a manned guard shack during off-hours near the site's entrance off the recently privatized Maitri Road. Maitri Road became a private roadway on November 8, 2012.

Post Reclamation

Following the completion of IDEFO activities and the grading/contouring of the site, including revegetation where applicable, the site will be evaluated and prepared for its ultimate use. The ultimate use of the site will be consistent with Riverside County's General Plan for the region, and more specifically, the Temescal Canyon Area Plan. The needs of the community with respect to open space, residential or light commercial development, or recreational areas, etc. will be addressed near the completion of the project, and will factor in to any future development. Revegetation will consist of the native seed mix shown in the reclamation plan. On the top of benches or roads around the perimeter of the property, soil stabilizers will be utilized for dust control as necessary. The end use for the property after the completion of mining will be open space, readily adaptable to other uses to be determined in the future.

Drainage and Erosion Controls

Historical Conditions

Historically, the Mayhew Creek traversed the SMP182 and SMP150R1 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 SMP150R1 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 neighboring SMP139R1 site extracted debris from Mayhew Creek and diverted the creek's flow in an easterly direction and north along the eastern boundary of the SMP139R1 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 139R1 pit wall to substantially erode and partially collapse into the SMP139R1 mining pit. As a result, flows from Mayhew Creek began to immediately discharge directly into the SMP139R1 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, Inc.) 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 SMP139R1 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 SMP139R1 pit and no longer were conveyed downstream to the Temescal Wash.

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 139R1 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.

Mayhew Aggregates & Mine Reclamation, the current owner and operator of the SMP139R1 site, has completed all mitigation required by California Department of Fish and Wildlife, the Army Corps of Engineers, the Regional Water Quality Control Board, and has filed for a Water Rights permit in association with the 2005 events.

Proposed Conditions

As part of SMP143R2, areas proposed for mining activities will be expanded to include the existing slopes and setback areas between the SMP143R2 site and adjacent SMP139R1 mine. As a necessary component of mining the slopes and setback areas, the existing down-drain structure located at the northern boundary of the SMP143R2 site will need to be relocated to the southern portion of the SMP143R2 (current SMP150R1) site. Flows from Mayhew Creek will continue to be detained, with detention shifting from the Mayhew Aggregates site to the Werner Corporation site once the down-structure is completed

Construction of a down-drain structure along the southern slope of the SMP150R1 site is required pursuant to the existing approved SMP150R1 permit. Impacts associated with the construction of a drop-down/inlet structure along the southern slopes of SMP150R1 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 SMP150R1 and SMP182 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 SMP139R1 project, its relocation to the SMP150R1 site is already approved pursuant to SMP150R1, and impacts associated with its relocation were evaluated, disclosed, and approved as part of Riverside County Final EIR No. 359.

Plans for the down-structure have been submitted to Riverside County Flood Control for approval.

The attached hydrology report demonstrates that the existing pit within the SMP143R2 site is capable of capturing and retaining multiple 100-year storm events. The detention basin will be maintained so as to not create a public health hazard or nuisance, and will be assured by conditions of approval assigned to SMP143R2 by Riverside County.

Slopes and Slope Treatment

In areas where slopes remain, cut slopes will be at a ratio of 1:1 (Horizontal:Vertical) and fill slopes will be at a ratio of 3:1 (Horizontal:Vertical), based on recommendations in the "Report of Slope Stability Evaluation" dated February 2014 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 in need of backfilling will be backfilled utilizing available tailings, overburden from the on-site and adjacent mining operations, and approved IDEFO materials. Cut slopes will be finished at a ratio of no steeper than 1:1 (Horizontal:Vertical), in conformance with the ultimate design shown on Exhibits B1 and B2.

Slopes will be revegetated to protect and stabilize the soil surface. The revegetation seed mix is based on recommendations from the California Office of Mine Reclamation (OMR), which are contained in an October 9, 2013 comment letter from OMR on the neighboring SMP139R1 project.

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. Interim control measures, including silt fencing and sand or gravel bagging will be implemented if needed, until root systems sufficient to contain reapplied soils have developed.

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 below elevation 970 could be saturated during 100-year storm events. The effect of this water on the reclaimed slope has been analyzed by Hilltop Geotechnical, and was included in the "*Report of Slope Stability Evaluation - Werner Corporation Aggregate Quarry SMP00143R2*" dated February 2014.

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 April 2014. The delivery and removal of all such substances or contaminants are handled by 3rd party, approved vendors.

The WQMP, compliance with which will be assured through conditions of approval to be imposed on SMP 143R2, details control measures that address: potential spill areas; material handling procedures; spill control procedures; and 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 |
|----------------------|--------------------|
| Coyote Bush | .10 lbs/acre |
| California Buckwheat | 2.0 lbs/acre |
| Brittlebush | 1.0lbs/acre |
| Scalebroom | .10 lbs/acre |
| California Sagebrush | .50 lbs/acre |
| Sugarbush | 3.0 lbs/acre |
| Mule Fat | .10 lbs/acre |
| Deerweed | 3.2 lb/acre |
| Desert Plantain | 15.0 lb/acre |
| | |
| Total | 25 lbs/acre |

The revegetation seed mix list is based on recommendations from the California Office of Mine Reclamation (OMR), which are contained in an October 9, 2013 comment letter from OMR for neighboring SMP139R1.

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.

Roads and compacted surfaces that require revegetation will be scarified to a depth of 12-24 inches to help establish a suitable root zone in preparation for planting. Topsoil, and silts and clays resulting from the washing process will remain on site, and be used in the revegetation process. A soil analysis will be completed prior to the re-vegetation process. Topsoil will be spread to a thickness of 6" and blended into existing subsurface materials. SMARA, in CCR Sections 3711 (a-e), states that that topsoil shall be removed, mapped, and stockpiled for future use. In the case of this mine, which is an extension of previously approved and existing mining operations, additional salvage of topsoil is expected to be minimal. Additional silts and clays, together with topsoil, will be used to create a growth media, and will be continue to be stockpiled in the northwest portion of the site.

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 is not planned or proposed at this time, but will be incorporated in the future if necessary, as determined by the test plots. If test plots deem it necessary that irrigation is needed, then revegetation areas must be self-sustaining for at least two years to be considered successful. The test plots will help evaluate:

- How different species of plants grow and mature at the site.
- How effective seeding methods are, and whether improvements can be incorporated.
- Different soil amendments and fertilizers.
- Irrigation possibilities vs. using rainfall exclusively.
- Plant protection needs and weed control techniques.

Monitoring and Maintenance

One year after seeding, the site will be assessed for success of seeding efforts and erosion control. Remedial actions that may be employed at that time will include removal of non-native species, reseeding if necessary, and replacement of erosion control devices. Monitoring will be performed annually for a period of five years after reclamation, or until the success criteria have been met. Monitoring and sampling methods will follow protocols set forth in Section 6.0 of *"Rehabilitation of Disturbed Lands: A Manual for Decision Making"*, published by the California Geological Survey. Section 6.2.1.4 provides methodology for obtaining an 80% confidence level, and is incorporated here by reference.

The success criteria for the revegetation plan is 35 percent of the cover, density, and diversity of perennial species on-site at the end of reclamation compared to the reference areas on adjacent lands.

If an exotic plant species invades the site, it is often easiest and cheapest to eradicate the species early than to allow it time to take hold and set seed. First it must be determined if the invasive species is a threat to the goals of the project. Many projects experience a population explosion of weeds the first year or two after implementation. In some cases, these weeds naturally die out without causing any adverse effects. In other cases, they take over the site and crowd out the desired species and reduce species richness. The remediation measures in Table 6.6.2 of

"*Rehabilitation of Disturbed Lands: A Manual for Decision Making*" will be used as a guideline to address noxious weeds.

Site security will be in place during off-hours and on weekends through controlled access on Maitri Road. The site perimeter is fenced, preventing public access and protecting revegetation areas.

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 \$251,914.

During the SMP143R2 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*, dated May 2014 and prepared for the facility by Joseph E. Bonadiman & Associates (included as Section 7).

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. Materials of concern associated with 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 two (2) 2,000-gallon above ground tanks. 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 950-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, Multipurpose Open Space Element
(Section - Non-Renewable Resources ‘Mineral Resources’)

Analysis of SMP143R2 Consistency with the Riverside County General Plan & Temescal Canyon Area Plan Land Use Designations and Ordinance 348

The subject site lies 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 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 mining activities as well as expand areas subject to mining activities to include the reserves currently within the slopes and setbacks between the subject site and the contiguous Surface Mining Permit 139R1 (SMP139R1). 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)” and “N-A (Natural Assets)” per its Ordinance 348 Zoning Designations. M-R-A zoning 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*” while N-A zoning allows for “*rock crushing plants, aggregate washing, screening, and drying facilities and equipment.*” As such, mining activities proposed as part of the SMP143R2 project will be fully compatible with the site’s current zoning designations of M-R-A and N-A.

The proposed Inert Debris Engineered Fill Operation (IDEFO) will 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,*” as well as Section

15.200.d.(1) of Ordinance 348 which indicates that the N-A zoning allows for “any mining operation that is subject to the California Surface Mining and Reclamation Act of 1975.” Since the IDEFO operation is necessary for the “rehabilitation of the resulting excavations” and is the primary means of reclamation 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) as well as the current M-R-A and N-A zoning and no changes will be required.

Therefore, the proposed SMP143R2 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 SMP143R2 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 SMP143R2:

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 SMP143R2 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, will be used to facilitate the “...potential uses of the reclaimed site” (as required by Section 6.b of Ordinance 555), and will 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 will 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, SMP143R2 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.” SMP143R2 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, SMP143R2 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 SMP143R2, easements will be placed over Maitri Road to ensure continued access to adjacent mining sites. Additionally, because the SMP 143R2 project does not propose any increase in annual tonnage, there will be no increase in traffic that could create conflicts with surrounding properties. Accordingly, the SMP143R2 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 SMP143R2 project, a Reclamation Plan has been prepared that will require ultimate reclamation of the site in a manner compatible with surrounding land uses. Accordingly, SMP143R2 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 SMP143R2 project, a Reclamation Plan has been prepared that will require ultimate reclamation of the site and return it to open space. Grading required as part of the Reclamation Plan will facilitate future uses of the

site, although no such uses are identified at this time. Accordingly, the SMP143R2 Revision is consistent with Policy LU 21.5.

Analysis of SMP143R2 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 SMP143R2 project 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, will be used to facilitate the “...potential uses of the reclaimed site” (as required by Section 6.b of Ordinance 555), and will 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 will 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, SMP143R2 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.” SMP143R2 is a continuation of the currently permitted and compatible use. The IDEFO is consistent with the site’s existing zoning designations of M-R-A and N-A, 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 will be consistent with all zoning and General Plan designations surrounding the site. These zoning designations include the following: R-R (Rural Residential) and R-A-10 (Residential Agricultural) to the west; R-R (Rural Residential) to the south; Specific Plan Zone (SP Zone) to the east; and M-R-A (Mineral Resources and Related Manufacturing) to the north. General Plan designations surrounding the proposed site are consistent with the underlying zoning designations and include the following: OS-RUR (Open Space – Rural) and OS-CH (Open Space - Conservation Habitat) to the west; OS-CH (Open Space - Conservation Habitat) to the south; OS-C (Open Space – Conservation), RR (Rural Residential), and VLDR (Very Low Density Residential) to the east; and OS-MIN (Open Space –Mineral Resources) to the north. SMP143R2 represents the continuation of an existing mining operation. Furthermore, mining activities proposed as part of the Project will be consistent with the M-R-A zoning designation to the north, and will not conflict with the OS-CH zoning designation to the south and to the west. 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 will not occur between the existing and proposed residential land uses and proposed mining operations. The site has the existing SMP139R1 permitted quarry to the north, OS-RUR land which the applicant is fee title owner of to the west, and open space/conservation habitat to the south so the site is buffered by compatible uses. Accordingly, the proposed Project will be compatible with surrounding zoning designations

Therefore, the SMP143R2 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 SMP143R2 project will be fully consistent with the site's OS-MIN land use designation. Accordingly, SMP143R2 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 will be evaluated as part of an Addendum to Environmental Impact Report No. 359 (EIR 359). Mitigation measures specified by EIR 359 will continue to be imposed on the SMP 134R2 project, except where the original mitigation measures will be modified as part of the Addendum document. All mitigation measures identified as part of the Addendum to EIR 359 will be enforced by Riverside County as part of the SMP143R2 conditions of approval. Therefore, with mandatory compliance with the above-referenced mitigation measures, SMP143R2 will not result in adverse impacts to surrounding properties or environmental resources. Accordingly, the SMP143R2 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 SMP143R2 and the IDEFO are mining related uses that are specifically tied together under the reclamation plan as governed by SMARA. Therefore, the proposed SMP143R2 project and associated IDEFO will not create any new non-mining land uses adjacent to the existing mining operations. Accordingly, the SMP143R2 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." None of the parcels contained within SMP143R2 application are subject Williamson Act contracts, and no Williamson Act contracts are proposed. Accordingly, SMP143R2 will not conflict with Policy OS 14.6.

Analysis of SMP143R2 Consistency with Ordinance 348

Pursuant to Article XIIb of the Riverside County Ordinance 348, the project site is zoned for "M-R-A Zone (Mineral Resources and Related Manufacturing)." Mining activities are an allowed use pursuant to Section 12.60 (b.). The Project's consistency with Ordinance 348 is discussed below.

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.

(2) Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants.

(3) Ore reduction plants, and specialty plants for processing mineral products; and the manufacture of block, pipe, tile, bricks, cement, plaster, and asphaltic concrete, provided that such plants and manufacturing operations observe a minimum setback of 300 feet from any zone, other than the M-R, M-R-A, C2 and C4 Zones.

Current and proposed operations include the continued mining, excavating, processing, and stockpiling of rock, sand, gravel, etc. at the site. As allowed in the Section 12.60. (b.) (2) & (3), this includes the continued operation of the various related facilities and equipment. The applicant's SMP143R2 project does not include any additional uses outside of those uses related to the current operations which are currently permitted in accordance with Section 12.60. (b.) of Ordinance 348. As the reclamation mechanism for SMP143R2, the IDEFO will ensure the effective and efficient reclamation of the site. The IDEFO is consistent with Section 12.60.(b.)(1), which permits activities associated with "...the rehabilitation of the resulting excavations." Since the IDEFO materials are an essential component of the Reclamation Plan proposed as part of SMP143R2, operation of an IDEFO in support of the Reclamation Plan is permitted in the M-R-A zone when approved as part of a "...permit to conduct surface mining operations, issued pursuant to Ordinance No. 555." Accordingly, SMP143R2 is consistent with Section 12.60.(b) of Ordinance 348.

Section 12.60. (c.) Accessory Uses Permitted. *The uses and structures permitted in the section below and any accessory use established as a part thereof shall assume a nonconforming status pursuant to the provisions of Section 18.6 of Ordinance 348 on the date that the mineral resource on the site of such use or structure is depleted.*

Accessory Uses Permitted. Premises in the M-R-A Zone may be used for accessory uses provided such uses are established on the same parcel of land, are incidental to, and do not substantially alter the character of any permitted use, including but not limited to:

- (1) Retail and wholesale distribution of materials produced on the site.*
- (2) Storage of trucks and excavating vehicles.*
- (3) Storage of materials and machinery used in the operation.*
- (4) Scales and weighing equipment.*
- (5) Offices and maintenance shop structures, including use of mobile-homes.*
- (6) Residences and mobile-homes for caretakers or watchmen and their families provided no compensation is received for the use of any such residence, mobile-home or mobile-home space.*
- (7) Sign, on-site advertising.*

The applicant's SMP143R2 project complies with the "Section 12.60 – Uses Permitted" portion of Ordinance 348. In fact, the SMP143R2 Revision will be an extension and expansion of the currently permitted uses on site. The IDEFO will allow the applicant to effectively and efficiently implement the reclamation as mandated by SMARA.

Processing plants and equipment on-site have been installed in compliance with this standard over the years, and will be maintained in conformance going forward. The IDEFO, proposed as a part of this application, will also be in compliance with above. Accordingly, the SMP143R2 Revision is consistent with Section 12.60.(c) of Ordinance 348.

Section 12.61. Development Standards. *Premises in the M-R Zone shall be subject to the following development standards.*

- a. Lot Area. Not less than five acres gross.*
- b. Lot Width. Not less than 200 feet.*
- c. Yards. Front, rear, and side, not less than 50 feet for any use permitted, except those uses permitted in Section 12.50 a. of this ordinance; provided further, however, that any structure exceeding 50 feet in height shall have front, side, and rear yard spaces equal to the height of said structure.*
- d. Structure Height. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.*
- e. Off-Street Parking. Off-street parking shall be provided and improved as required in Section 18.12.*

The applicant's SMP143R2 project application complies with the "Section 12.61 – Development Standards" portion of Ordinance 348. The site comprises approximately 440 acres in size, and is more than 200 feet in width. All current

structures on site are set back from property lines by a minimum of 50 feet, and no proposed structures on-site will exceed a height of 50 feet. Parking is accommodated as required by Section 18.12. Therefore SMP143R2 will be in compliance with Section 12.61, Development Standards, of Ordinance 348.

Section 12.62. Special Development and Performance Standards. *Premises in the M-R-A Zone used for any mining and quarry operations, and related manufacturing shall be subject to the following standards:*

a. Noise Suppression. All equipment and premises employed in conjunction with any of the uses permitted in the M-R-A Zone shall be constructed, operated and maintained so as to suppress noise and vibrations which are or may be injurious to persons living on adjoining property.

b. Roads and Driveways. All roads and driveways shall be kept wetted while being used or shall be treated with oil, asphaltic concrete or concrete, or other palliative to prevent the emission of dust.

c. Access Roads. All private access roads leading off any paved public street onto property used for any purpose permitted in Section 12.60.b. or c. of this ordinance shall be paved to a minimum width of 24 feet with asphaltic concrete or equal, not less than three inches in thickness with adequate compacted base material for not less than the first 100 feet of said access road.

d. Air and Water Pollution. All operations shall be conducted in compliance with the requirements of the Riverside County Air Pollution Control District and the State Water Quality Control Board.

e. Slopes of Excavations. No production from an open pit quarry shall be permitted which creates an average slope steeper than one foot horizontal to one foot vertical; provided, however, that a steeper slope may be permitted where the soil content or material is such that a vertical-cut excavation is safe in the opinion of the Division of Industrial Safety, Department of Industrial Relations of the State of California.

f. Landscaping and Fencing. Excavation operations which are located at any time within 500 feet of at least ten buildings or mobile homes used or designed for dwelling purposes shall be screened to a height of at least six feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six foot high chain link fence, including all necessary gates, except where such a fence would be impracticable as in the bed or flood channel of a wash or watercourse.

g. Hours of Operation. All uses shall confine operations on the property, other than maintenance, to the hours between 6:00 a.m. and 10:00 p.m. of any day, except those operations that are located not less than 300 feet from the outer boundary of such property.

h. Insurance. Before commencing operation in any quarry, the owner or operator shall show continuing evidence of insurance against liability in tort in the amount of \$300,000.00 arising from the production activities, or operations incident thereto, conducted or carried on under or by virtue of any law or ordinance. Such insurance shall be kept in full force and effect during the period of such operations.

i. Ponding. Where practicable, all excavation operations shall be conducted in such a manner as to prevent unnecessary ponding or accumulation of storm or drainage water.

j. Rehabilitation. All property partially or totally depleted of its mineral resources as a result of a use permitted by this Article shall be rehabilitated in accordance with the mining reclamation plan which has been approved pursuant to the provisions of County Ordinance No. 555.

Previous and current operations at the site operate within all of the standards stated in Section 12.62. This is evidenced by annual inspections by Riverside County inspectors as well as the applicant's good standing with all

agencies, including the Riverside County Air Pollution Control District and the State Water Quality Control Board. In fact, current SMP143R1 Conditions of Approval provide even more stringent regulations than those stated in Section 12.62. The SMP143R2 EIR Addendum evaluated potential impacts to noise, and determined that no noise impacts will occur that are injurious to persons living on adjoining property. SMP143R2 will be conditioned by Riverside County to control fugitive dust associated with roadways. Maitri Road, which provides access to the site, is paved with widths exceeding 24 feet with asphaltic concrete that is not less than three inches thick. Per easements specified as part of SMP143R2 and County conditions of approval, Maitri Road will be retained for access of adjacent properties as part of the project; when mining activities require relocation of Maitri Road, the relocated facility will be constructed at a minimum width of 24 feet and minimum thickness of three inches for a minimum distance of 100 feet from Temescal Canyon Road. All operations proposed as part of SMP143R2 conform to the requirements of the Riverside County Air Pollution Control District and the State Water Quality Control Board, as will be ensured by County conditions of approval or permits issued by these agencies. Mined slopes within the project will be 1:1 (H:V), and final reclaimed slopes in the IDEFO fill area will be 3:1 (H:V). Landscaped berms are accommodated within the adjacent Sycamore Creek Specific Plan, ensuring that nearby dwelling units will be screened from view of proposed mining operations. A six-foot high chain link fence also surrounds the SMP143R2 site, and will be retained as part of the proposed project. The SMP143R2 Revision will be conditioned by Riverside County to comply with the hours of operation specified in Section 12.62(g). Liability Insurance, in the amount of \$3,000,000 is in place, and will be kept in force throughout the period of operations. The site has been designed to accommodate flows from Mayhew Creek, which will be retained on-site and allowed to infiltrate into the ground. The drainage plan has been reviewed by the Riverside County Flood Control and Water Conservation District and found to adequately prevent unnecessary ponding. The site also will be reclaimed in conformance with the Reclamation Plan included as part of the SMP143R2 Revision. Accordingly, the SMP143R2 project will be consistent with the Special Development and Performance Standards specified in Section 12.62.

Ordinance 555

Ordinance 555 addresses Riverside County's implementation of the Surface Mining and Reclamation Act of 1975 (SMARA). This project, through the attached Mining and Reclamation Plans, will continue to operate in compliance with both State and County requirements.

More specifically, the current SMP143R1 as well as the proposed, revised SMP143R2 application covers all items specifically mentioned within Section 5 of the Ordinance 555. This includes "the location of equipment, offices, stockpiles, settling ponds, interim drainage, machinery, and waste-dumps, parking and areas to be mined... the progression of stripping and excavating through the use of cross sections, elevations, and topographic maps... the method of handling simultaneous excavation and reclamation, the location of all streams, roads, railroads, utility facilities, etc."

All reclamation requirements as described in Section 6 of Ordinance 555 are addressed in detail within the reclamation plan portion of the SMP revision. These applications contain specific text, maps, and studies explaining the applicant's plan for ultimate site reclamation.

Per Section 8 of Ordinance 555, the applicant has paid all fees, submitted all required operator's reports, and complied with all annual inspections for all sites affiliated with the SMP143R2 Revision.

Per Section 9 of Ordinance 555, the applicant has continued to successfully update their financial assurance as required by SMARA. The applicant's proposed applications will modernize their current reclamation plans to ensure the efficient and successful implementation of their reclamation plan. The proposed IDEFO will allow the applicant an opportunity to fill the current mine site with inert construction debris thereby eliminating slope walls over time and eventually providing developable and usable land at some point in the future.

Per Section 13 of Ordinance 555, the applicant is working diligently to follow all application protocol for revised permits as designed and implemented by the County of Riverside within Ordinance 555.

This site has and is currently compliant with all sections and requirements as listed within Ordinance 555. The applicant has maintained a good-standing with the County on all inspections, reporting and County interaction to

date. In addition, the site has been operating in compliance with the SMARA since enactment in 1975. The applicant's SMP143R2 revision application will continue to strictly operate under the requirements and guidelines as set for by the Riverside County Board of Supervisors within Ordinance 555, as well as any conditions of approval affiliated with the issuance of the permit revision. The proposed applications will allow the applicant to continue to mine out much-needed aggregate reserves, in accordance with Ordinance 555, in previously disturbed areas while substantially improving the applicant's ability to reclaim the land.

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 **Werner Corporation**, 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 **Werner Corporation** will accept all responsibility for the reclamation of mined lands associated with this site:

Assessor's Parcel Numbers: 290-120-002, 003, 005, 006, 007, 290-150-002, 003

Containing approximately 440 acres.

In accordance with the approved Surface Mining and Reclamation Plan and within the time limits of said plan.

Executed on this _____ day of _____, 2014

Signature of Company Representative

Print Name

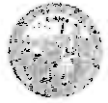
Appendix 1

CDFW SAA No. 5-066-97



California Natural Resources Agency
DEPARTMENT OF FISH AND Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 484-0459
www.dfg.ca.gov

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



June 30, 2013

Patrick Broyles
Mayhew Land Co., LLC
P.O. Box 77850
Corona, CA 92877

Mr. John Robertson
Chandler Mayhew, LLC
P.O. Box 295
Lomita, CA 90717

Subject: Transfer and Amendment of Lake or Streambed Alteration Agreement
Notification No. 5-066-97 (Mayhew Land Co., LLC, and Chandler Mayhew,
LLC [Transferees]).

Dear Sirs:

The Department of Fish and Wildlife (DFW) has received your request to transfer and amend Lake or Streambed Alteration Agreement No. 5-066-97 [Agreement]. Your request to amend the Agreement includes a transfer of the Agreement from CEMEX, formerly Sunwest Materials [Transferor], the current applicant under the Agreement, to Mayhew Land Co., LLC, and Chandler Mayhew, LLC [Transferee]. In addition, the amendment requested a change in mitigation.

DFW and Transferee hereby agree to the following:

1. The Agreement is hereby transferred to Transferee, thereby making Transferee the new Applicant under the Agreement.
2. Transferee shall be solely responsible for complying with all terms and conditions in the Agreement; including, but not limited to, any terms and conditions for which Transferor was previously responsible as the former Applicant under the Agreement.
3. DFW hereby agrees to amend the Agreement as follows (amendments in bold):

Condition 30. Habitat Conservation. Permittee shall compensate for impacts to 9.7 acres of jurisdictional areas by the purchase of 9.7 acres of suitable habitat through the Riverside-Corona Resource Conservation District (RCRCD).

Conserving California's Wildlife Since 1870

Condition 31. Preservation of Habitat Conservation Site. Permittee shall provide to DFW documentation that the 9.7 acres of land stated in Condition 30 above is protected by a conservation easement, or other DFW-approved conservation mechanism, to protect fish and wildlife resources in perpetuity. The conservation easement, restrictive covenant placed on lands held in fee title, or other DFW-approved conservation mechanism, shall be in favor of the RCRC, and shall be recorded within 6 months of signature to this Amendment, or as extended by the DFW. An executed copy of the conservation easement, or DFW-approved conservation mechanism, shall be provided to DFW. Permittee shall be responsible for all costs in recording and funding the easement. Permittee shall provide sufficient funds to manage the conservation site in perpetuity. "Manage" shall include, at a minimum, removal of nonnative plant species, trash, and debris; erosion control; irrigation of specimen trees, where necessary; installation, repair, and maintenance of fencing and signage; repair of vandalism or other trespassing disturbances; restoration or management following flood or fire damage; and monitoring and reporting. A Property Analysis Record (PAR), or substantially equivalent analysis, shall be conducted by Permittee and approved by DFW and the RCRC to determine, at a minimum, the management needs and costs described above, which shall then be used to calculate the amount of capital needed for the management fund (Fund). The amount and type of funding shall be approved by DFW and by the RCRC. The Fund shall be held and managed by an entity approved by DFW. The Fund shall be provided no later than 6 months following execution to this Amendment. Proof of payment shall be provided to DFW.

Condition 32. Protection of Conservation Site. To protect the 9.7 acre conservation site, RCRC shall place appropriate fencing and signage around the perimeter of the conservation site to protect the site in perpetuity. Except for uses appropriate to a habitat conservation area as approved by DFW, the public shall not have access to the site, and no activities shall be permitted within the site, except maintenance of habitat, including the removal of nonnative plants, trash, and debris, and the installation of native plant materials.

Condition 33. Habitat Mitigation and Monitoring Plan (HMMP). The RCRC shall submit to DFW for review and approval a HMMP for the 9.7 acre conservation site. At a minimum, the HMMP shall include the following information: (a) a description of the existing physical conditions of the proposed conservation site, including water resources and habitat types, and a map that identifies the location of the site; (b) a plan for the preparation of the conservation site, including the removal of nonnative plant species, non-wetland/riparian plant species, and grading; (c) a local California native plant palette; (d) a planting plan, including monitoring and maintenance measures and a timeline; (e) an irrigation plan; (f) procedures to ensure that nonnative plants are not introduced or allowed to sustain within the conservation site and a nonnative plant removal plan; and (g) success standards

with contingency measures. Monitoring and maintenance of the conservation site shall be conducted annually for a minimum of five years.

DFW approved the draft HMMP for the 9.7 acre conservation site on October 5, 2012.

Condition 34. Plant Palette. All plant species installed within the conservation site shall include only local California native container plants, cuttings, and/or seed mix, and shall be typical of the existing native plant species present in the existing riparian areas within and adjacent to the project site. DFW recommends that plant material be installed between October 1 and April 30 to maximize the benefits of the winter rainy season.

Condition 35. Offsite Mitgation Annual Reporting. An annual report shall be submitted to DFW by the RCRCO for a minimum of 5 years following seeding/planting of the 9.7 acre conservation site. At a minimum, this report shall include the following information: (1) a description of the restoration activities conducted during the previous year, including: (a) site preparation, (b) plant installation and an overview of the planting effort, (c) the number by species of plants replaced or naturally recruited, and (d) when the activities were conducted; (2) current site conditions, including: (a) the percent survival, percent cover, and height of both tree and shrub species planted, and (b) the methods used to assess these parameters; and (3) information regarding nonnative plant removal, including: (a) the methods used for removal, (b) the amount removed and/or treated, (c) the frequency and timing of removal and treatment, (d) disposal specifics, and (e) a summary of the general successes and failures or failure of the nonnative removal plan. The report shall also include wildlife species observed at the conservation site during monitoring surveys including sensitive species and/or listed species. Photos from designated photo stations shall be included. The first offsite annual report is due to DFW no later than October 15th 2013.

Condition 36. Onsite Jurisdictional Habitat Annual Reporting. An annual report shall be submitted to DFW by the Transferee for the life of the mining operations, and through the Reclamation Plan. At a minimum, this report shall include the following information: (1) a description of the onsite habitat including: (a) an aerial photograph depicting the length and width of the onsite jurisdictional habitat; (b) the number by species of plants within the onsite jurisdictional habitat, and (c) the percent cover, and height of the plant species; (2) current onsite jurisdictional habitat conditions, including: (a) a qualitative assessment of the onsite jurisdictional habitat; and (b) the methods used to assess these parameters; (3) procedures to ensure that nonnative plants are not introduced or allowed to sustain within the onsite jurisdictional habitat, including a nonnative plant removal plan and success standards with contingency measures. and (4) information regarding nonnative species removal, including: (a) the methods used for removal, (b) the species and numbers removed and/or treated, (c) the

frequency and timing of removal and treatment, (d) disposal specifics, and (e) a summary of the general successes and failures or failure of the nonnative species removal efforts. The report shall also include wildlife species observed within the on-site jurisdictional habitat during monitoring surveys including sensitive species and/or listed species. Photos from designated photo stations shall be included. The first onsite jurisdictional habitat annual report is due to DFW no later than 3 months following execution of this document, thereafter the reports are due by October 15th each year.

ALL OTHER CONDITIONS IN THE AGREEMENT REMAIN IN EFFECT UNLESS OTHERWISE NOTED HEREIN.

4. This Agreement shall take effect on the last date of signature.

Please sign and return one copy of this letter to acknowledge the transfer and amendment. Copies of the Agreement and this transfer and amendment and all annual reports must be readily available at the project site and must be presented when requested by a DFW representative or agency with inspection authority.

If you have any questions regarding this matter, please contact me at (909) 987-7161 or jeff.brandt@wildlife.ca.ca.gov.

Sincerely,

Jeff Brandt
Senior Environmental Scientist
Habitat Conservation Planning

ACKNOWLEDGEMENT


I hereby agree to the above-referenced amendment.

TRANSFeree



Mr. Patrick Broyles
MAYHEW LAND CO., LLC SUCCESSOR IN INTEREST TO MAYHEW AGGREGATES
& MINE RECLAMATION, LLC, a Delaware Limited Liability Company
50% Tenant in Common Interest

7-12-2013
Date



Mr. John Robertson
CHANDLER MAYHEW, LLC, a Delaware Limited Liability Company
50% Tenant in Common Interest

7-12-2013 -
Date

FOR DEPARTMENT OF FISH AND WILDLIFEGAME

Mr. Jeff Brandt
Senior Environmental Scientist

Date

Appendix 2

ACOE 96-00236-SDM



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,



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/ew/ccewo/teg> 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

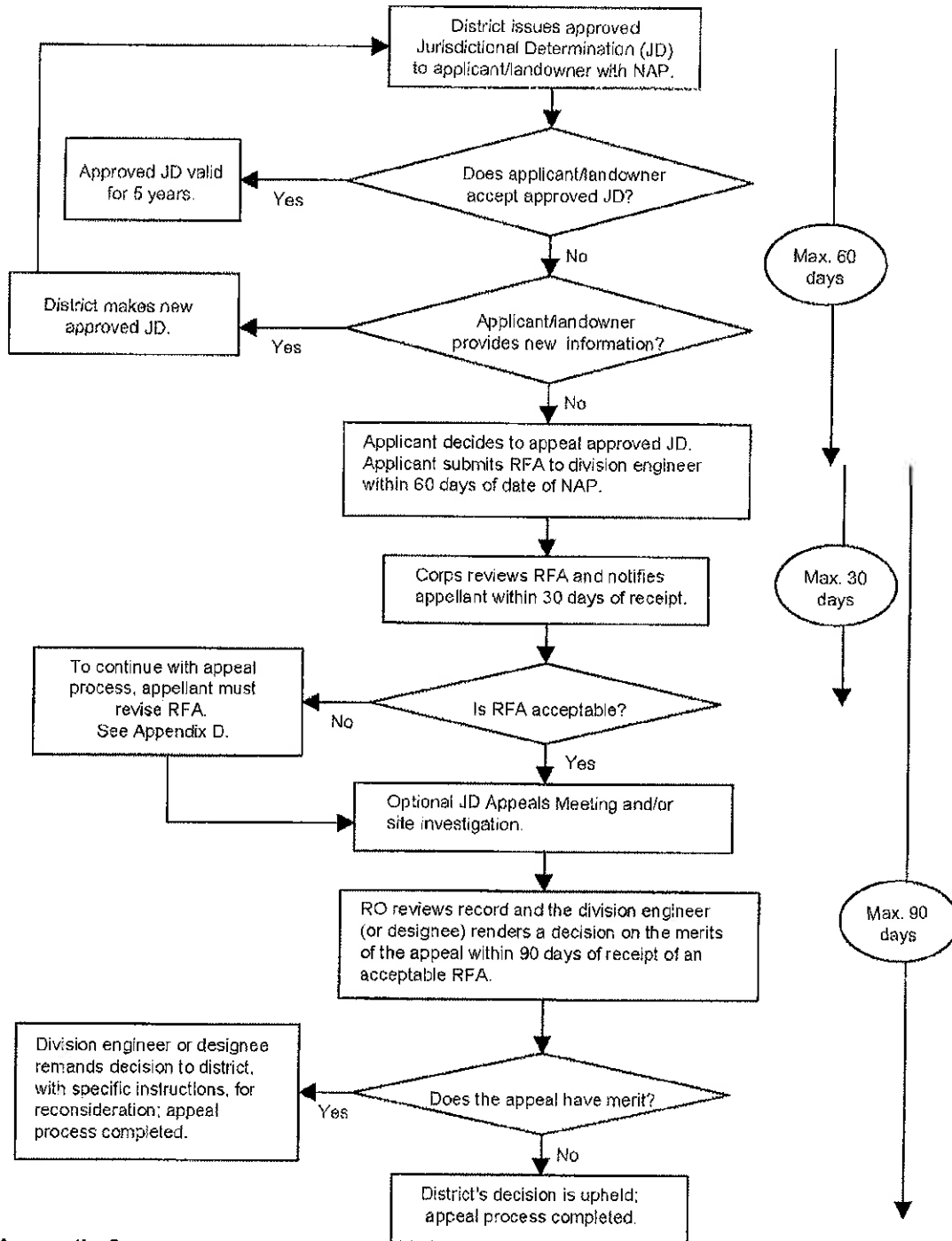
RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

Administrative Appeal Process for Approved Jurisdictional Determinations



ASSIGNMENT AND ASSUMPTION OF PERMIT OBLIGATIONS

Mayhew Aggregates & Mine Reclamation, LLC and Riverside-Corona Resource Conservation

District

Permit No. 96-00236-SDM

THIS ASSIGNMENT OF PERMIT OBLIGATIONS is dated as of this 25 day of FEB, 2013. MAYHEW AGGREGATES & MINE RECLAMATION, LLC (“*Mayhew*”) and RIVERSIDE-CORONA RESOURCE CONSERVATION DISTRICT (“*RCRCD*”) wish to enter into this Assignment and Assumption of Permit Obligations (the “*Assignment*”) to confirm the assignment to RCRCD of certain obligations of Mayhew under a certain Permit 96-00236-SDM issued by the United States Department of the Army, Corps of Engineers (the “*Permit*”), and the assumption of such obligations by RCRCD. The Permit covers offsite mitigation for impacts to certain real property described in Exhibit A, a portion of which is owned by Mayhew.

Assignment

NOW THEREFORE, in consideration of the provisions contained in this Assignment, and other consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby agree as follows:

1. Scope of Assignment. The scope of this Assignment is to transfer the duties and obligations under the Permit related to mitigation on the offsite Mitigation Property, as this term is defined in Section 2 herein, to RCRCD.
2. Assignment. Mayhew hereby assigns to RCRCD the duties and obligations under the Permit, attached hereto as Exhibit B, related to the mitigation required by Special Condition No. 5 of the Permit (the “*Assigned Obligations*”); provided that RCRCD is to implement the mitigation described in Special Condition No. 5 of the Permit as offsite mitigation on the real property described in Exhibit C (the “*Mitigation Property*”) owned by the RCRCD consisting of 9.7 acres.
3. Assumption. RCRCD hereby assumes the Assigned Obligations and agrees to comply therewith.
4. Obligations Not Assumed by RCRCD. Except as described in Section 2 of this Assignment, above, Mayhew does not assign and RCRCD does not assume any rights, duties or other obligations under the Permit relating to construction of Mayhew’s project or any other mitigation or other obligations.
5. Mayhew Remains Liable. RCRCD shall be responsible only for compliance with the Assigned Obligations and Mayhew shall remain liable for the portion of the obligations under the Permit that are not assigned to, and assumed by, RCRCD under this Assignment. The obligations retained by Mayhew hereunder are referred to herein as the “*Retained Obligations.*” No default by Mayhew under the Retained Obligations shall constitute a default by RCRCD

under the Assigned Obligations, nor shall any RCRCDD default under the Assigned Obligations constitute a default by Mayhew under the Retained Obligations.

6. Counterparts. This Assignment may be executed in counterparts, each of which shall be an original and have the same effect as if both of the Parties executing the counterparts had executed a single instrument.

IN WITNESS WHEREOF, Mayhew and RCRCDD have executed this Assignment as of the day first above written.

RCRCDD

RIVERSIDE-CORONA RESOURCE CONSERVATION DISTRICT


By: _____

Name (print): _____

Its: _____

Mayhew

MAYHEW AGGREGATES & MINE RECLAMATION, LLC

By:  _____

Name (print): PATRICK BOYLES

Its: MEMBER-MANAGER

ADDENDUM No. 1 TO EIR No. 359

SURFACE MINING PERMIT No. 143, REVISION No. 2 (SMP 143R2)

GLEN IVY MINE

LEAD AGENCY:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:

WERNER CORPORATION
P.O. BOX 77850
CORONA, CA 92877

PREPARED BY:

T&B Planning, Inc.
17542 EAST 17TH STREET, SUITE 100
TUSTIN, CA 92780
PH: (714) 505-6360



JANUARY 13, 2015

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| <u>Appendix</u> | <u>Document Title</u> |
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| A | Initial Study/Environmental Assessment No. 42714 |
| B | Mitigation Monitoring and Reporting Program |
| C | Biological Resources Assessment |
| D1 | Report of Slope Stability Evaluation |
| D2 | Response to County Review of Slope Stability Report |
| E | Preliminary Hydrology & Drainage Analysis |
| F | Project Specific Water Quality Management Plan |
| G | Groundwater Study |
| H | Visual Simulation Analysis |
| I | Greenhouse Gas 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 Project site; 2) standards of adequacy for an Environmental Impact Report Addendum 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 an Environmental Impact Report Addendum (EIR Addendum) for the proposed Project; 4) a description of the format and content of this EIR Addendum; 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 revisions to the existing Surface Mining Permits (SMPs) 143R1, 150R1, and 182, which collectively comprise approximately 440 acres located near the southern terminus of Maitri Road in the Temescal Valley area of unincorporated Riverside County. Figure 1-1, *Location of Existing Entitlements (SMP 143R1, SMP 150R1, SMP 182)*, depicts the location of these existing entitlements.

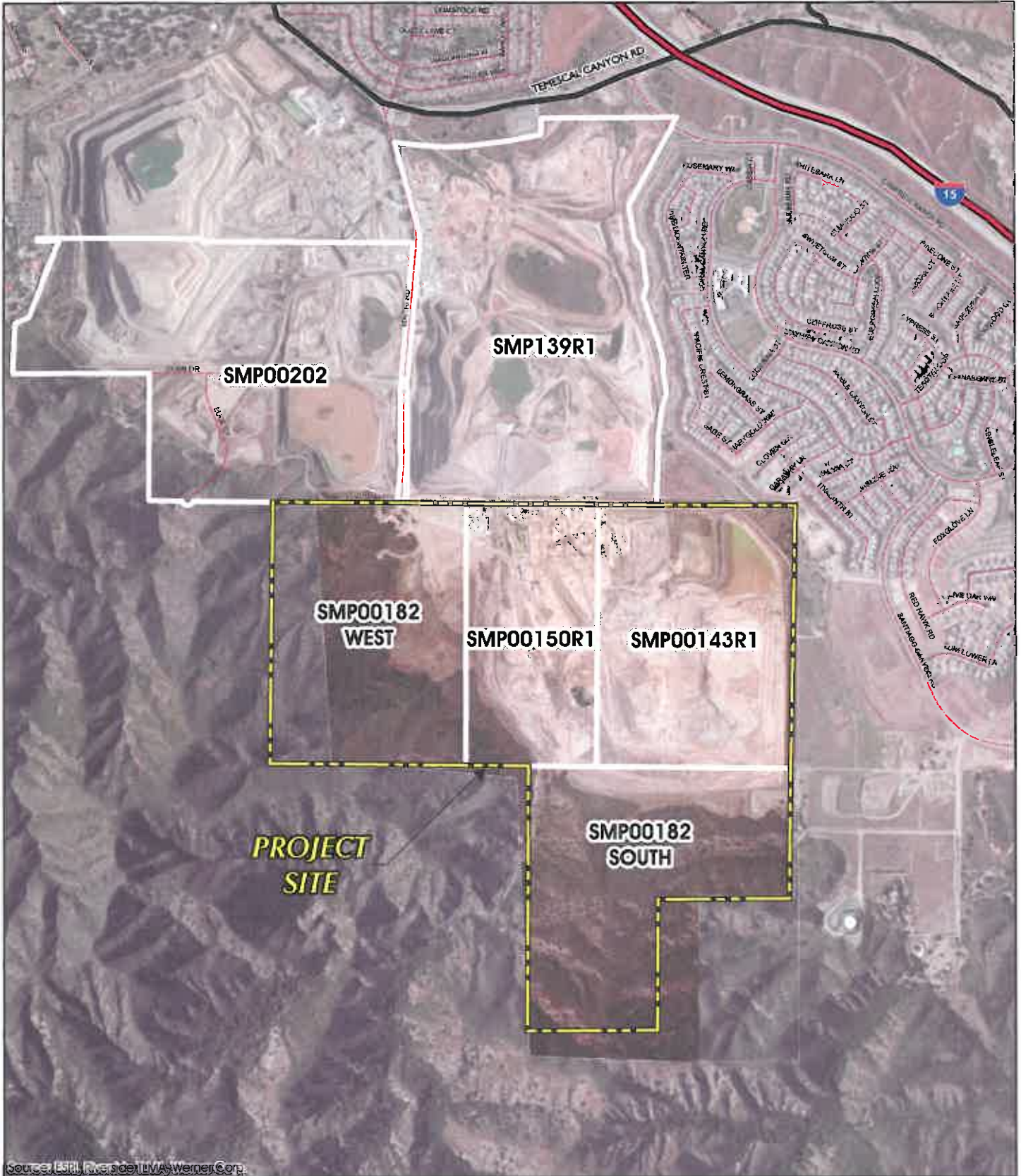
Riverside County originally approved Conditional Use Permit (CUP) 1498W in March 1973, which allowed for surfacing mining of sand and gravel on approximately 80 acres within the central portions of the Project site (i.e., within the area identified as SMP 150R1 on Figure 1-1). In August 1982, Riverside County approved Surface Mining Permit (SMP) 143, which consisted of approximately 115.88 acres immediately adjacent to and east of the site previously permitted by CUP 1498W. Riverside County subsequently approved SMP 150 in March 1983, which expanded areas subject to mining as part of CUP 1498W by approximately 16.7 acres and removed the 50-foot setback required between SMP 150 and SMP 143.

In 1991, Riverside County approved SMP 182-South and SMP 182-West (herein, "SMP 182"), which comprised a combined total acreage of approximately 222.73 acres located west of SMP 150 and south of SMPs 150 and 143. Concurrently, the County also approved revisions to SMPs 150 and 143 (SMP 150R1 and SMP 143R1, respectively), which eliminated a 50-foot setback along the western edge of SMP 150 and along the southern boundaries of SMPs 150 and 143 where they abutted SMP 182-South. The County also certified Environmental Impact Report No. 359 (EIR No. 359), which evaluated impacts to the environment that would result from implementation of SMP 182, SMP 150R1, and SMP 143R1. EIR No. 359 identified significant unavoidable impacts to visual and biological resources, but concluded that all other impacts to the environment would be reduced to below significant levels through the incorporation of mitigation measures.

Mining operations have continuously occurred on the +/- 440-acre Project site as permitted by SMPs 143R1, 150R1, and 182 since 1991. As shown on Figure 1-2, *Aerial Photograph*, areas that have been subject to mining activities since 1991 are generally confined to SMP 150R1, SMP 143R1, the eastern portion of SMP 182-West, and the northern portion of SMP 182-South. These mining activities generally occur within a single large mining pit, which accommodates flows from the Mayhew Creek in a south to north direction within the western portion of SMP 150R1.

1.3 PROJECT SUMMARY

The proposed Project consists of an application for the second revision to Surface Mining Permit No. 143R1 (herein, "SMP 143R2"). SMP 143R2 proposes to consolidate the existing Surface Mining Permits

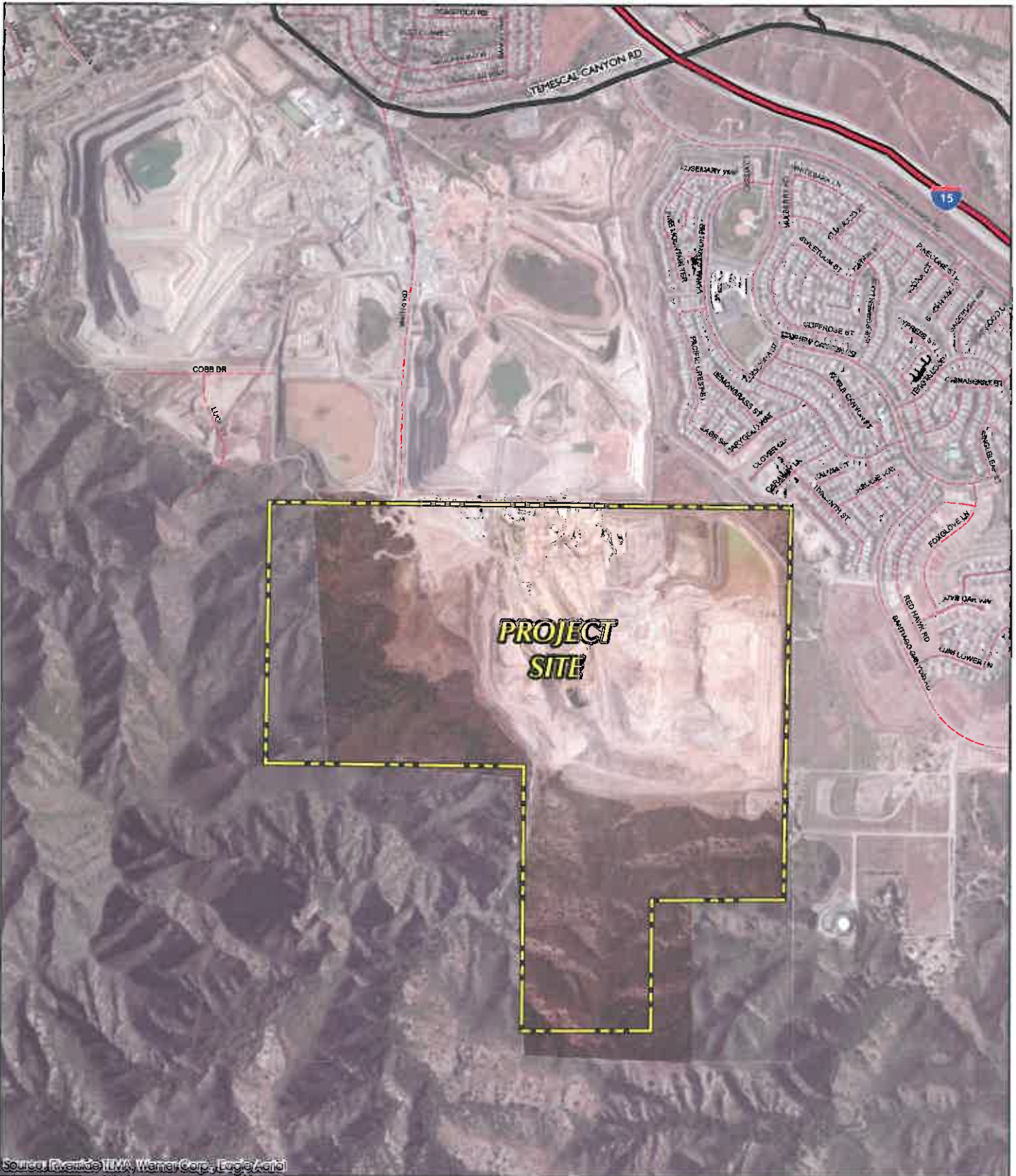


Source: ESRI, Google, LVA, Werner Corp.

T&B PLANNING
 17942 E. 17th Street, Suite 100, Fountain, CA 92706
 P: 714.291.6350 F: 714.291.6361
 www.tbplanning.com



Figure I-1
LOCATION OF EXISTING ENTITLEMENTS



Source: Riverside TEMA, Warner Corp., Eagle Aerial

T&B PLANNING
37342 East 17th Street, Suite 100, Tustin, CA 92780
p: 714.505.0966 f: 714.205.0501
www.tbplanning.com



Figure I-2

AERIAL PHOTOGRAPH

(SMP 143R1, SMP 150R1, and SMP 182) into a single permit (SMP 143R2). SMP 143R2 and its associated Reclamation Plan would extend the duration of the existing surface mining permits by approximately 50 years; reduce areas subject to mining disturbance; eliminate a required 50-foot setback from the existing east-west access road; retain the existing maximum annual tonnage limit of 2.0 million tons per year (mtpy); allow for the operation of an Inert Debris Engineered Fill Operation (IDEFO) to facilitate ultimate site reclamation; and provide for the relocation of a down drain structure from the southern portion of adjacent Surface Mining Permit 139R1 (SMP 139R1) to the southern portion of proposed SMP 143R2.

Consistent with the site's existing entitlements, SMP 143R2 would be restricted to a maximum tonnage of 2.0 mtpy of materials, consisting of some combination of outgoing mined aggregate materials and incoming inert material as part of the IDEFO. In addition, with the exception of the existing 50-foot setback along the northern property line adjacent to SMP 139 R1 and a small area of new impact in the western portion of the site, SMP 143R2 would result in an overall reduction in areas subject to physical impacts from on-going mining operations.

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

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

1.4.2 CEQA Requirements for Environmental Impact Report (EIR) Addendums

The CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new or more severe significant environmental impacts, an Addendum to a previously certified EIR may be prepared. See CEQA Guidelines § 15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

- 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 § 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.

- d. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 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, CEQA Guidelines § 15164(a) and (b) allow for the preparation of an Addendum if none of the conditions described in § 15162 are met. CEQA Guideline § 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 any of the following:
 1. The project will have one or more significant effects not discussed in the previous EIR;
 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 3. 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
 4. 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. See CEQA Guidelines § 15164. As described in detail Section 1.4.5 and in the Initial Study (Appendix A), none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

1.4.3 Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section 1.0), Environmental Setting (Section 2.0), and the Project Description (Section 3.0).

- b. The completed Initial Study/Environmental Checklist Form and its associated analyses, which conclude that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of environmental impacts beyond the levels disclosed in FEIR No. 359.
- c. Eight (8) technical reports and other documentation that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices C-I.

Appendix C Biological Resources Assessment, prepared by Alden Environmental, Inc. and dated August 1, 2014.

Appendix D1 Report of Slope Stability Evaluation, prepared by Hilltop Geotechnical, Inc., and dated January 20, 2014.

Appendix D2 Response to County Review of Slope Stability Report, prepared by Hilltop Geotechnical, Inc., and dated May 5, 2014.

Appendix D3 Response to Riverside County Planning Department Second Review of Slope Stability Evaluation Report, prepared by Hilltop Geotechnical, Inc., and dated September 8, 2014.

Appendix E Preliminary Hydrology & Drainage Analysis, prepared by Joseph E. Bonadiman & Associates, Inc., and dated April 2014.

Appendix F Project Specific Water Quality Management Plan, prepared by Joseph E. Bonadiman & Associates, Inc. and dated April 2014.

Appendix G Hydrologic Characterization of the Coldwater Basin, prepared by Bulot, Inc., and dated March 2012.

Appendix H Visual Simulation Analysis, prepared by VisionScape Imagery.

Appendix I Greenhouse Gas Analysis, prepared Associates Environmental and dated December 9, 2014.

- d. The Draft and Final EIR No. 359, accompanying Mitigation Monitoring Program (MMP), Technical Appendices to EIR No. 359, Findings and Statement of Facts, Statement of Overriding Considerations, and the associated Board of Supervisors Resolution.

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.

1.4.4 Initial Study Checklist

The County of Riverside prepared the proposed Project's Initial Study Checklist as suggested by CEQA Guidelines §§ 15063(d)(3) and 15168(c)(4). The CEQA Guidelines include a suggested checklist to indicate whether the conditions set forth in § 15162, which would require a subsequent or supplemental EIR, are met and whether there would be new significant impacts resulting from the project not examined in the Program EIR. The checklist and an explanation of each answer on the form can be found in Appendix A.

As presented in Appendix A, there are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact**. This response is used to indicate when the Project has changed to such an extent that major revisions to EIR No. 359 are required due to the presence of new significant environmental effects.
2. **More Severe Impacts**. This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to EIR No. 359 are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact**. This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 359 was certified, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project, but the Project proponent declines to adopt the mitigation measure(s) or alternative.
4. **No Substantial Change from Previous Analysis**. This response is used to indicate when EIR No. 359 found an environmental impact to not occur or to be less than significant, and the proposed Project would not create a new impact or substantially increase the severity of the previously identified environmental impact.

The Initial Study Checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the current Project in the context of environmental impacts addressed in the previously certified EIR No. 359. In doing so, the County will determine the extent of additional environmental review, if any, for the current Project.

Additionally, it should be noted that EIR No. 359 included a variety of mitigation measures that were not numbered. In order to facilitate discussion of individual mitigation requirements from EIR No. 359, the mitigation measures have been re-numbered (refer to the Mitigation Monitoring Program in Appendix B).

1.4.5 Initial Study Findings

Appendix A to this EIR Addendum contains a copy of the Initial Study/Environmental Assessment that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Initial Study/Environmental Assessment No. 42714). The Initial Study determined that implementation of the proposed Project would not result in any new, significant environmental effects under the issue areas of aesthetics, agriculture/forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, or utilities/service systems. More specifically, the County of Riverside has determined that an Addendum to EIR No. 359 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a) As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Appendix A), the proposed Project would not require major revisions to the previously-certified EIR No. 359 because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in

the severity of the environmental impacts previously disclosed in the EIR No. 359. In summary, the proposed Project consists of the consolidation of three existing surface mining permits into a single revised permit (SMP 143R2). Proposed SMP 143R2 and its associated Reclamation Plan would extend the duration of the existing surface mining permits by approximately 50 years; reduce areas subject to mining disturbance; retain the existing annual tonnage limit of 2.0 mtpy; eliminate a required 50-foot setback from Maitri Road; allow for the operation of an Inert Debris Engineered Fill Operation (IDEFO) to facilitate ultimate site reclamation; and provide for the relocation of a down drain structure from the southern portion of adjacent Surface Mining Permit 139R1 (SMP 139R1) to the southern portion of proposed SMP 143R2. These changes would result in a net decrease in areas subject to physical disturbance and would not result in an increase in operational characteristics at the site because the maximum annual tonnage would remain capped at 2.0 mtpy (inclusive of tonnage associated with the IDEFO). As such, there would be no new environmental effects or a substantial increase in the severity of previously identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 359.

- b) EIR No. 359 concluded that implementation of SMPs 143R1, 150R1, and 182 would result in significant and unavoidable impacts to biological resources (due to the destruction of native flora and fauna and habitat pressures on surrounding Forest Service Lands) and aesthetics (due to the permanent alteration of hillsides that are visible in the surrounding viewshed). As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Appendix A), because the approved mining limits would be reduced as part of the proposed Project, the Project would have a slight reduction in impacts to aesthetics and biological resources. There are no components of the proposed Project that would result in new or increased impacts to aesthetics or biological resources. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in the EIR No. 359 under the issue areas of aesthetics or biological resources.
- c) Subsequent to the certification of EIR No. 359, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Although the Sycamore Creek Specific Plan has been developed with residential uses since certification of EIR No. 359, impacts due to the introduction of sensitive receptors in close proximity were fully evaluated in the Sycamore Creek EIR (EIR No. 325). As concluded in EIR No. 325, the Sycamore Creek Specific Plan was designed to incorporate a buffer zone between the residences and mining operations, which was determined to reduce noise levels below a level of significance. Additionally, mitigation was imposed by EIR No. 325 requiring the installation of two staggered rows of closely planted conifers and/or pines near the top of a required landscape berm, and an additional row of trees along the boundary with the Project site. The required mitigation was determined to reduce air quality impacts from the adjacent mining operation to a level below significant. The landscaped berm also serves to reduce visual impacts associated with the existing mining operations. Therefore, although the Sycamore Creek community did not exist at the time EIR No. 359 was certified, and as concluded in the Project's Initial Study/Environmental Assessment (Appendix A), this change in circumstances would not result in any new impacts to the environment, including impacts to the residents within Sycamore Creek.
- d) Subsequent to the certification of EIR No. 359, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 359 was prepared.

- e) The Project's discretionary action, which includes a revision to and consolidation of three existing surface mining permits, would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 359.
- f) Subsequent to the certification of EIR No. 359, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 359 was certified and that would substantially reduce impacts to aesthetics or biological resources.
- g) Subsequent to the certification of EIR No. 359, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 359 have been identified to reduce the significant unavoidable impacts to aesthetics or biological resources.
- h) Technical reports that evaluate the proposed Project were prepared for the subject areas of biological resources, geology, greenhouse gas emissions, hydrology/water quality, and visual quality. Copies of these reports are contained within the appendix of this document. These technical reports do not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR No. 359. Specifically, these technical reports concluded as follows:
 - 1. The *Biological Resources Assessment* (Technical Appendix C), prepared by Alden Environmental, Inc. and dated August 1, 2014, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with biological resources than previously disclosed in EIR No. 359, nor would the Project conflict with any applicable Multiple Species Habitat Conservation Plan (MSHCP) policies;
 - 2. The *Report of Slope Stability Evaluation* (Technical Appendix D1), dated January 30, 2014, and the *Response to County Review of Slope Stability Report* (Technical Appendix D2), dated May 5, 2014, and the *Response to Riverside County Planning Department Second Review of Slope Stability Evaluation Report*, dated September 8, 2014 (Technical Appendix D3), all of which were prepared by Hilltop Geotechnical, Inc., did not identify any concerns associated with the site's geology or soils, and provide standard recommendations to ensure that future development on the Project site does not present any hazards to life or property;
 - 3. The *Preliminary Hydrology & Drainage Analysis* (Technical Appendix E), prepared by Joseph E. Bonadiman & Associates, Inc., and dated April 2014, concludes that on-going mining and reclamation uses on the Project site would not result in any new or more severe impacts to hydrology than previously disclosed in EIR No. 359;
 - 4. The *Project Specific Water Quality Management Plan* (Technical Appendix F), prepared by Joseph E. Bonadiman & Associates, Inc. and dated April 2014, identifies measures that would need to be incorporated into the proposed Project to preclude significant water quality effects. Mandatory compliance with the recommendations of the WQMP, as required pursuant to the County's Conditions of Approval for the Project, would ensure that the Project would not result in new or more severe impacts to water quality than previously disclosed in EIR No. 359;
 - 5. The *Hydrologic Characterization of the Coldwater Basin* (Technical Appendix G), prepared by Bulot, Inc., and dated March 2012, concluded that 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. Therefore, mining and reclamation uses on the Project site would not result in any new or more severe impacts to groundwater resources than previously disclosed in EIR No. 359;

6. The *Visual Simulation Analysis* (Technical Appendix H), prepared by VisionScape Imagery, illustrates that the ultimate reclamation of the site would not result in new or more severe impacts to aesthetics than previously disclosed in EIR No. 359 and that reclamation of the Project site would actually improve the quality of the surrounding view shed;
7. The *Greenhouse Gas Evaluation Report* (Technical Appendix I), prepared by Associates Environmental and dated December 9, 2014, concludes that the proposed Project would not generate substantial amounts of greenhouse gases that could result in a new impact or more severe significant impact on the environment, nor would the Project conflict with any plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

Therefore, and based on the findings of the Initial Study/Environmental Assessment (Appendix A), the County of Riverside determined that an EIR Addendum shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b). The purpose of this Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the existing condition and the impacts disclosed in EIR No. 359.

1.4.6 EIR Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of the County.

This EIR Addendum will be forwarded, along with the previously-certified FEIR No. 359, to the Riverside County Planning Department for review of the proposed Project. 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 EIR Addendum, 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 143R2 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 143R2 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 EIR Addendum. 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.

If approved, the Planning Commission or Board of Supervisors will also adopt findings relative to the Project's environmental effects following the implementation of mitigation measures.

1.4.7 Incorporation by Reference

CEQA Guidelines §15150 states that an “EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public.” This EIR Addendum incorporates the following documents by reference in accordance with § 15150:

- EIR No. 359 (SCH No. 1990020302), which was prepared in support of SMP 143R1, SMP 150R1, and SMP 182, and was certified by the Riverside County Board of Supervisors 1991;
- EIR No. 325, which evaluated impacts associated with the buildout of the Sycamore Creek Specific Plan and was certified by the Riverside County Board of Supervisors in 1994;
- EIR No. 441 (SCH No. 2002051143), which evaluated impacts associated with buildout of the General Plan and was certified by the Riverside County Board of Supervisors in 2003;
- Mitigated Negative Declaration (MND) No. 42476 (SCH No. 2013091018), which evaluated impacts associated with SMP 139R1 and was adopted by the Riverside County Board of Supervisors on November 22, 2013. MND No. 42476 evaluated impacts associated with expanded mining limits that resulted from the elimination of a 50-foot setback along the southern boundary of SMP 139, and also evaluated impacts to off-site areas (inclusive of the Project site) that would be a reasonably foreseeable consequence of the Project. Although disturbance within the SMP 139R1 site would be a reasonably foreseeable consequence of the proposed Project, such impacts were fully evaluated and disclosed by MND No. 42476. As such, impacts and mitigation measures associated with this off-site area will be incorporated by reference in this EIR Addendum; and
- Draft EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County’s comprehensive update to the General Plan and the County’s Climate Action Plan (CAP). Draft EIR No. 521 was circulated for public review in May and June 2014 and is expected to be considered by the Riverside County Board of Supervisors in late 2014 or early 2015.

The above-referenced documents are all available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. In addition to the above-referenced documents, this EIR Addendum also incorporates by reference the list of documents included in Section VII., *References*, of the Project’s Initial Study (Appendix A). All of the documents listed in Section VII of the Initial Study are also available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, and/or on-line at the location identified in Section VII of the Initial Study.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

As shown on Figure 2-1, *Regional Location Map*, and Figure 2-2, *Vicinity Map*, the Project site is located within the Temescal Canyon portion of unincorporated Riverside County, approximately 4.25 miles northwest of the City of Lake Elsinore and 3.5 miles south of the City of Corona. Specifically, the Project site comprises approximately 440 acres of land located at the southern terminus of Maitri Road. The site is bounded on the north by an unnamed east-west access road and on the east by an existing residential community (Sycamore Creek). Lands to the west and south of the Project site are located within the Cleveland National Forest. Unimproved access roads are present within the Project boundary. The eastern portion of the Project site (SMP 143R1) abuts an existing master planned residential community (Sycamore Creek). The subject property encompasses Assessor's Parcel Numbers 290-120-002, 005, 003, and 007 and 290-150-002, and 003 and is located in Sections 11 and 14 of Township 5 South, Range 6 West, San Bernardino Baseline and Meridian.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

2.2.1 Site Access

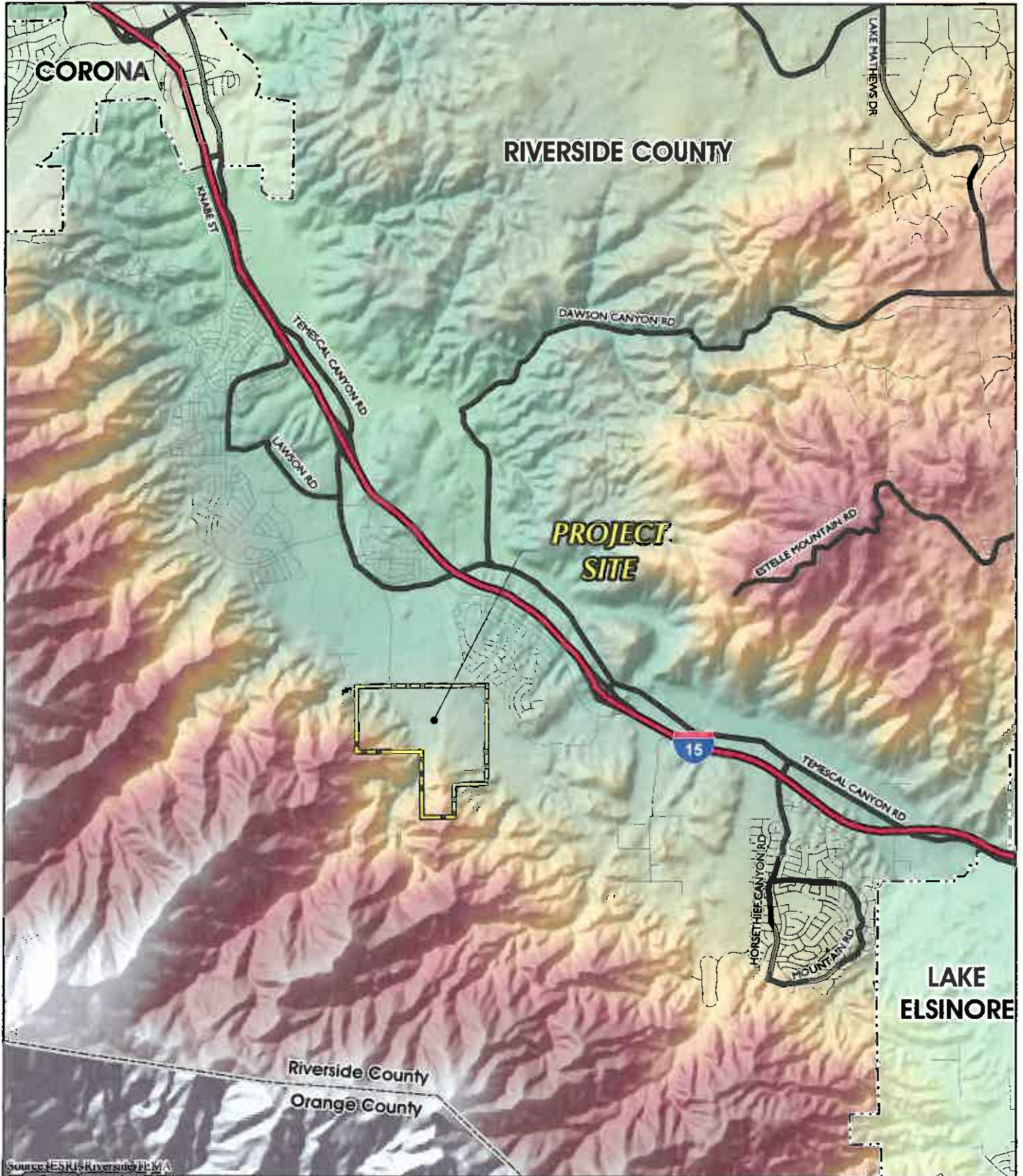
Access to the Project site is via Maitri Road, south of Temescal Canyon Road. Customers and employees commuting to the site typically exit Temescal Canyon Road or Indian Truck Trail off of Interstate 15 in the unincorporated area of Riverside County between the cities of Corona and Lake Elsinore. Maitri Road is now a private roadway which provides access for all utilities and essential public services. It was converted to a private road by the Riverside County Board of Supervisors pursuant to Resolution No. 2012-103. Security and public safety are assured through the use of controlled access near the intersection of Maitri Road and Temescal Canyon Road, including security after business hours.

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 are 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 Project site is located at the mouth of Mayhew Canyon, southeast of Coldwater Canyon.

Figure 1-2, previously presented section 1.2, depicts the existing conditions of the Project site. As shown on Figure 1-2, the Project site is currently used as a permitted sand and gravel mining operation. The site is surrounded by six-foot high chain-link fencing and marked with signage to restrict public encroachment into the mining areas. A 50-foot setback around the property is currently observed as required and will be maintained after reclamation, to minimize public encroachment into the mining areas.

As shown on Figure 1-2, the Project site encompasses three previously permitted mining operations (SMP 143R1, SMP 150R1, 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. Areas subject to mining and ancillary activities are composed entirely of disturbed habitat, with exception of a small area of undisturbed land supporting native vegetation communities in the northwestern portion of the Project site (Alden, 2014, Figure 4).



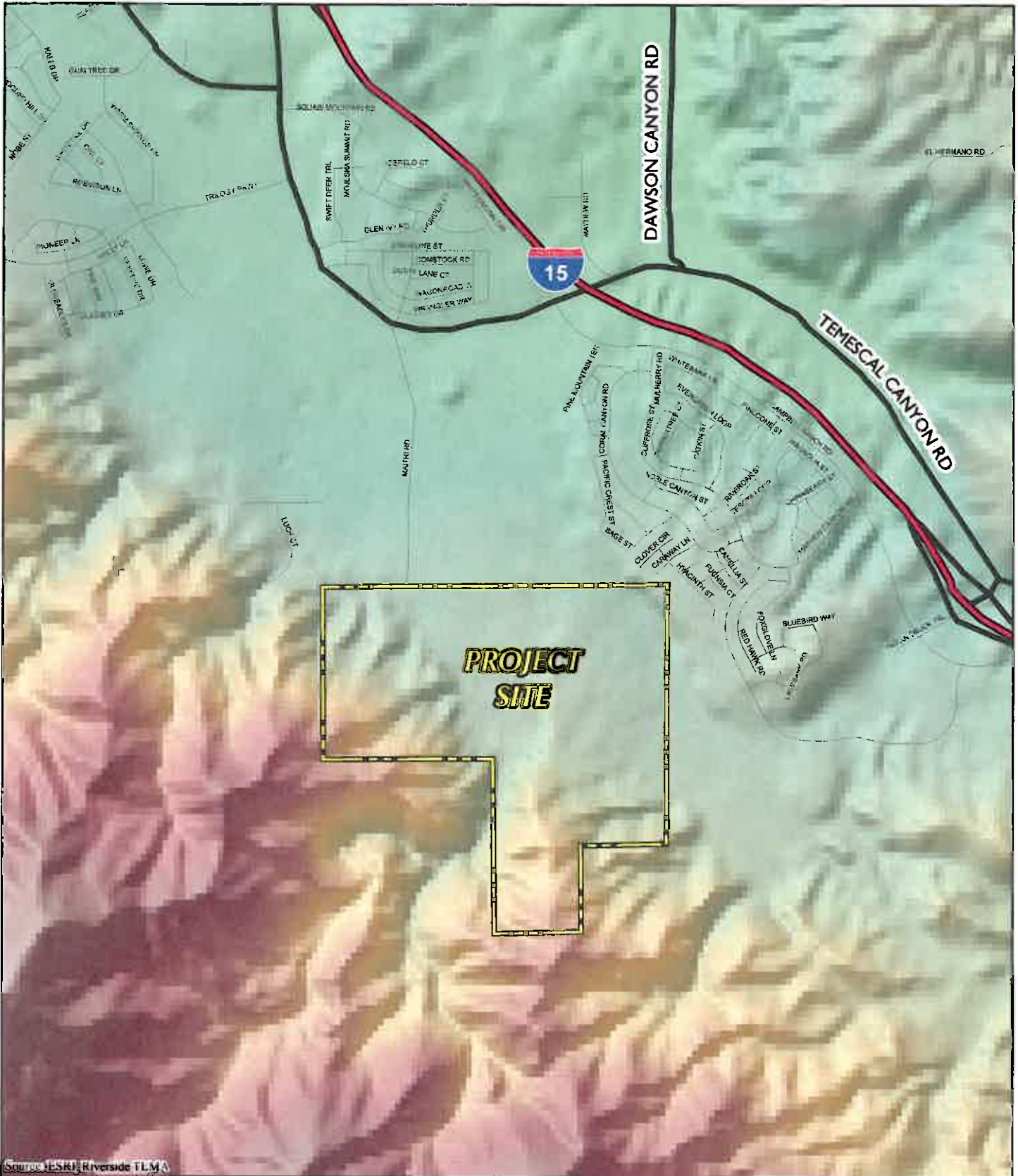
Source: ESKIS, Riverside, CA

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Figure 2-1

REGIONAL LOCATION MAP



Source: ESRI, Riverside TLM

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Figure 2-2

VICINITY MAP

Within the western portion of the Project site is an existing office structure and associated parking area. Southerly of the office structure is an Elsinore Valley Municipal Water District (EVMWD) water tank.

As also shown on Figure 1-2, the western and southern portions of the Project site (i.e., areas not subject to mining activities under existing conditions) consist of largely undisturbed natural habitat primarily composed of scrub oak chaparral, coast live oak woodland, and Riversidean sage scrub (Alden, 2014, Figure 4).

Mayhew Creek enters the Project site at the southern boundary. Flows from Mayhew Creek are conveyed 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 150R1 site contained flows from Mayhew Creek and directed them through three 48-inch diameter pipes under the east-west access road.

2.2.3 General Plan and Zoning

The Project site, which consists of approximately 440 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 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 Project site is not located within any General Plan Policy Areas.

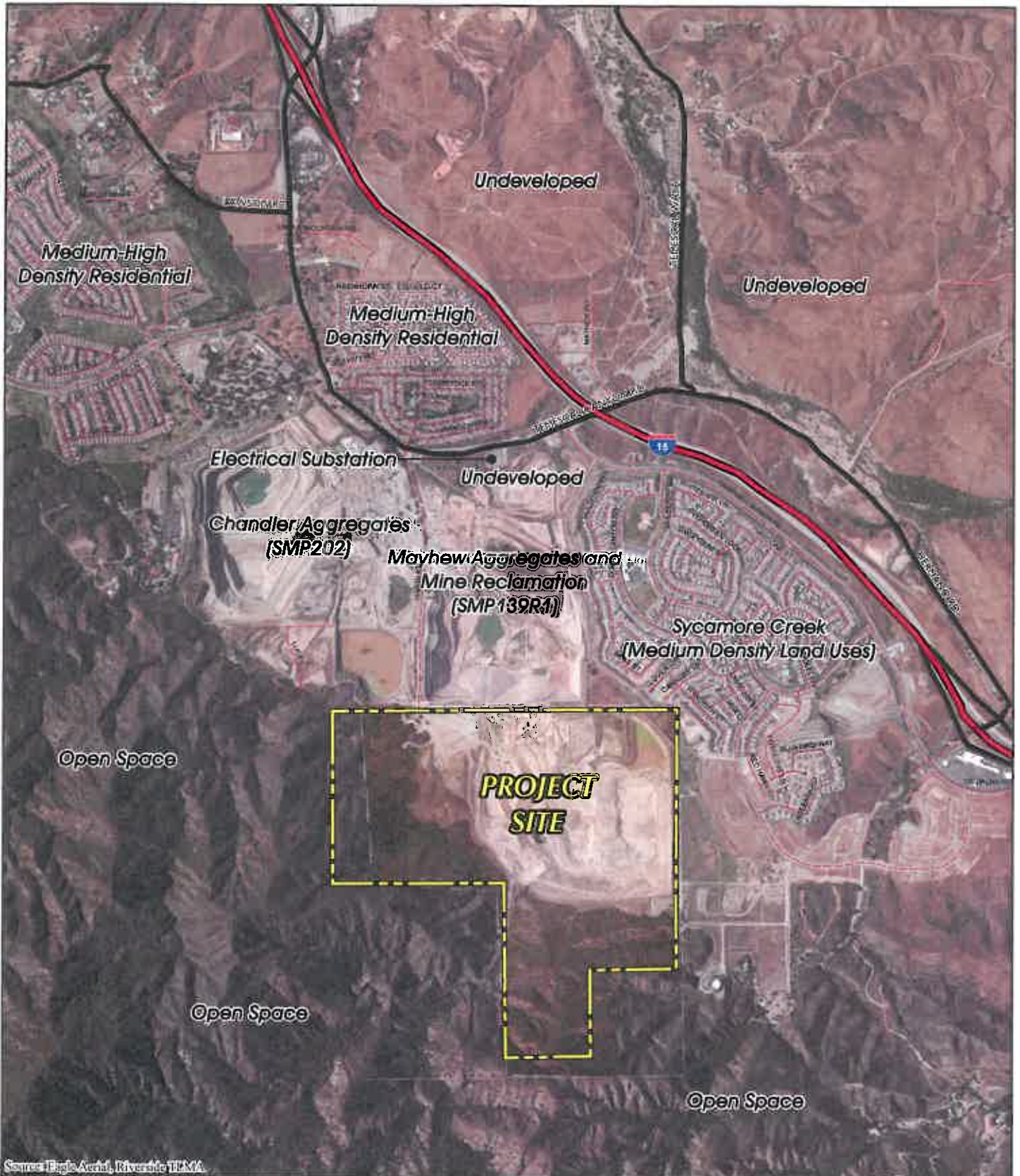
General Plan designations surrounding the Project site include the following: OS-MIN and "Open Space – Conservation (OS-C)" to the north; OS-C, "Rural Community- Estate Density Residential (RC-EDR)," "Estate Density-Very Low Density Residential (RC-VLDR)," and "Rural-Residential (RR)" to the east; "Open Space-Conservation Habitat (OS-CH)" to the south; OS-CH and "Open Space- Rural (OS-RUR)" to the west.

Zoning designations surrounding the Project site include the following: M-R-A and "Specific Plan Zone (SP Zone)" to the north; SP Zone and "Rural Residential (R-R)" to the east; R-R to the south; and R-R and "Residential-Agricultural (R-A-10)" to the west.

2.2.4 Surrounding Land Uses and Development

Figure 2-3, *Surrounding Land Uses and Development*, depicts the Project site and the existing land uses on and immediately surrounding the site. As shown, existing surrounding land uses include several mines located to the north and northwest. The Mayhew Aggregates and Mine Reclamation, which operates under permit SMP 139R1, exists to the north. To the northwest is Chandler Aggregates, which operates pursuant to SMPs 133 and 202. These mines include three (3) Ready-Mix Concrete Batch Plants and an Asphalt Plant. The southern terminus of Maitri Road, a private improved two-lane roadway, and an east-west access road abut the northern boundary of the Project site. Open space associated with the Santa Ana Mountains and the Cleveland National Forest occurs to the west and southwest of the Project site.

Immediately east of the 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, a recreational center, a fire station, an elementary school, open space, and parks. To the north of the Project site, beyond the Chandler Aggregates and Mayhew Aggregates mining sites, 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.



Source: Eagle Aerial, Riverside TIRMA

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Figure 2-3

SURROUNDING LAND USES AND DEVELOPMENT

The closest residence within the Sycamore Creek community is more than 350 feet from the Project site, while the closest residence within Butterfield Estates occurs at a distance in excess of 4,000 feet. In addition, an existing residence is located approximately 300 feet east of the Project site (i.e., southerly of the Sycamore Creek community).

2.3 EXISTING OPERATIONAL CHARACTERISTICS

Under existing conditions, the Project site consists of surface mining operations producing construction-grade aggregates primarily used in Riverside County, with lesser amounts that are exported to Orange, San Diego, and San Bernardino Counties. The primary minerals extracted from the Project site are construction-grade sand and gravel.

There is no topsoil or overburden to be removed on most of the 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.

Existing operations at the 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. Initial screening separates material using a 2-inch opening, which creates a sand surge and a rock surge pile for further processing. 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 and bunkers. The processing plant at the Project site has the capacity to produce approximately 550 tons per hour of sand and gravel. Blasting is permitted on the site pursuant to the existing entitlements for the site.

Table 2-1 Operational Equipment Summary for Existing Conditions

| Description | Quantity |
|--------------------------|----------|
| 773B Haul Truck | 1 |
| 769C Haul Truck | 1 |
| 4,000 Gallon Water Truck | 1 |
| 988F Wheel Loader | 2 |
| 988K Wheel Loader | 1 |
| D8R Dozer | 1 |
| D10T Dozer | 1 |
| 345 Excavator | 1 |

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).

Operational permits with the South Coast Air Quality Management District (SCAQMD) (SCAQMD Permit Nos. F24323 and E04124) have established a monthly production limit of 208,333 tons (2,500,000 tons per year) for the Project site, which is more than is being produced under existing conditions. Based on SMARA reporting data, the most recent 15-year average production level was 1,709,566 tons per year (combined for SMP 143R1, SMP 150R1, and SMP 182).

The Project site is graded to capture all surface flows and retain them on-site, with exception of flows from Mayhew Creek, which are instead conveyed northerly into the SMP 139R1 mining pit. Pit walls on-site 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 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 and alluvial fan deposit materials being mined in the Temescal Valley 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 has taken place during the Late Pleistocene through the Holocene and continues today.

Two (2) geologic formations are primary sources for the alluvial and alluvial fan material deposit materials found at the 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 and most prominent source formation for materials found on-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 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.

Three (3) faults are located in close proximity to the Project site. The North Glen Ivy fault, which is considered to be an active splay of the Elsinore fault zone, crosses to the northeast of the Project site in a northwesterly direction. A second active or potentially active fault, the South Glen Ivy fault, is located immediately southwest of the existing and proposed SMP 143R2 mining limits and also trends toward the northwest. Both faults appear to be right-lateral, strike-slip faults associated with the Elsinore fault zone. The third fault, an unnamed fault that appears on some older geologic maps, crosses the west edge of the Project site, trending toward the northwest. This unnamed fault lies within the upper portion of the proposed western pit slope. It is unknown if this fault is active or potentially active, as no conclusive field evidence was found during the site investigation. However, because visible displacement has occurred along it, and it is parallel to, and lies between, the north and south branches of the Glen Ivy fault, it is likely to be potentially active. The Elsinore and Temescal Valleys appear to have been formed primarily by differential movement along various strands of the Elsinore fault zone. (Hilltop Geotechnical, 2014, pp. 9-11)

2.4.2 Hydrology

The primary tributary drainage contributor to the Project site is the Mayhew Creek/Canyon watershed, which originates in the Santa Ana Mountains of the Cleveland National Forest to the south. The Mayhew Creek/Canyon watershed is approximately 4.05 square miles (2,591 acres) in size. Drainage from this watershed travels through steep canyons in a northeasterly direction before leveling and continuing in a northerly direction as an earthen channel through the SMP 143R2 site. Tributary drainage from the southwest discharges also into the earthen channel continuation of Mayhew Creek. These drainages are then conveyed to the northern Project boundary and into the adjacent mining pit to the north (SMP 139R1) via a 66-inch RCP culvert under the existing access road between the Project site and the SMP 139R1 site. The hydrology study completed for the SMP 139R1 site by Joseph E. Bonadiman & Assoc. Inc. states that the drainage facilities within the SMP 139R1 site have adequate capacity to retain the entire 100-year, 24-hour storm event for the entire Mayhew Creek/Canyon Watershed. (JEB&A, 2014b, pp. 7-8)

2.4.3 Groundwater

A groundwater study for the Project site was completed in February 2012. As described in this analysis, the Project site is underlain by the Coldwater Basin, which is a small groundwater body separated from the adjacent Bedford 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. The Coldwater Basin is northwest-trending and is slightly more than one-half mile wide and slightly less than four miles long. (Bulot, Inc., 2012)

Groundwater production from the Coldwater Basin is highly monitored and regulated. 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. (Bulot, Inc., 2012)

As shown in the Slope Stability Evaluation (Appendix D1), no groundwater exists on the Project site. One (1) exploratory boring and six (6) exploratory trenches were excavated on the study site in April and June 2013. The exploratory boring was scoped to a depth of approximately 140 feet below existing ground surface at the excavation location. The exploratory excavations were scoped to depths ranging from approximately 4.5 to 10.5 feet below existing ground surface at the excavation locations (Hilltop Geotechnical, 2014, pp. A-1, A-2). In addition, borings were completed by Hilltop Engineering in March and April of 2011 in the Werner Corporation (SMP143R1, SMP150R1 & SMP182) pit. While some temporary ponding of water occurred, this rise in water levels was most likely a result of slow equilibration due to heavy winter precipitation in the winter of 2010-2011 (Hilltop Geotechnical, 2014, p. 19).

2.4.4 Soils

The *Soil Survey for the Western Riverside Area* (USDA, 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, 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 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. Based on a biological survey conducted on the Project site in by Alden Environmental, Inc. (refer to Appendix C), a majority of the site is disturbed. Areas not subject to mining activities, primarily in the western and southern portions of the Project site, are composed of scrub oak chaparral, Riversidean sage scrub, disturbed Riversidean sage scrub, and coast live oak woodland. Figure 2-4, *Existing Vegetation Communities*, depicts the location and extent of vegetation communities located on the Project site. Each of the plant communities found on-site are discussed below.

A. Upland Habitats

Three upland vegetation communities occur within the Project site, including coast live oak woodland, Riversidean sage scrub, and scrub oak chaparral. However, as indicated on Figure EA-2, *On-Site Biological Resources Map*, the majority of this vegetation occurs outside of the +/- 232 acre mining area.

Coast Live Oak Woodland

Coast live oak woodland is an open- to closed-canopy woodland community composed primarily of coast live oak (*Quercus agrifolia agrifolia*). This community occurs in patches primarily in the northwestern portion of the study area. Dominant species observed in this habitat include coast live oak, toyon (*Heteromeles arbutifolia*), and blue elderberry (*Sambucus nigra ssp. caerulea*). (Alden, 2014, p. 4)

Riversidean Sage Scrub

Riversidean sage scrub occupies xeric (dry) sites characterized by shallow soils. This habitat is dominated by subshrubs whose leaves abscise during the summer and may be replaced by a lesser amount of small leaves. This adaptation allows these species to better withstand the prolonged dry period in the summer and fall. Riversidean sage scrub on site occurs primarily on south facing slopes within the study area. Predominant plant species in this community on site include California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*). Areas where Riversidean sage scrub species have begun to reestablish themselves upon graded slopes in the active mine area have been mapped as disturbed Riversidean sage scrub. (Alden, 2014, p. 4)

Scrub Oak Chaparral

Scrub oak chaparral is a chaparral community predominated by scrub oak (*Quercus berberidifolia*). Additional common species within this habitat on site include manzanita (*Arctostaphylos glandulosa*), chamise (*Adenostoma fasciculatum*), and chaparral whitethorn (*Frangula californica*). This is the most abundant community within the study area, occurring on ridge tops and north facing slopes. (Alden, 2014, p. 4)

B. Wetland/Riparian Vegetation Communities

Two wetland/riparian vegetation communities occur within the property but outside of the Project site's +/- 232 acre mining area: southern sycamore woodland, and alluvial fan scrub.



- Study Area Boundary
- Uplands**
 - Southern Sycamore Woodland
 - Coast Live Oak Woodland
 - Riverside Sage Scrub
 - Scrub Oak Chaparral
 - Disturbed/Developed
- Riparian/Riverline**
 - Alluvial Fan Scrub
 - Potential Waters of the U.S.
 - Potential Waters of the U.S.

Biological Resources

GENERAL BIOLOGICAL RESOURCE ASSESSMENT AND MITIGATION MONITORING AND REPORTING PLAN

Source: AEC Environmental (2010) 2014



Figure 2-4

EXISTING VEGETATION COMMUNITIES

Southern Sycamore Woodland

Southern sycamore woodland is a riparian habitat predominated by western sycamore (*Platanus racemosa*). This community on-site is almost entirely made up of sycamore trees forming a closed canopy at the bottom of a drainage in the western portion of the property outside of the mining area. Other species observed within this community include blue elderberry and western poison oak (*Toxicodendron diversilobum*). (Alden, 2014, pp. 4-5)

Alluvial Fan Sage Scrub

Alluvial fan sage scrub is a vegetation community that occurs along drainages and outwash fans that experience infrequent, but severe flooding events. Characteristic species within this community on-site include scale-broom (*Lepidospartum squanmatum*), thick leaf yerba santa (*Eriodictyon crassifolium* var. *crassifolium*), mule fat (*Baccharis salicifolia*), and white sage (*Salvia apiana*). This community occurs on the flood zone terraces of the mouth of Mayhew Canyon. (Alden, 2014, p. 5)

C. Other Land Cover Types**Disturbed/Developed**

Disturbed/Developed land encompasses the active mining operations and constructed facilities within the study area. This includes, but is not limited to, the existing buildings, parking lots, paved areas, water tower, dirt roads, equipment storage areas, settling ponds, aggregate piles, and graded/mined areas. These areas provide no native habitat for plant or wildlife species. Approximately 238.4 acres of disturbed/developed area occurs on-site. (Alden, 2014, p. 5)

2.4.6 Wildlife

The Project 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 SMP143R1, SMP150R1, and SMP182, typical wildlife activity is minimal. No rare, threatened or endangered species were observed on the site per a study prepared by Hamilton & Associates Study in 1990 (Hamilton & Associates, 1990).

A General Biological Resources Assessment (refer to Appendix C) for the SMP 143R2 Project site was completed in February of 2014 by Alden Environmental, Inc., and did not identify any sensitive animal species on site (Alden, 2014, p. 5). Additionally, wildlife surveys conducted in February 2012 by Glenn Lukos Associates did not identify any special-status animal species within a neighboring site (GLA, 2013, p. 36).

3.0 PROJECT DESCRIPTION

The proposed Project consists of an application for a Surface Mining Permit Revision (SMP 143R2). A detailed description of the proposed Project is provided in the following sections.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 SMP 143R2

SMP 143R2 consists of a proposal to consolidate the activities allowed by three (3) existing permits (SMP 143R1, SMP 150R1, and SMP 182) under a single, comprehensive entitlement for the property. The proposed Project would consolidate these existing entitlements into a single surface mining permit (SMP 143R2) and associated Reclamation Plan; extend the life of mining activities by approximately 50 years; reduce the amount of disturbed area compared to the existing permits by approximately 41.4 acres, while allowing for mining within the 50-foot setback area along the northern boundary of the Project site; retain the maximum annual tonnage limit of 2.0 mtpy; allow for operation of an IDEFO as part of the revised Reclamation Plan; and provide for the relocation of a down drain structure from the southern portion of adjacent SMP 139R1 to the southern portion of proposed SMP 143R2. Figure 3-1, *Revised Surface Mining Plan*, depicts the proposed, revised surface mining plan for SMP 143R2. A full-sized exhibit is available at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

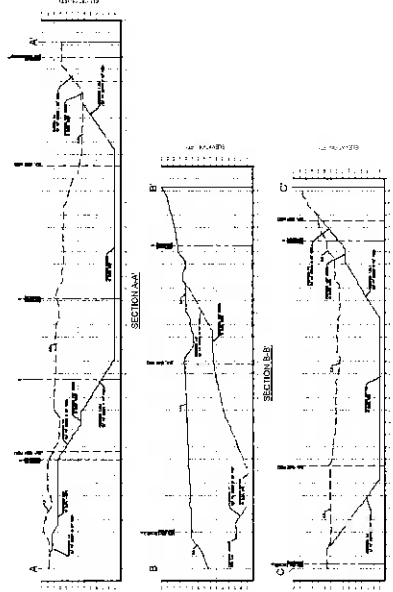
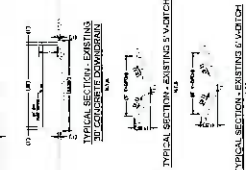
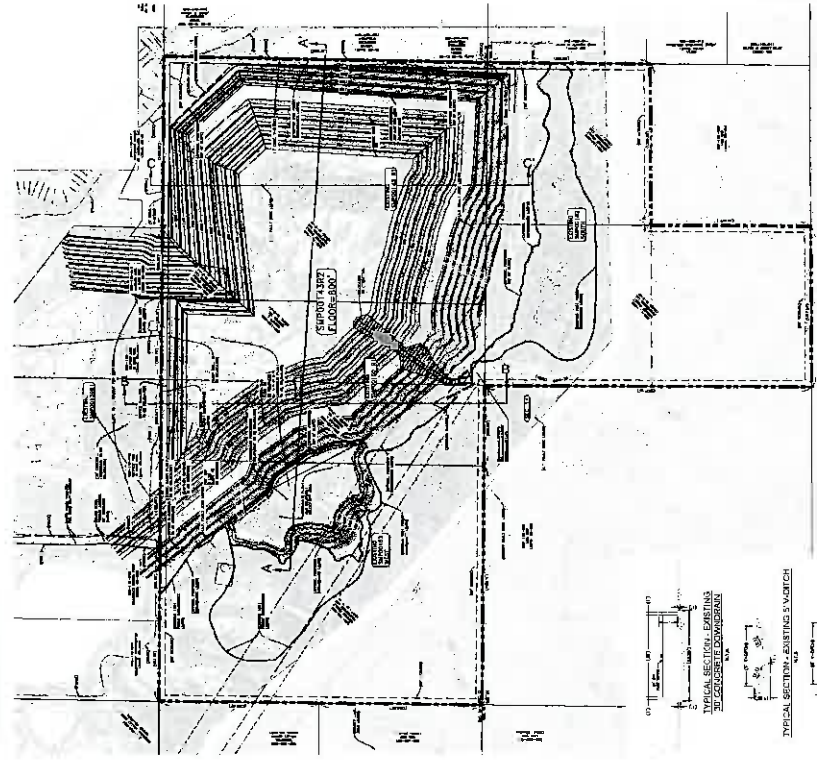
Areas permitted for mining on the approximately 440-acre Project site would consist of approximately 232 acres, located throughout the site. All uses currently permitted under SMP 143R1, SMP 150R1, and SMP 182, including the existing, on-site concrete batch-plant, would continue to be allowed under the proposed SMP 143R2. Approval of SMP 143R2 would extend the life of the existing entitlements by approximately 50 years (from January 2025 to December 31, 2075).

The proposed Project also would modify the approved mining limits and associated disturbance limits on-site. As shown on Figure 3-2, *Existing vs. Proposed Mining Limits*, and Figure 3-3, *Existing vs. Proposed Disturbance Limits*, a 50-foot setback for mining areas from the northern and eastern property lines is observed under existing conditions. As part of the proposed Project, a majority of this 50-foot setback would be removed along the northern Project boundary to allow for mining of materials located beneath the setback and east-west access road. The total additional reserves expected within this portion of the setback area is approximately 10,500,000 million tons. As also shown on Figure 3-2, the mining limits in the southern and western portions of the site (i.e., within the upper elevations of the existing natural slopes) would be substantially reduced. Within areas currently permitted for mining (excluding the 50-foot setback area), there are approximately 56,500,000 million tons of fully permitted reserves remaining on the Project site, making the total reserves on the Project site, including material from the aforementioned slopes and setbacks, approximately 67,000,000 tons. Although the proposed Project would make additional reserves available within the 50-foot setback area along a portion of the site's northern boundary, the total annual permitted tonnage limit of 2.0 mtpy would remain in place. The 2.0 mtpy 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.

SMP 143R2 also proposes to modify the reclamation plan to address the revised mining plan and allow for the operation of an Inert Debris Engineered Fill Operation (IDEFO). The proposed IDEFO would be the primary mechanism for implementing the required reclamation for the Project site. Generally, the IDEFO would allow for the importation and processing of inert construction debris to aid in the

TABLE 1 - REVISED PERMIT LIFE TABULATION

| PERMIT YEAR | PERMIT MONTH | PERMIT DAY | PERMIT HOUR | PERMIT MINUTE | PERMIT SECOND |
|-------------|--------------|------------|-------------|---------------|---------------|
| 1 | 1 | 1 | 1 | 1 | 1 |
| 2 | 2 | 2 | 2 | 2 | 2 |
| 3 | 3 | 3 | 3 | 3 | 3 |
| 4 | 4 | 4 | 4 | 4 | 4 |
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| 9 | 9 | 9 | 9 | 9 | 9 |
| 10 | 10 | 10 | 10 | 10 | 10 |
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PROJECT INFORMATION

1. PROJECT NAME: GLEN IVY MINE

2. PROJECT LOCATION: ...

3. PROJECT OWNER: ...

4. PROJECT NUMBER: ...

5. PROJECT DATE: ...

6. PROJECT STATUS: ...

7. PROJECT DESCRIPTION: ...

8. PROJECT SCOPE: ...

9. PROJECT BOUNDARIES: ...

10. PROJECT PERMITS: ...

11. PROJECT REGULATIONS: ...

12. PROJECT STANDARDS: ...

13. PROJECT REFERENCES: ...

14. PROJECT CONTACTS: ...

15. PROJECT NOTES: ...

16. PROJECT REVISIONS: ...

17. PROJECT APPROVALS: ...

18. PROJECT SIGNATURES: ...

19. PROJECT DATES: ...

20. PROJECT DRAFTER: ...

21. PROJECT CHECKER: ...

22. PROJECT APPROVER: ...

23. PROJECT REVIEWER: ...

24. PROJECT COMMENTOR: ...

25. PROJECT DATE: ...

26. PROJECT SCALE: ...

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97. PROJECT DRAWING DATE: ...

98. PROJECT DRAWING SCALE: ...

99. PROJECT DRAWING SHEET: ...

100. PROJECT DRAWING TOTAL SHEETS: ...

TABLE 2 - PARCELS INFORMATION

| PARCEL NUMBER | PARCEL AREA (AC) | PARCEL PERCENTAGE (%) | PARCEL TYPE | PARCEL STATUS | PARCEL OWNER | PARCEL ADDRESS | PARCEL CITY | PARCEL COUNTY | PARCEL STATE | PARCEL ZIP | PARCEL PHONE | PARCEL FAX | PARCEL EMAIL | PARCEL WEBSITE |
|---------------|------------------|-----------------------|-------------|---------------|--------------|----------------|-------------|---------------|--------------|------------|--------------|--------------|------------------------|-----------------|
| 1 | 100.00 | 100.00 | AGRICULTURE | OPEN | JOHN DOE | 123 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | john.doe@anytown.com | www.anytown.com |
| 2 | 50.00 | 50.00 | RESIDENTIAL | CLOSED | JANE SMITH | 456 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | jane.smith@anytown.com | www.anytown.com |
| 3 | 25.00 | 25.00 | INDUSTRIAL | OPEN | ABC COMPANY | 789 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | abc@anytown.com | www.anytown.com |
| 4 | 12.50 | 12.50 | RESIDENTIAL | OPEN | DEF COMPANY | 101 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | def@anytown.com | www.anytown.com |
| 5 | 6.25 | 6.25 | RESIDENTIAL | OPEN | GHI COMPANY | 202 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | ghi@anytown.com | www.anytown.com |
| 6 | 3.125 | 3.125 | RESIDENTIAL | OPEN | JKL COMPANY | 303 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | jkl@anytown.com | www.anytown.com |
| 7 | 1.5625 | 1.5625 | RESIDENTIAL | OPEN | MNO COMPANY | 404 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | mno@anytown.com | www.anytown.com |
| 8 | 0.78125 | 0.78125 | RESIDENTIAL | OPEN | PQR COMPANY | 505 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | pqr@anytown.com | www.anytown.com |
| 9 | 0.390625 | 0.390625 | RESIDENTIAL | OPEN | STU COMPANY | 606 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | stu@anytown.com | www.anytown.com |
| 10 | 0.1953125 | 0.1953125 | RESIDENTIAL | OPEN | VWX COMPANY | 707 MAIN ST | ANYTOWN | ANY | USA | 12345 | 555-123-4567 | 555-123-4568 | vwx@anytown.com | www.anytown.com |

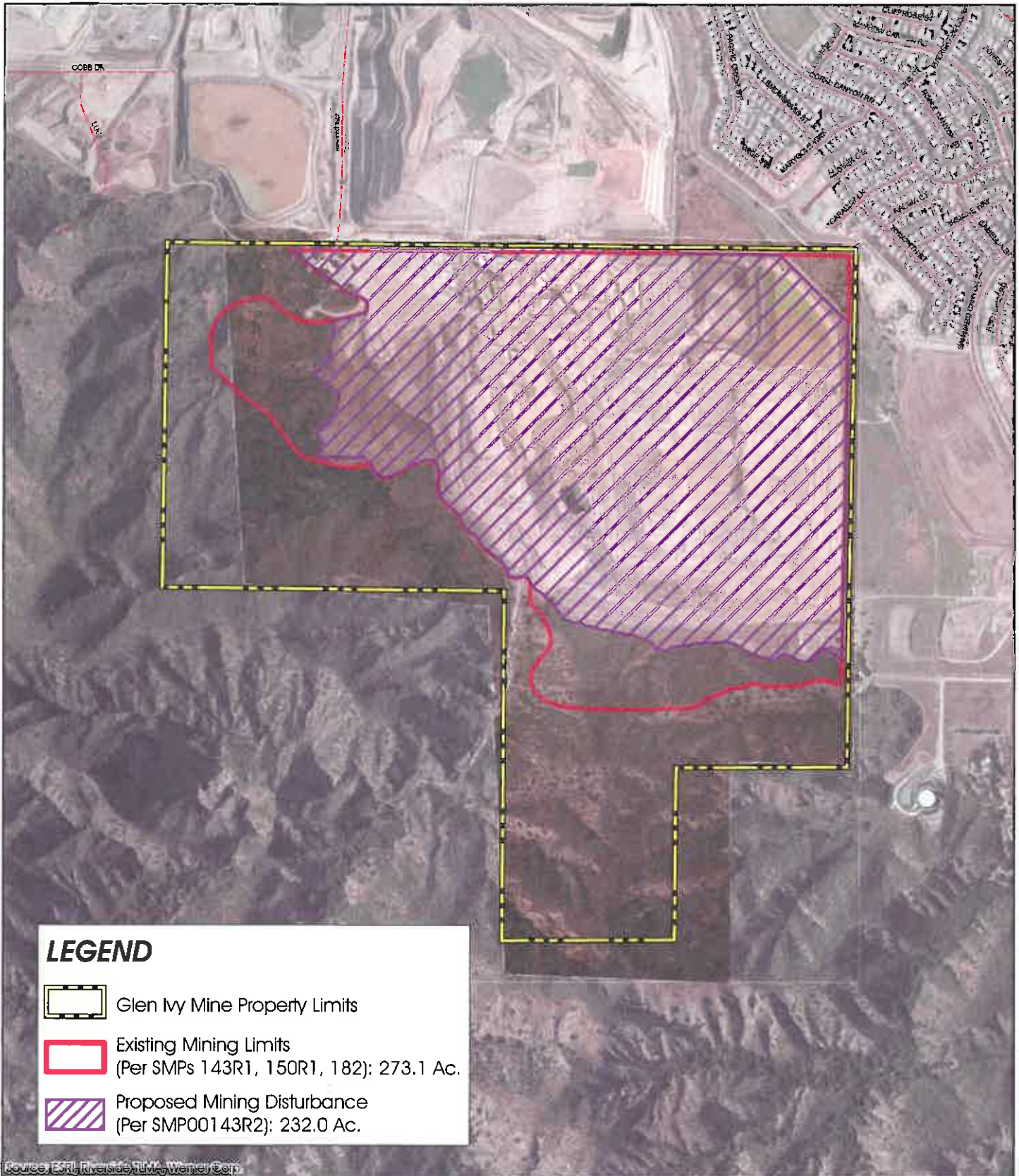


Figure 3-2

EXISTING VS. PROPOSED MINING LIMITS



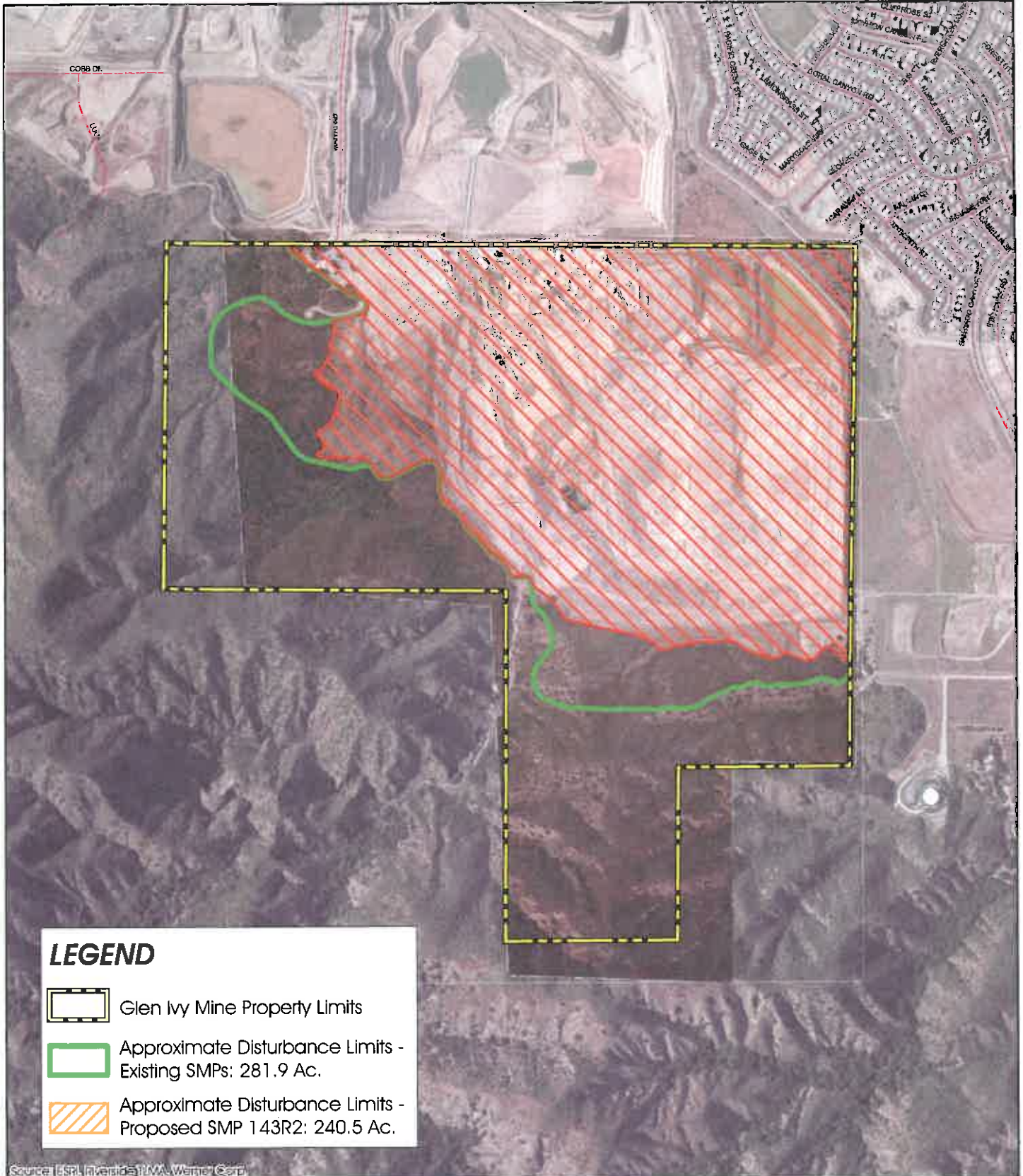


Figure 3-3

EXISTING VS. PROPOSED DISTURBANCE LIMITS

T&B PLANNING
17542 East 17th Street, Suite 103, Irvine, CA 92714
P: 714.225.0300 F: 714.225.0360
www.tbplanning.com

0 250 500 1,000 Feet

reclamation of the current mining operation. The IDEFO would complement existing reclamation activities on the Project site, which currently includes the use of silts and clays excavated from on-site and adjacent mining operations as fill material. Figure 3-4, *SMP 143R2 Revised Reclamation Plan*, depicts the revised reclamation plan with inclusion of the IDEFO fill material, respectively. Full-sized exhibits are available at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

SMP 143R2 also identifies the proposed timetables and estimated completion target dates for the Project. Reclamation is proposed to be completed by December 31, 2075 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 Project site upon completion of the reclamation activities and any such future development would require discretionary approvals from Riverside County that would be subject to CEQA. Any future development would be highly speculative to assume at this time and as such, future development following site reclamation is not evaluated in this EIR Addendum (CEQA Guidelines § 15145).

As a necessary consequence of mining the slopes and setback areas, the existing down-drain structure located at the southern boundary of the adjacent SMP139R1 site would need to be relocated to the southern portion of the SMP143R2 (current SMP 150R1) site. Flows from Mayhew Creek would continue to be detained, with detention shifting from the SMP 139R1 site to the Project site once the relocated down-structure is completed. Construction of a down-drain structure along the southern slope of the current SMP 150R1 site is required pursuant to the existing approved SMP150R1 permit, and impacts associated with its relocation were evaluated and disclosed as part of Riverside County Final EIR No. 359 (SCH No. 1990020302). Although precise plans for the down-drain structure are not available at this time, the County has conditioned the Project to maintain a 100-foot setback from Mayhew Creek until such a time that the relocated down-drain structure is substantially complete (refer to Condition of Approval No. 60.Planning.021). Please refer to Section 3.2.2 for a discussion of construction activities associated with relocation of the down drain structure.

For purposes of fully analyzing the environmental effects of the proposed Project, it is assumed that approval of SMP 143R2 would result in the excavation and removal of aggregate materials within both the on-site slopes and setback areas along the northern Project boundary as well as the slopes and setbacks that were permitted as part of SMP 139R1. This assumption is necessary because the engineering requirements associated with the excavation of the on-site portions of these slopes and setback areas would require mining of the slopes and former setback area within SMP 139R1. Impacts to the off-site areas located within SMP 139R1 have been disclosed and mitigated for within MND No. 42476 (SCH No. 2013091018). Any mitigation measures identified by MND No. 42476 that are applicable to the on-site portions of the slope and setback areas have been incorporated herein and imposed as mitigation on the proposed Project as necessary and appropriate.

3.2 SCOPE OF ENVIRONMENTAL ANALYSIS

3.2.1 Proposed Physical Disturbance

As indicated above, and as depicted on Figure 3-2, the Project involves continued mining in most of the areas currently permitted for mining by SMP 143R1, SMP 150R1, and SMP 182, and an expansion of mining activities to include the slopes and setbacks located between Project site's currently permitted mining areas and the adjacent SMP 139R1 site to the north. Additionally, and as depicted on Figure 3-2, the proposed Project would reduce areas subject to mining activities within the southern and western

portions of the site, with exception of a small area along the western limits of the proposed mining limits. As noted above, although mining of the on-site slope and setback areas along the northern Project boundary would necessarily result in impacts to the southern portions of the SMP 139R1 site, impacts associated with mining within the SMP 139R1 site were fully addressed as part of MND No. 42476, which has been incorporated by reference pursuant to CEQA Guidelines § 15150 (refer also to Section 1.4.7). Additionally, any mining within the off-site portion of the slope and setback areas would occur in conformance with SMP 139R1, and not proposed SMP 143R2. Thus, with exception of mitigation measures identified by MND No. 42476 for the on-site portion of the slope and setback area, mitigation measures identified by MND No. 42476 are not applicable to the proposed Project.

3.2.2 Down Drain Structure Relocation

The Project involves the relocation of the existing down drain structure, which is concrete channel for transporting storm water down to the quarry pit. As part of the Project, this structure would be relocated from the southern slope of the adjacent SMP 139R1 mining pit to the north to the southern portion of the SMP 143R2 site. Construction is expected to occur intermittently over a period of approximately 5 years. The channel would be built in five sections. Construction of each section would be completed in approximately one week. A portion of the work would be completed by Werner Corporation staff. The construction would require delivery of wood and rebar. Three off-site workers also would support the construction project. Construction of the down drain structure would require the utilization of an on-road crane and on-road concrete pump. The finished concrete would be provided from an on-site ready mix concrete plant. Approximately three trucks would be needed per segment. During mining operations the area where the down drain structure will be built will be prepared for construction; therefore, no grading activities would take place during construction of the relocated down drain structure.

3.2.3 Proposed Operational Characteristics

Mining operations that would occur under the proposed Project would continue in generally the same manner as it presently occurs under approved SMP 143R1, SMP 150R1, and SMP 182. Mining operations and associated activities would continue to be conducted seven (7) days per week, 24 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 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). Although mining operations would continue in generally the same manner as under existing conditions, it should be noted that mining activities under the proposed Project would be extended by approximately 50 years (from January 2025 to December 31, 2075). Thus, environmental effects associated with Project operations (e.g., air quality, greenhouse gas emissions, noise, traffic, etc.) would occur over a much longer duration than is allowed under the current entitlements for the site.

A. Project-Related Annual Tonnage Estimates

SMP 143R2 would not increase the 2.0 mtpy that is currently permitted pursuant to SMP 143R1, SMP 150R1, and SMP 182. The total tonnage allowed under proposed SMP 143R2 (i.e., 2.0 mtpy) would be inclusive of both aggregate materials that would be exported from the site and IDEFO materials that would be imported to the site to facilitate ultimate site reclamation.

B. Project-Related Water and Wastewater

Water used on-site for dust control and aggregate processing would be obtained from the Elsinore Valley Municipal Water District (EVMWD). Although EVMWD is the primary source of water, the on-site operation is capable of recycling a very large percentage of its process water through a system of hydro-cyclones, clarifying tanks, and filter presses. Water usage would not increase over the life of the SMP 143R2, nor would water usage increase relative to what was evaluated in EIR No. 359. During maximum production levels, approximately 100,000 gallons per day would be used for dust control purposes, and approximately 336,000 gallons per day would be supplied by EVMWD for processing. In no case would water from Mayhew Creek be utilized during site operations. This total of 436,000 would convert to 353 acre feet per year for both processing plant activities and dust control (sprays and water truck for roadways).

It should be noted that although runoff from the Mayhew Creek passes through the western portion of the site, these flows would not be utilized in any site operations (similar to existing conditions and the conditions evaluated in EIR No. 359).

Sewage disposal for the Project would be handled through an existing septic system. As there would be no increase in the number of employees on-site, there would be no increase in demand for wastewater treatment capacity under the proposed Project.

C. Operational Equipment

Equipment that would be utilized under the proposed Project would be identical to the existing operations on-site, and are summarized in Table 2-1 (previously presented).

D. Erosion and Sediment Control

The Project site would be graded to capture all surface flows and retain them on-site. Pit walls would be sloped and hydro-seeded as excavations reach the outer boundary of the mining area in order to prevent rilling and erosion from impacting off-site properties. The Hydrology Study and Water Quality Management Plan (Appendices E and F, respectively) both show that, with relocation of the down-drain structure, all drainage entering the site would be retained within the proposed on-site mining pit, thereby preventing sediment-laden water from leaving the property.

Stockpiles of finish materials would continue to be washed, and would be treated with 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.

E. Blasting

Blasting is currently permitted on the Project site pursuant to the site's existing entitlements. Blasting activities were fully evaluated in EIR No. 359, which disclosed and fully mitigated all impacts from blasting activities to a level below significance. Blasting would continue to be permitted as part of the proposed Project.

F. 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 and any such materials have already been removed. 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).

G. Solid and Imported Wastes

There would be no importation of domestic garbage, chemicals, oil, or other waste into the Project site as part of the proposed Project. As part of the IDEFO, only inert construction debris would be imported (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.

H. Public Safety

To prevent dumping of debris and disturbance of revegetation activities, the Project site would continue to be fenced with chain-link fencing and sufficiently marked with signage as currently required. A 50-foot setback around the property is currently observed as required by the existing entitlements, and would be maintained after reclamation to minimize public encroachment into reclaimed areas. The Project site is locked when not in operation or open for sales in order to prevent unauthorized access. The site would continue to have controlled access through a lockable gate with a manned guard shack during off-hours near the site's entrance off the recently privatized Maitri Road.

I. Truck Traffic

SMP 143R2 does not propose to increase truck traffic beyond the levels evaluated in EIR No. 359 levels because the permitted production level would remain capped at 2,000,000 tons per year. As such, additional truck trips would not be required. In addition, importation of IDEFO materials would utilize existing truck-trips to deliver fill materials when possible. Because the total annual tonnage limit of 2.0 mtpy would apply to both imported IDEFO materials as well as exported aggregate materials, any combination of truck-trips would serve to reduce overall traffic from the site as compared to existing conditions and the conditions that were assumed by EIR No. 359. In no case would traffic from the site increase as compared to the existing surface mining operation or the traffic conditions assumed by EIR No. 359. All trucks on-site and exiting the site would continue to conform to Air Quality Management District (AQMD), Mining Safety and Health Administration (MSHA), and California Highway Patrol regulations.

3.2.4 Reclamation Plan

Implementation of the Reclamation Plan for the Project site would result in approximately 241 acres of reclaimed property. It should be noted that reclamation activities within off-site impact areas are specified as part of the recent revision to the adjacent mining permit (i.e., SMP 139R1), 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. Following the completion of IDEFO activities and the grading/contouring of the site, including revegetation where applicable, the site would be evaluated and prepared for its ultimate use. The ultimate use of the site would be consistent with Riverside County's General Plan and the Temescal Canyon Area Plan. There are currently no plans for future development of the Project site beyond the reclamation efforts as set forth by the reclamation plan associated with SMP 143R2. Any future development would be highly speculative to assume at this time and as such, future development is not evaluated in this EIR Addendum (CEQA Guidelines § 15145). Any such plans for future development of the site would require discretionary approvals from Riverside County and would therefore be subject to a separate review under CEQA.

Reclamation efforts would occur concurrent with mining activities. All reclamation activities would occur in conformance with the proposed Reclamation Plan, which is illustrated on Figure 3-4. As shown on Figure 3-4, the upper portions of the slopes would be retained at a 1.00:1 slope ratio (horizontal:vertical), while the lower portions of the slopes would be constructed at ratios ranging from 1.25:1 to 3.00:1 along the site's northern boundary. Along the eastern and southern slopes, the lower portions of the slopes would be constructed at a gradient of 3.00:1, while the lower portion of the western slopes would be constructed at a slope angle of 1.25:1. On the top or surface of the IDEFO, soil stabilizers would be utilized for dust control as required by the Reclamation Plan.

As part of the Reclamation Plan, any pond areas remaining on-site would be backfilled and/or graded to the elevations specified by 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.

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, 2075 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.

Revegetation would consist of the native seed mix required by the Reclamation Plan, as summarized in Table 3-1, *Reclamation Seed Mix*.

Table 3-1 Reclamation Seed Mix

| Species | Quantity |
|---|--------------------|
| Coyote Bush (<i>Baccharis pilularis</i>) | .10 lbs/acre |
| California Buckwheat (<i>Erigonum fasciculatum</i>) | 2.0 lbs/acre |
| Brittlebush (<i>Encelia farinose</i>) | 1.0 lbs/acre |
| Scalebroom (<i>Lepidospartum squamatum</i>) | .10 lbs/acre |
| California Sagebrush (<i>Artemisia californica</i>) | .50 lb/acre |
| Sugar Bush (<i>Rhus ovate</i>) | 3.0 lb/acre |
| Mule Fat (<i>Baccharis salicifolia</i>) | .10 lb/acre |
| Deerweed (<i>Acmispon glaber</i>) | 3.2 lb/acre |
| Desert Plantain (<i>Plantago ovate</i>) | 15.0 lb/acre |
| Total | 25 lbs/acre |

One year after seeding, the 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.

Financial Assurances for the Reclamation Plan are currently in-place, and were prepared in accordance with the Surface Mining and Reclamation Act (SMARA) *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. 42714

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42714
Project Case Type (s) and Number(s): Surface Mining Permit 00143R2 (SMP 143R2)
Lead Agency Contact Person: Matt Straite
Telephone Number: (951) 955-8631
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: Werner Corporation
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 143R2). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below. Please refer to the Environmental Impact Report (EIR) Addendum for a detailed description of the proposed Project, an overview of the Project's history, operational characteristics associated with the proposed Project, and planned reclamation activities.

SMP 143R2: SMP 00143R2 ("SMP 143R2") consists of a proposal to consolidate the activities allowed under several existing permits (SMP 143R1, SMP 150R1, and SMP 182) under a single, comprehensive entitlement for the property. Areas currently permitted for mining on the approximately 440 acre site encompass approximately 273 acres, but would be reduced under the proposed Project to approximately 232 acres. SMP 143R1, SMP 150R1, and SMP 182 would be consolidated into a single permit as part of the proposed Project (i.e., SMP 143R2), and all uses currently permitted would continue to be allowed under SMP 143R2. SMP 143R2 proposes to expand the permitted reserves to include the reserves currently within the slopes and setbacks on the SMP 143R2 site and between the SMP 143R2 site and the adjacent SMP 139R1 site, while reducing areas subject to mining in the southern and western portions of the site. Approval of SMP 143R2 also would extend the life of the existing entitlements by approximately 50 years (from January 2025 to December 31, 2075), and would retain the existing maximum annual tonnage limit of 2.0 million tons per year (mtpy). The 2.0 mtpy 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 143R2 would provide for the relocation of the existing down drain structure, as currently allowed under the existing SMPs.

Additionally, SMP 143R2 proposes to amend the reclamation area to include on-site slopes and setbacks that comprise the boundaries between the existing mining pits on the proposed SMP 143R2 site. The down-drain structure that occurs along the southern slopes of the existing SMP 139R1 site, adjacent and north of the Project site, would be relocated to the southern portion of the SMP 143R2 site, thereby facilitating mining of the slopes and setback areas between the proposed SMP 143R2 site and the adjacent SMP 139R1 site. An additional 10,500,000 tons of material would be made accessible by removing the slopes and setbacks on the Project site, making the total reserves on the proposed SMP 143R2 site approximately 67,000,000 tons (including existing permitted reserves).

To achieve final reclamation of the property, the Project proposes to operate an Inert Debris Engineered Fill Operation ("IDEFO") as part of SMP 143R2. 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 143R2. 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. As previously noted, importation of IDEFO materials would be part of the annual tonnage limit of 2.0 mtpy, such that the total export of aggregates and import of IDEFO materials would not exceed 2.0 mtpy.

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 143R2 (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 143R2 also identifies the proposed timetables and estimated completion target dates for the Project. Reclamation is proposed to be completed by December 31, 2075 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 would 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 EIR Addendum (CEQA Guidelines § 15145).

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

C. Total Project Area: Approximately 440 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 (+/- 440 acres) | Lots: N/A | Sq. Ft. of Bldg. Area: N/A | Est. No. of Employees: No Change |

D. Assessor's Parcel No(s): 290-120-(002, 005, 003, and 007) and 290-150-(002 and 003).

E. Street References: The Project site is south of the southern terminus of Maitri Road and west of Santiago Canyon Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 11, Township 5 South, Range 6 West & Section 14, Township 5 South, Range 6 West, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is currently operated as an existing sand and gravel pit, permitted by SMP 143 R1, SMP 150R1, and SMP 182. The site is surrounded by chain-link fencing and marked with signage. A 50-foot setback around the property is currently observed. 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. Areas subject to mining and ancillary activities are composed

entirely of disturbed habitat, with exception of a small area of undisturbed land supporting native vegetation communities in the northwestern portion of the Project site.

Within the western portion of the Project site is an existing office structure and associated parking area. South of the office structure is an Elsinore Valley Municipal Water District (EVMWD) water tank.

Mayhew Creek enters the Project site at the southern boundary. Flows from Mayhew Creek are conveyed 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 150R1 site contains flows from Mayhew Creek and directs them through three 48-inch diameter pipes under the east-west access road located at the northern site boundary.

Existing surrounding land uses include several mines located to the north and northwest. The Mayhew Aggregates and Mine Reclamation, which operates under permit SMP 139R1, occurs to the north. To the northwest is Chandler Aggregates, which operates pursuant to SMPs 133 and 202. These mines include three (3) Ready-Mix Concrete Batch Plants and an Asphalt Plant. The southern terminus of Maitri Road, a private improved two-lane roadway, and an east-west access road abuts the northern boundary of the Project site. Open space associated with the Santa Ana Mountains and the Cleveland National Forest occurs to the west and southwest of the Project site.

To the southeast of the Project site are several rural residential single-family homes and several water tanks. Immediately east of the 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, a recreational center, a fire station, an elementary school, open space, and parks. To the north of the Project site, beyond the Chandler Aggregates and Mayhew Aggregates mining sites, 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.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Temescal Canyon Area Plan of the County of Riverside's General Plan, and does not fall within a General Plan Policy Area or a General Plan Policy Overlay Area. Riverside County's General Plan and the Temescal Canyon Area Plan (TCAP) identify the Project site as "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, although open space would be maintained on the portions of the site not subject to mining activities. 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. Consistent with the findings of EIR No. 359, 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. As concluded by EIR No. 359 and the analysis contained herein, 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: Areas surrounding the Project site occur within the Temescal Canyon Area Plan (TCAP). None of the surrounding areas occur within a General Plan Policy Area or a General Plan Policy Overlay Area. Foundation Components surrounding the Project site include "Open Space" to the north, west, and south, and "Community Development" to the east. General Plan designations surrounding the Project site include the following: OS-MIN and "Open Space – Conservation (OS-C)" to the north; OS-C, "Rural Community- Estate Density Residential (RC-EDR)," "Estate Density-Very Low Density Residential (RC-VLDR)," and "Rural- Residential (RR)" to the east; "Open Space-Conservation Habitat (OS-CH)" to the south; OS-CH and "Open Space- Rural (OS-RUR)" to the west.

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 and "Specific Plan Zone (SP Zone)" to the north; SP Zone and "Rural Residential (R-R)" to the east; R-R to the south; and R-R and "Residential-Agricultural (R-A-10)" 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 "New Significant Impact" or "More Severe Impact" 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

Date

Printed Name

For Steve Weiss, 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 (MND), Environmental Impact Report (EIR), or Addendum to a previous EIR or MND 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 Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|--|--------------------------|--------------------------|--|--|
| 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; Project Application Materials; Visual Simulation Analysis

Findings of Fact:

a) **EIR No. 359 Finding:** At the time EIR No. 359 was certified, I-15, from the junction of State Route 91 (SR-91) and I-15 in the City of Corona, south to Interstate 215 (I-215), was shown on the State Master Plan as an "Eligible Scenic Highway." EIR No. 359 stated that mining operations associated with SMP 143R1, SMP 150R1, and SMP 182 would cause significant alteration of hillsides and canyons and excavations associated with SMP 143R1 and SMP 182 that would be visible from the southbound lanes of I-15. Although the County of Riverside was considering deleting the affected portion of I-15 from the State's List for Scenic Highways, EIR No. 359 nonetheless concluded that the topographical changes proposed by on-going mining activities would represent a significant and unavoidable impact. (Riv. County, 1991, pp. 137-138, 142)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site is located approximately 0.72 mile southwest of Interstate 15 (I-15), which is identified as a "State Eligible Scenic Highway" (Riv. County, 2003a, Figure C-9). However, due to intervening vegetation, topography, and existing development within the Sycamore Creek Specific Plan, areas proposed for disturbance or future reclamation efforts would not be prominently visible from I-15. Furthermore, because the Project proposes a substantial reduction in the approved mining limits along the western and southern boundaries, the Project would have reduced impacts to views from I-15 as compared to what was evaluated and disclosed by EIR No. 359 as a significant and unavoidable impact. Nonetheless, and consistent with the finding of EIR No. 359, on-going changes to the site's topography would have a significant and unavoidable impact to nearby segments of I-15, although such impacts would be reduced in comparison to the impacts disclosed by EIR No. 359. Therefore,

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

b) EIR No. 359 Finding: EIR No. 359 found that impacts to scenic resources, including but not limited to, trees, rock outcroppings, and unique or landmark features, would be significant and unavoidable. The mining activities evaluated in EIR No. 359 were found to result in significant alteration of hillsides and canyons, and significant changes to the site's existing topography and natural relief in areas in excess of 10% slope. EIR No. 359 found that with removal of vegetation on hillsides as a result of mining activities, the mining activities would substantially damage scenic resources in the area.

EIR No. 359 also found that the mining activities would obstruct views open to the public and would result in the creation of an aesthetically offensive site open to public view. EIR No. 359 evaluated the impacts to public views from three locations considered to be visually sensitive: Interstate 15, local residential locations, and the Glen Ivy Hot Springs recreational Area. Excavations of SMP 182 and SMP 143R1 were determined to be visible from the southbound lanes of I-15 for a short duration of the traveler's time (approximately 20 seconds if traveling at 60 miles per hour). Portions of the mining activities also were disclosed as being visible from the mobile homes that border Temescal Canyon Road, located approximately 1.25 miles north of the site. The excavated hillsides of SMP 143R1 and SMP 150R1 also were projected to be visible to people traveling southeast from on Temescal Canyon Road at the entrance of the Glen Ivy Hot Springs Resort. Potential visual and landform impacts that would create an aesthetically offensive site open to public view included excavations, mining machinery, stockpiles, and dust.

EIR No. 359 imposed Mitigation Measure 4.8.3 (renumbered herein as Mitigation Measures 4.8.3.a and 4.8.3.b) to reduce visual impacts of the mining activities. However, EIR No. 359 concluded that visual impacts and topographical changes impacting scenic resources could not be mitigated to a less-than-significant level and concluded that impacts to scenic resources would be significant and unavoidable. (Riv. County, 1991, pp. 49, 138, 142)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site comprises an existing aggregate mining operation. Consistent with the conclusions reached in EIR No. 359, mining activities associated with the Project would be visible to off-site locations. Although the site is largely disturbed under existing conditions, planned future mining activities would result in additional areas of excavation along the southern and western mining slopes as compared to existing conditions that would further degrade views of the site from off-site areas. However, the Project would result in an overall reduction in areas permitted for mining, particularly along the western and southern boundaries, which would serve to reduce the visual effect of the slopes as compared to the larger slopes that were assumed by EIR No. 359. Although no visually prominent rock outcroppings or landmark features occur on-site under existing conditions, proposed mining activities could result in impacts to individual oak trees located primarily in the western portions of the planning mining limits. However, only a limited number of oaks would be impacted by the Project (19 individual oak trees), and these 19 oak trees do not comprise a prominent scenic resource. Furthermore, the Project proposes to reduce areas subject to future mining activities by reducing the proposed mining limits along the western and southern slopes, thereby reducing the Project's impacts to scenic resources as compared to the level of impact evaluated and disclosed by EIR No. 359. Based on these considerations, impacts to scenic resources would be less than significant.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

The Project site is partially visible from surrounding areas. However, the Project involves mining activities, which would lower the elevations of the site. As a result, the Project has no potential to obstruct any prominent scenic vistas or views open to the public, and no impact would occur.

However, implementation of the Project would result in an expansion of the existing mining pits on-site, which would adversely affect public views of the site. Existing and proposed berms and vegetation located east of the SMP 143R2 site act to reduce visibility of the site from the east. However, proposed mining activities would nonetheless be visible from off-site locations, and would be considered "aesthetically offensive" prior to final reclamation of the site. Although the mitigation measures presented in EIR No. 359 would continue to apply to the Project (as modified/supplemented herein), it is not possible to mitigate the adverse visual effects associated with the on-going mining operations. Accordingly, and consistent with the conclusion of EIR No. 359, the Project would result in significant and unavoidable impacts due to the creation of an aesthetically offensive site open to public view, although such impacts would be slightly reduced as compared to the impact disclosed by EIR No. 359 due to the reduced mining limits proposed as part of the Project.

As indicated in the Visual Simulation Analysis (Appendix H), reclamation of the Project site would remediate all deleterious visual effects associated with the site under both existing and proposed conditions. As such, under long-term conditions, the proposed Project would not result in the creation of an aesthetically offensive site open to public view.

Based on the foregoing analysis, Project-related impacts to scenic resources, scenic vistas, and public views would be reduced as compared to what was evaluated and disclosed by EIR No. 359, although impacts to public views would continue to be significant and unavoidable. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source: Google Earth; Riverside County General Plan; Riverside County Ord. No 655

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts due to interference with the nighttime use of the Mt. Palomar Observatory.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site is located approximately 43.72 miles from the Mt. Palomar Observatory from its closest point (Google Earth, 2013). The limit of the Mt. Palomar Observatory Special Lighting area is 45 miles (Riv. County, 2003b, Figure 6; Riv. County, 1988). 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

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

nighttime use of the Mt. Palomar Observatory (Riv. County, 1988). Additionally, changes to the existing mining operations as 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, Project impacts to the Mt. Palomar Observatory 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|---|--------------------------|--------------------------|--|--|
| 3. Other Lighting Issues | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials; Riverside County Ord. No 655

Findings of Fact:

a & b) **EIR No. 359 Finding:** EIR No. 359 found that the proposed mining activities would not create a new source of substantial light or glare which would adversely affect day or nighttime views and would not expose residential property to unacceptable light levels. At night, surface mining activity in the valley would be visible due to outdoor lighting used for security and operational purposes. Mitigation Measure 4.8.3 was identified to ensure that night lighting would not be permitted to cast glare or unnatural shadows. EIR No. 359 concluded that these impacts would be less than significant with implementation of the required mitigation. (Riv. County, 1991, p. 131 and 142)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The proposed Project would not introduce any new sources of lighting beyond what occurs under existing conditions or beyond what was previously assumed by EIR No. 359. In addition, the Project is required to operate in conformance with the County Light Pollution Standard (Ord. No. 655) (Riv. County, 1988). 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. Consistent with the findings of EIR No. 359, the proposed Project's lighting impacts would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|---|--------------------------|--------------------------|--|--|
| 4. Agriculture | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|--|--------------------------|--------------------------|--|--|
| shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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; Riverside County GIS database (RCLIS); Project Application Materials

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to areas designated by the California Department of Conservation (CDC) as Prime Farmland, Unique Farmland, and/or Farmland of Statewide Importance.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The proposed Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance ("Farmland") to non-agricultural uses. According to current mapping information available from the CDC's Farmland Mapping and Monitoring Program (FMMP), on-site soils are designated as "Other Lands." Additionally, there are no lands in close proximity to the site that are designated as Farmland (CDC, 2012a). Furthermore, the Project site has been mined for approximately 35 years, and most of the soils on-site have been subject to disturbance and are not conducive to farming. Accordingly, no impacts to Farmland would occur as a result 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 analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 did not identify any inconsistencies with agricultural zoning, agricultural use, or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: According to mapping information available from the CDC, there are no lands in the Project vicinity that are subject to a Williamson Act Contract or included within an agricultural preserve (CDC, 2012b). SMP 143R1 and SMP 150R1 are currently zoned for "Mineral Resources and Related Manufacturing (M-R-A)" and SMP 182 is zoned for "Natural Assets (N-A)." Although both of these zoning designations allow for agricultural production, they also allow for mining and mining-related activities with approval of a surface mining permit according to Ordinance No. 555; thus, the on-going mining activities do not comprise a conflict with the site's existing zoning, which allows for both agricultural production and mining. Zoning designations surrounding the Project site include the following: OS-MIN and "Open Space – Conservation (OS-C)" to the north; OS-C, "Rural Community- Estate Density Residential

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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(RC-EDR), "Estate Density-Very Low Density Residential (RC-VLDR)," and "Rural-Residential (RR)" to the east; "Open Space-Conservation Habitat (OS-CH)" to the south; OS-CH and "Open Space-Rural (OS-RUR) to the west. With exception of the OS-MIN designation to the north and northwest of the Project site (which is discussed above), none of these surrounding zoning designations are considered an agricultural zoning designation. (RCLIS, 2014) Moreover, there are no active agricultural operations in the Project vicinity under existing conditions (Google Earth, 2013). Accordingly, impacts due to a conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve 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 analyzed in EIR No. 359. (Riv. County, 2014a)

c) **EIR No. 359 Finding:** At the time EIR No. 359 was certified, the site was surrounded by vacant land zoned for mining, National Forest Lands, agricultural land, and surface mining activities. While agricultural lands abutted the eastern and northern boundaries of SMP 143, and a small portion of the northern boundary of SMP 150, mining on these sites already was allowed. EIR No. 359 concluded that mining activities would be compatible with the surrounding land uses (including agricultural uses), and concluded that impacts would be less than significant. (Riv. County, 1991, p. 48, Figure 16)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Under existing conditions, and consistent with the conditions that existed at the time the EIR No. 359 was certified, the Project site is used for mining operations. Surrounding zoning currently includes M-R-A to the north, SP Zone and R-R to the east, RR to the south, and R-R, and R-A-10 to the west. As stated in Ordinance No. 625, only the following zoning designations are considered "land zoned for primarily agricultural purposes": Light Agriculture (A-1), Light Agriculture with Poultry (A-P), Heavy Agriculture (A-2), Agriculture-Dairy (A-D), and Citrus/Vineyard (C/V). None of these zoning designations occurs within proximity to the Project site. Moreover, and consistent with the conclusion reached in EIR No. 359, mining operations are not considered an incompatible use with agricultural uses. Furthermore, there are no active agricultural operations in the Project area. As such, the Project would not be subject to the County's "Right-to-Farm" ordinance, nor would the Project conflict with any existing agricultural uses or zoning. Accordingly, 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 analyzed in EIR No. 359

d) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: As explained in 4.a), b), and c), above, mining operations have existed on the Project site for over 35 years. Mining is permitted on-site and does not conflict with the site's current land use designations or zoning. No Farmland exists on the Project site or in the surrounding vicinity, and the site is not currently used for agricultural purposes (CDC, 2012a). Additionally, there are no active agricultural uses in the Project vicinity (Google Earth, 2013). As such, the proposed Project would not result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, 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 analyzed in EIR No. 359.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

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"/> |

Source: *Riverside County General Plan, Riverside County GIS database (RCLIS); Project Application Materials.*

Findings of Fact:

a,b,&c) **EIR No. 359 Finding:** The site is adjacent to, but not within, the boundaries of the Cleveland National Forest. EIR No. 359 did not identify any conflicts to existing zoning for forest land, timberland, or timberland zoned as "Timberland Production." (Riv. County, 1991, p. 176)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Under existing conditions, and consistent with the conditions that existed at the time the EIR No. 359 was certified, the Project site is used for mining operations. As such, there are no timber or forest lands on site. The only trees that occur on-site under existing conditions are oak trees, and only 19 individual oak trees would be impacted by planned mining activities as part of SMP 143R2. Additionally, no lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production (Riv. County, 2014a; Riv. County, 2003a, Figure OS-3). 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. Consistent with the findings of EIR No. 359, implementation of the proposed Project would not result in any adverse impacts to forest 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|---|--------------------------|--------------------------|--|--|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: SCAQMD Final 2012 Air Quality Management Plan; Google Earth; EIR No. 325; SCAQMD Guidance Document for Addressing Air Quality Issues in General Plan and Local Planning; Project Application Materials

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that the original project represented the continuation of an existing mining operation, which was operating in conformance with the site's existing General Plan land use and zoning designations. Since the assumptions utilized in the AQMP rely, in part, on the land use information from local agencies, and because the proposed mining activities were consistent with those land use designations, EIR No. 359 determined that no conflict would occur with respect to the assumptions utilized in the AQMP, and that SMPs 143R1, 150R1, and 182 would not conflict with or obstruct implementation of the 1989 AQMP. As such, EIR No. 359 did not identify any impacts due to a conflict with or obstruction of an applicable air quality management plan. (Riv. County, 1991, pp. 107-115)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Since the certification of EIR No. 359 in 1991, the South Coast Air Quality Management District (SCAQMD) has prepared a number of updated air quality management plans, the most recent of which was adopted in 2012 (2012 AQMP). The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The 2012 AQMP assumes that development associated with the build-out of general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP).

The proposed Project represents the continuation of an existing mining operation which is in conformance with the Riverside County General Plan land use and zoning designations. Since the Project site's land use and zoning designations are consistent with the General Plan upon which the 2012 South Coast Air Quality Management Plan (SCAQMP) was based, the Project would therefore conform to the planning assumptions included in the 2012 SCAQMP. Although the Project would extend the life of the existing entitlements by approximately 50 years, the SCAQMP relies on the General Plan land use and zoning designations as established by local cities and counties, and the

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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Project would not change the site's existing General Plan or zoning designations. Furthermore, because the total annual tonnage at the site would be restricted to a maximum of 2.0 mtpy, as occurs under the existing permits, there would be no increase in traffic to or from the site, nor would site operational activities increase beyond what was assumed by EIR No. 359. Although the Project would extend the life of the existing entitlements, as noted below under the analysis of Threshold 6.b), the SCAQMD identifies significance thresholds based on daily emissions; thus, the extended life of the site's entitlements would not lead to any new violations of the SCAQMD significance criteria. Moreover, because the total annual tonnage limit of 2.0 mtpy would apply to both imported IDEFO materials as well as exported aggregate materials, any combination of truck-trips could serve to reduce overall traffic from the site as compared to existing conditions and the conditions that were assumed by EIR No. 359, thereby resulting in a net reduction in the site's annual air quality emissions, including during the life of the extended permit activities. As such, the proposed Project would not conflict with or obstruct implementation of the 2012 SCAQMP, 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 analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 concluded that there would be no violations of any air quality standard or substantial contributions to any existing or projected air quality violation as a result of implementation of SMPs 143R1, SMP 150R1, or SMP 182. These permits were found to be consistent with the relevant policies within the Riverside County General Plan's proposed Air Quality Element. The Air Quality Element was designed to implement the policies and control measures of the 1989 Air Quality Management Plan. In addition, EIR No. 359 concluded that emissions associated with the mining facility were already occurring and would not increase as a result of implementing these new and revised permits. The emissions from the existing operations on-site were considered part of the ambient air quality for the site's vicinity. Therefore, implementation of these permits was found to not violate any air quality standards or contribute substantially to an existing or projected air quality violation. As such, no impacts were disclosed by EIR No. 359. (Riv. County, 1991, pp. 107, 109, and 113)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Since certification of EIR No. 359 in 1991, the federal and state air quality standards which were used to evaluate air quality impacts in EIR No. 359 have become more stringent. As stated above, EIR No. 359 identified no conflict with the relevant policies of the Riverside County General Plan's Air Quality Element, which were designed to implement the policies and control measures of the 1989 Air Quality Management Plan. The Project does not propose any changes in the amount of material annually mined on-site, or any changes in the operational equipment or vehicles use on-site. Furthermore, since certification of EIR No. 359 in 1991, new federal and state air quality standards have reduced emissions associated with motor vehicles, including construction equipment that would be operated under the proposed Project; thus, construction equipment that would be utilized under the proposed Project would yield a net reduction in criteria air pollutants as compared to what was evaluated and disclosed in EIR No. 359. There are no components of the proposed Project that would result in new or more severe air quality emissions as compared to what was evaluated and disclosed by EIR No. 359, because daily and annual operations and tonnage limits would not increase under the proposed Project. In fact, because certain haul truck trips may serve to both import IDEFO materials and export aggregate materials within the same round trip, and because both the import and export material would count towards the annual tonnage maximum, there could be a net reduction in truck trips under the proposed Project as compared to what was evaluated in EIR No. 359. Although the proposed Project would extend the life of the existing mining operation by 50 years, the amount of material permitted to be mined on-site would remain capped at 2,000,000 tons per year; as such, daily emissions of criteria

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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pollutants would not increase under the proposed Project, even during the extended permit period (i.e., from January 2025 to December 31, 2075). Therefore, all air quality effects associated with the proposed Project, including effects associated with the extended life of the site's mining permits, would be less than or equal to those that were analyzed and disclosed in EIR No. 359. Consistent with the findings of EIR No. 359, no air quality standards would be violated as a result of the proposed Project, including during the additional 50-years of planned operations proposed by the Project, and 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 analyzed in EIR No. 359.

c) **EIR No. 359 Finding:** EIR No. 359 found less-than-significant impacts associated with a cumulatively considerable net increase of criteria pollutants for which the region was non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). At the time EIR No. 359 was certified, the South Coast Air Basin (SCAB) was in violation of the National Ambient Air Quality Standards for (NAAQS) for ozone, carbon monoxide, nitrogen dioxide, fine particulates, and State Air Quality Standard for sulfates. In order to analyze cumulative emission impacts, the mine's effects on air quality were considered collectively with surrounding mining operations in the area which, at the time, included Chandler Sand and Gravel, West Coast Sand and Gravel, R.J. Noble Company, and Pharris Sand and Gravel. These mining projects were considered existing operations at the time EIR No. 359 was drafted, and therefore emissions from these mining operations did not represent any increase over existing considerations. Thus, the projected emissions did not represent any increase over existing conditions and no cumulatively considerable increase was found; accordingly, impacts were found to be less than significant. (Riv. County, 1991, pp. 100-107)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The proposed Project is a continuation of an existing mining operation. As explained in Section 3.2.3, the Project does not propose any changes in the amount of material mined on-site, nor does it propose to increase the number of vehicle trips or increase the number of on-site equipment associated with the existing mining operation. In fact, because certain haul truck trips may serve to both import IDEFO materials and export aggregate materials within the same round trip, and because both the import and export material would count towards the annual tonnage maximum, there could be a net reduction in truck trips under the proposed Project as compared to what was evaluated in EIR No. 359. As such, the emissions from the proposed mining operation are already accounted for in the baseline air quality conditions within the Project's vicinity. In addition, future mining operations under SMP 143R2 would be required to comply with more stringent state and federal emission control standards. Specifically, mining operations would be subject to the following requirements which were not applicable at the time EIR No. 359 was certified:

- 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."

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| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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- 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."

Although the proposed Project would extend the life of the existing mining operation by 50 years, the amount of material permitted to be mined on-site would remain capped at 2,000,000 tons per year; as such, daily emissions of criteria pollutants would not increase under the proposed Project. In addition, compliance with the requirements listed above would likely decrease emissions from the mining site in comparison to what was evaluated and disclosed in EIR No. 359. Therefore, taking into account the stringent air quality requirements presented above, and the fact that the Project does not propose any increase in the intensity of the existing mining operation (i.e., no increased equipment or change to annual tonnage limit) that would result in increased air quality emissions, the proposed extension of the expiration date of the permit would result less-than-significant air quality impacts and would not increase any air quality effects beyond what was previously disclosed in EIR No. 359. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

d) **EIR No. 359 Finding:** Although EIR No. 359 concluded there were no sensitive receptors in the local area at the time EIR 359 was certified, EIR No. 325, which was prepared in support of the Sycamore Creek Specific Plan and was certified by the County in 1994, included an evaluation of impacts to residents within the Sycamore Creek community from the on-going mining operations. As concluded in EIR No. 325, the Sycamore Creek Specific Plan incorporated coniferous tree species along the western boundary "...for use as wind screens, pollution filters and dust particulate matter filters between the community development edge and the mining operation boundary." A minimum of two staggered rows of closely planted conifers and/ or pines were proposed near the top of the northwest edge of the landscape screen berm along the mining operation edge. In addition, a third row of closely spaced conifers or pines were proposed directly adjacent to the mining operation boundary. This third row of trees was intended to act as a first line of defense against wind-blown matter to further minimize adverse impacts. These three rows of tree plantings were disclosed by EIR No. 325 as reducing fine particulate levels to 12.5% of potential levels and were determined to reduce dust levels sufficiently to avoid nuisance impacts to proposed residents during prevailing wind conditions, reducing impacts from mining operations on the Sycamore Creek community to below a level of significance. These required conifers/pines have been planted along a majority of the western edge of the Specific Plan, and additional conifers/pines will be installed in the southern portions of the Specific Plan area as homes in the southern portion of the community are constructed. (Riv. County, 1994, pp. V-55 to V-57; Google Earth, 2013)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Since certification of EIR No. 359 in 1991 and certification of EIR No. 325 in 1994, a number of planning areas within the Sycamore Creek Specific Plan have been built out just east of the Project site, within one mile of existing on-site mining operations. According to SCAQMD, sensitive receptors may be located at schools, playgrounds, and residences, all of which are located within one (1) mile of the Project site within the Sycamore Creek Specific Plan (SCAQMD, 2005; Google Earth, 2013). The mining operations associated with the proposed Project had been in existence for over 35 years and were fully considered as part of EIR No. 325 which was adopted by the Riverside County Board of Supervisors in November of 1994 for the Sycamore Creek Specific Plan (Specific Plan No.256).

As described in EIR No. 325, mining operations generate substantial fugitive dust emissions and would expose residential land uses in the Sycamore Creek Specific Plan to significant adverse air

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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quality impacts. To mitigate the potential adverse effect, the Sycamore Creek Specific Plan (SP 256) required 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 comprise or will comprise 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. (Riv. County, 1994, pp. V-55 to V-57)

There are no conditions associated with the proposed Project that would result in an increase in dust emissions beyond what was evaluated and disclosed in EIR No. 325. The Project would be conditioned by the County, and is required pursuant to SCAQMD requirements, to control fugitive dust associated with roadways and on-site stockpiles. Moreover, the Project does not propose to increase the intensity of on-site operations, and there would be no increase in the site's allowable annual tonnage of 2.0 mtpy. In fact, because certain haul truck trips may serve to both import IDEFO materials and export aggregate materials within the same round trip, and because both the import and export material would count towards the annual tonnage maximum, there could be a net reduction in truck trips (and attendant air quality emissions) under the proposed Project as compared to what was evaluated in EIR No. 325. Although the proposed Project would extend the life of the existing mining operation by 50 years, the specialized landscape buffers that have been or will be installed along the western boundary of SP 256 would continue to maintain Project-related fugitive dust emissions affecting residents of SP 256 at less-than-significant levels.

Therefore, any potential impacts to sensitive receptors have previously been mitigated for by design measures incorporated into the Sycamore Creek Specific Plan, as documented in EIR No. 325. Accordingly, impacts to nearby sensitive receptors would be less than significant. As such, 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 and/or 359.

e) **EIR No. 359 Finding:** Mining-related land uses are not sensitive receptors. Thus, EIR No. 359 found that the proposed mining operations 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.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: As stated above, 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. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

f) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts due to odors from proposed mining operations that could affect a substantial number of people. Therefore, EIR No. 359 concluded that proposed mining operations would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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 reactive organic gas (ROG) are objectionable to some people but emissions and their associated odors disperse rapidly from the source. Since the Project does not propose any changes in site operations, equipment, or the rate or

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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amount of vehicular use, and because there is no historical record of objectionable odor complaints, it is reasonable to conclude that the proposed Project, which would extend the life of the existing mining operations by 50 years, would not create objectionable odors affecting a substantial number of people. Accordingly, a less-than-significant impact due to odors would occur. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> |

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Source: *Project Application Materials; Biological Resources Assessment*

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: In 2003, and subsequent to certification of EIR No. 359, Riverside County adopted the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is the only applicable habitat conservation/planning program for Western Riverside County. As indicated on Figure EA-1, *MSHCP Overlay Map*, the Project site is not within an MSHCP criteria cell, indicating that the Project site is not targeted for long-term conservation by the MSHCP.

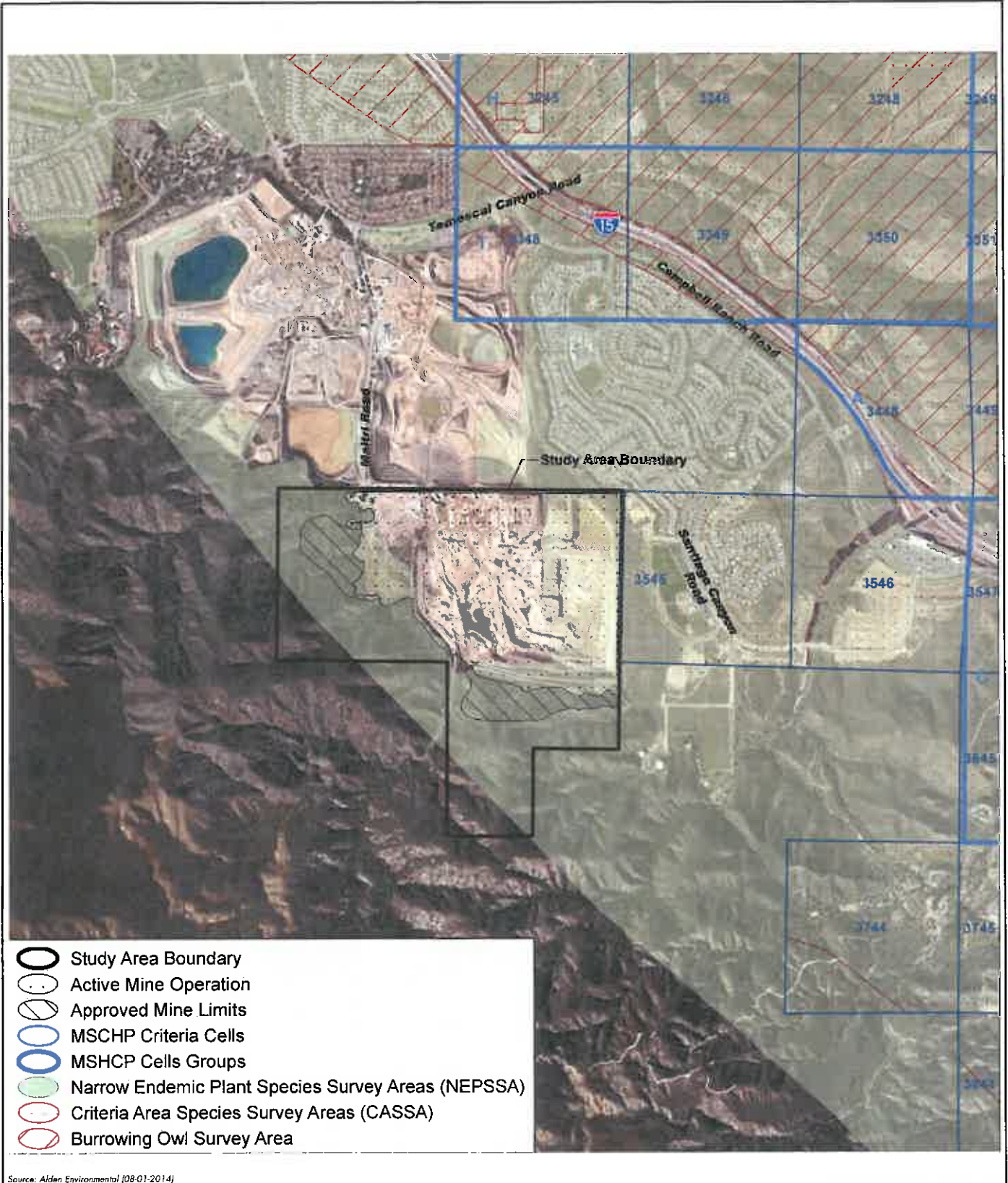
Although habitat conservation is not required on the Project site by the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" 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." An assessment of the Project's consistency with these requirements is provided below.

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 (Alden Environmental, Inc.). As discussed in Section 2.4.5.B, two wetland/riparian vegetation communities occur within the Project site: southern sycamore woodland and alluvial fan scrub (refer to Figure EA-2, *On-Site Biological Resources Map*). These vegetation communities would be considered MSHCP riparian/riverine habitat. However, neither of these areas provides suitable habitat for southwestern willow flycatcher (*Empidonax traillii extimus*), least Bell's vireo (*Vireo bellii pusillus*), or other sensitive riparian bird species. Additionally, these areas would not be affected by the proposed Project, as these areas occur outside of the proposed mining limits. Given the lack of suitable habitat and location outside of the proposed mining limits, sensitive riparian bird surveys were not required or conducted by the Project biologist (Alden, 2014, pp. 4-5, 7-8).

In addition, there are no vernal pools or ephemeral ponding habitat capable of supporting listed fairy shrimp species on the Project site; therefore, no surveys for fairy shrimp species were



Source: Alden Environmental (08-01-2014)

Figure EA-1

MSHCP OVERLAY MAP

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 www.tbplanning.com





- Riparian/Riverine**
 - Southern Sycamore Woodland
 - Alluvial Fan Scrub
 - Potential Waters of the U.S.
 - Potential Waters of the U.S.
- Uplands**
 - Coast Live Oak (*Quercus agrifolia*) Tree*
 - Coast Live Oak Woodland
 - Riversidean Sage Scrub
 - Scrub Oak Chaparral
 - Disturbed/Developed
- Active Mine Operation**
 - Approved Mine Limits
 - Proposed Mine Limits
 - Approved Mine Limits
 - Proposed Mine Limits

* Individual tree with DBH of two inches or larger, within proposed active mine areas.

Source: AMM, Environment.ca.gov 8/20/2014



Figure EA-2

ON-SITE BIOLOGICAL RESOURCES MAP

January 13, 2015

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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required or conducted by the Project biologist. The MSHCP requires analysis of Project's impacts to riparian/riverine areas through the preparation of a Determination of Biological Superior or Equivalent Preservation (DBESP). However, the proposed limits of mining would be outside these areas and there would be no direct Project impacts to riparian/riverine habitat. Therefore, a DBESP would not be required. (Alden, 2014, p. 8)

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 on the southern and western edges of the Project site. A general biological survey and vegetation mapping visit of the Project site was conducted on April 23, 2013. The entire site was surveyed on foot. No NEPSSA, CAPSSA, or other sensitive plant species were observed within the study area (Alden, 2014, p. 2). As such, the proposed Project would not result in any impacts to Narrow Endemic Plant Species; therefore, the Project would be fully consistent with MSHCP Section 6.1.3.

Project Compliance with MSHCP Section 6.1.4

According to the Section 6.1.4 of the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects associated with locating development in proximity to MSHCP conservation areas. As indicated on Figure EA-1, the Project site is not adjacent to any MSHCP conservation areas. Consequently, the Urban/Wildlife Interface Guidelines do not apply to the Project and a significant impact due to a conflict with MSHCP Section 6.1.4 would not occur. (Alden, 2014, p. 7)

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). The Project site is not located within survey areas for CAPSSA species. In addition, the study area also is not located within areas identified as existing or proposed cores or linkages. No portion of the Project site occurs 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 plant and animal species are not applicable to the proposed Project. (Alden, 2014, p. 7)

Based on the foregoing analysis, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. As 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 analyzed in EIR No. 359.

Compliance with the requirements of Section 6.0 of the MSHCP is intended to provide full mitigation under CEQA, the National Environmental Policy Act, the California Endangered Species Act (CESA), and the federal Endangered Species Act (FESA) for impacts on species and habitats covered by the MSHCP. Although the Project fully complies with the requirements of Section 6.0 and no impacts due to a conflict with the MSHCP would occur, new Mitigation Measures 4.9.3.i and 4.9.3.j have nonetheless been identified as standard requirements to ensure that Project-related impacts to

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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MSHCP covered species and other biological resources remain less than significant. (Alden, 2014, p. 8). As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 determined that no threatened or endangered species were identified on site. The site was not located within the range of any endangered or threatened species according to the Riverside County General Plan Endangered, Rare and Threatened Wildlife Ranges and Habitats Map. Therefore, EIR No. 359 concluded that there would no adverse impact to these species and a less-than-significant impact would occur. (Riv. County, 1991, pp. 148-149)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Mining activities associated with the proposed Project have the potential to directly or indirectly impact endangered or threatened plant or animal species, if such species occur within areas planned for impact by the Project. A discussion of potential impacts to sensitive plant and animal species is provided below.

Impacts to Listed Plant Species

According to the Project's biologist (Alden Environmental, Inc.), no NEPSSA, CASSA, or other sensitive plant species were observed within the study area (Alden, 2014, p. 5). A list of plant species observed is included as Appendix A of the Biological Resources Assessment (Technical Appendix C). Furthermore, as shown on Figure EA-2, mining activities would largely be contained to the existing active mining area which is already disturbed. Therefore, a significant impact to listed plant species would not occur as a result of Project activities.

Impacts to Listed Animal Species

According to the Project's biologist (Alden Environmental, Inc.), no sensitive animal species were observed on-site (Alden, 2014, p. 5). A list of animal species observed or detected is included in Appendix B of the Biological Resources Assessment (Technical Appendix C). Since the site survey completed by the Project biologist was conducted during daylight hours, the presence of nocturnal animals such as coyotes (*Canis latrans*), raccoons (*Procyon lotor*), and rodents could be determined only by indirect sign (tracks, scat, or burrows). A complete list of these species would require night surveys and trapping, but this type of surveying is not warranted because the potential for such species to occur and the relative sensitivity of animals that might be detected are both low. As shown on Figure EA-2, mining activities would largely be contained to the existing active mining area which is already disturbed. Therefore, impacts to listed animal species as a result of Project activities would be less than significant.

As mentioned in the analysis and discussion of Threshold 7.a), compliance with the requirements of Section 6.0 of the MSHCP is intended to provide full mitigation under CEQA, the National Environmental Policy Act (NEPA), the California Endangered Species Act (CESA), and the federal Endangered Species Act (FESA) for impacts on species and habitats covered by the MSHCP. Although the Project fully complies with the requirements of Section 6.0, new Mitigation Measures 4.9.3.i and 4.9.3.j have nonetheless been identified as standard requirements to ensure that Project-related impacts to MSHCP covered species and other biological resources are less than significant. (Alden, 2014, p. 8).

Based on the foregoing analysis, the proposed Project would not adversely impact any endangered or threatened species and 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 analyzed in EIR No. 359.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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c) **EIR No. 359 Finding:** EIR No. 359 found that while no species identified as candidate, sensitive, or special status were observed on the site, the habitats identified on the site were found to be suitable for a number of species of “special concern” including the Cooper’s hawk, California gnatcatcher, San Diego horned lizard, California tree frog, and the two-striped garter snake. The mining activities were found to result in the destruction of existing native flora and fauna on the site and would therefore have a substantial adverse effect, through habitat modifications, on the special status species listed above. These impacts were concluded to be significant and unavoidable impacts for which no additional mitigation was available. (Riv. County, 1991, p. 148)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: As noted in the analysis and discussion of Threshold 7.b.), mining activities associated with the proposed Project have the potential to directly or indirectly impact candidate, sensitive, or special status plant and animal species, if such species occur within areas planned for impact by the Project. No NEPSSA, CASSA, or other sensitive plant species or any sensitive animal species were observed within the study area. Furthermore, as shown on Figure EA-2, mining activities would largely be contained to the existing active mining area which is already disturbed.

As mentioned in the analysis and discussion of Threshold 7.a), compliance with the requirements of Section 6.0 of the MSHCP is intended to provide full mitigation under CEQA, the National Environmental Policy Act, the California Endangered Species Act (CESA), and the federal Endangered Species Act (FESA) for impacts on species and habitats covered by the MSHCP. Although the Project fully complies with the requirements of Section 6.0, new Mitigation Measures 4.9.3.i and 4.9.3.j have nonetheless been identified as standard mitigation conditions to ensure that Project-related impacts to MSHCP covered species and other biological resources are less than significant. (Alden, 2014, p. 8).

As such, the Project would not have the potential to directly or indirectly (through habitat modifications) have a substantial adverse effect on any candidate, sensitive or special status species and 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 analyzed in EIR No. 359.

d) **EIR No. 359 Finding:** EIR No. 359 did not identify impacts to the movement of any native resident or migratory fish or wildlife species, or with established native resident, or migratory wildlife corridors within the site. EIR No. 359 did not identify any impacts to the use of native wildlife nursery sites.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: As mentioned in the analysis of Threshold 7.a), the Project site is not located within an area identified as an existing or proposed core or linkage. Furthermore, the MSHCP is intended, in part, to facilitate wildlife movement throughout western Riverside County, the Project is fully consistent with the MSHCP requirements (assuming implementation of the EIR No. 359 mitigation measures, as modified/supplemented herein). Additionally, EIR No. 359 Mitigation Measure 4.9.3.g (as modified herein) would continue to apply to the proposed Project to ensure that impacts to bird nesting sites would not occur. As such, impacts to wildlife movement and wildlife nursery sites 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 analyzed in EIR No. 359.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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e) **EIR No. 359 Finding:** EIR No. 359 identified two sensitive habitats on the Project site: southern oak woodland and southern riparian woodland. The excavation boundaries of the site were modified such that 95% of the sensitive southern oak woodland and southern riparian communities were preserved. As such, the EIR determined that impacts on sensitive natural communities would be less than significant. (Riv. County, 1991, p. 146 and 152)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Five vegetation communities occur on site, including coast live oak woodland, Riversidean sage scrub, scrub oak chaparral, southern sycamore woodland, and alluvial fan scrub. In addition, much of the land cover on the Project site consists of disturbed/developed area. A discussion of Project impacts to each of the vegetation communities located on-site is provided below:

- **Coast Live Oak Woodland:** This community occurs in patches primarily in the northwestern portion of the Project site (refer to Figure EA-2). Dominant species observed in this habitat include coast live oak, toyon (*Heteromeles arbutifolia*), and blue elderberry (*Sambucus nigra ssp. caerulea*). A total of 14 acres of this habitat occurs in the study area, 1.3 acres of which occurs within the proposed mining limits. (Alden, 2014, p. 4)
- **Riversidean Sage Scrub:** This vegetation community occurs primarily on south facing slopes within the Project site (refer to Figure EA-2). Predominant plant species in this community on site include California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*). Areas where Riversidean sage scrub species have begun to reestablish themselves upon graded slopes in the active mine area are mapped as disturbed Riversidean sage scrub. Approximately 36 acres of Riversidean sage scrub habitat (including disturbed) occurs on site (Figure EA-2), 0.1 acre of which occurs within the proposed mining limits. (Alden, 2014, p. 4)
- **Scrub Oak Chaparral:** This is the most abundant community within the study area, occurring on ridge tops and north facing slopes. Approximately 150 acres of shrub oak chaparral occurs on site (refer to Figure EA-2), 0.4 acre of which occurs within the proposed mining limits. (Alden, 2014, p. 4)
- **Southern Sycamore Woodland:** Southern sycamore woodland is a riparian habitat predominated by western sycamore (*Platanus racemosa*). This community on site is almost entirely made up of sycamore trees forming a closed canopy at the bottom of a drainage in the western portion of the study area. Other species observed within this community include blue elderberry and western poison oak (*Toxicodendron diversilobum*). Approximately 1.3 acres of sycamore woodland occurs on site (refer to Figure EA-2). (Alden, 2014, pp. 4-5)
- **Alluvial Fan Sage Scrub:** This vegetation community occurs along drainages and outwash fans that experience infrequent, but severe flooding events. Characteristic species within this community on site include scale-broom (*Lepidospartum squanmatum*), thick leaf yerba santa (*Eriodictyon crassifolium var. crassifolium*), mule fat (*Baccharis salicifolia*), and white sage (*Salvia apiana*). This community occurs on the flood zone terraces of the mouth of Mayhew Canyon. Approximately 1.4 acres of alluvial fan scrub occurs on site (refer to Figure EA-2). (Alden, 2014, p. 5)
- **Disturbed/Developed:** This land type encompasses the active mining operations and constructed facilities within the study area. This includes the existing buildings, parking lots,

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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paved areas, water tower, dirt roads, equipment storage areas, settling ponds, aggregate piles, and graded/mined areas. These areas provide no native habitat for plant or wildlife species. Approximately 238.4 acres of disturbed/developed area occurs on the Project site (refer to Figure EA-2). (Alden, 2014, p. 5)

As indicated in the above analysis, 238.4 acres of the Project site are already disturbed or developed and does not support any sensitive habitats. Furthermore, the Project would not result in any impacts to riparian habitat, as none occurs within areas proposed for mining activities. As indicated on Figure 3-2, SMP 143R2 would result in a net decrease to the existing mining limits on site by approximately 41 acres. This reduction in mining limits would reduce the effects on the vegetation communities listed above. Furthermore, compliance with the requirements of Section 6.0 of the MSHCP is intended to provide full mitigation under CEQA, the National Environmental Policy Act, the California Endangered Species Act (CESA), and the federal Endangered Species Act (FESA) for impacts on habitats covered by the MSHCP, including the habitat types discussed above. Although the Project fully complies with the requirements of Section 6.0, new Mitigation Measures 4.9.3.i and 4.9.3.j have nonetheless been identified as standard mitigation conditions to ensure that Project-related impacts to MSHCP covered species and other biological resources are less than significant. (Alden, 2014, p. 8)

Although the Project's impacts to 1.3 acres of Coast Live Oak Woodland would be less than significant due to mandatory compliance with Section 6.0 of the MSHCP, Public Resources Code § 21083.4 requires mitigation for impacts to oak woodlands. Pursuant to Public Resources Code § 21083.4(b)(1), new mitigation measure 4.9.3.k has been imposed on the Project to require the placement of 1.3 acres of Coast Live Oak Woodland habitat located on-site and outside of the proposed mining and disturbance limits into a permanent conservation easement. Implementation of the required mitigation would ensure Project compliance with Public Resources Code § 21083.4.

As such, the proposed Project would result in a less-than-significant impact to riparian habitat and other sensitive natural communities. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

f) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: As noted in the analysis and discussion of Threshold 7.e), two wetland/riparian vegetation communities occur within the study area: southern sycamore woodland, and alluvial fan scrub. A jurisdictional delineation was conducted by the Project's biologist on May 2, 2013. Two potentially jurisdictional drainages were identified within the study area (refer to Figure EA-2). The first is the remnant portion of Mayhew Creek in the southern portion of the study area. The second is a small, unnamed tributary that flows into the active mine area from the hills to the west. These drainages have been cut off by the previously approved and permitted mine activities and, as such, are no longer connected to downstream water bodies. The two mapped drainages support features (bed and bank, water marks, etc.) required to be considered jurisdictional by the U.S. Army Corps of Engineers (Corps), CDFW, and the Regional Water Quality Control Board (RWQCB); however, their lack of connectivity to downstream jurisdictional features may negate this, making them non-jurisdictional.

As designed, the proposed mining limits would not impact either of these drainages, thereby avoiding the need for agency permits. As such, the Project would result in less-than-significant impacts on

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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wetlands. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

g) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to local policies or ordinances protecting biological resources.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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 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, the results of which are documented in the Biological Resources Assessment (Appendix C) and summarized below.

A total of 19 individual coast live oak trees were mapped within the proposed mine impact area, and an additional 13 more were mapped within 1991 approved mine limits (refer to Figure EA-2). Each of the trees met the County's mapping criteria and appeared to be in good condition. The trees were in groups, forming patches of coast live oak woodland habitat, as described in Threshold 7.e). The proposed Project would impact 19 individual coast live oak trees (refer to Table EA-1, tree numbers 1-19). Thus, implementation of the Project would result in reduced impacts to oak trees as compared to the project evaluated in EIR No. 359.

Mitigation Measure 4.9.3.h (as modified herein), which requires replacement of impacted oak trees in accordance with the County's Oak Tree Management Guidelines, would reduce impacts to oak trees to a less-than-significant level. In accordance with County guidelines, individual oak trees subject to removal as part of the proposed Project must be mitigated through replacement based on a ratio relative to the diameter at breast (DBH) of the impacted trees. Impacted trees would be replaced with 5-gallon trees of the same species at the replacement ratios presented in Table EA-2, *Oak Tree Replacement Ratio*. Using the replacement ratios found in Table EA-2 for the impacted trees, a total of 110 replacement coast live oak trees would be required. Tree replacement would occur at a location determined by the Project proponent, and would be subject to approval by the County of Riverside.

In addition to the Riverside County Oak Tree Management Guidelines, Public Resources Code § 21083.4 requires mitigation for impacts to oak woodlands. As indicated in the above discussion of Threshold 7.e), the Project would result in impacts to 1.3 acres of Coast Live Oak Woodland. In order to ensure Project compliance with Public Resources Code § 21083.4, and pursuant to Public Resources Code § 21083.4(b)(1), new Mitigation Measure 4.9.3.k has been imposed on the Project to require the placement of 1.3 acres of Coast Live Oak Woodland habitat located on-site and outside of the proposed mining and disturbance limits into a permanent conservation easement. Implementation of the required mitigation would ensure Project compliance with Public Resources Code § 21083.4.

Based on the forgoing analysis, impacts to oak trees subject to the Oak Tree Management Guidelines and impacts to oak woodland habitat would be less than significant assuming replacement of impacted oak trees, as would be assured by the mitigation specified in EIR No. 359 (as modified herein), and through the permanent conservation of 1.3 acres of Coast Live Oak Woodland on-site (as required pursuant to new Mitigation Measure 4.9.3.k). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

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| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Table EA-1 Summary of On-Site Oak Trees

| Table 1 Oak Tree Survey Results | | | | |
|------------------------------------|--------------------------|----------|-----------|-----------|
| Number | Species | Trunk | DBH Range | Condition |
| 1 | <i>Quercus agrifolia</i> | Single | 51" – 60" | Good |
| 2 | <i>Quercus agrifolia</i> | Single | 21" – 30" | Good |
| 3 | <i>Quercus agrifolia</i> | Single | 41" – 50" | Good |
| 4 | <i>Quercus agrifolia</i> | Single | 51" – 60" | Good |
| 5 | <i>Quercus agrifolia</i> | Single | 31" - 40" | Good |
| 6 | <i>Quercus agrifolia</i> | Single | 51" – 60" | Good |
| 7 | <i>Quercus agrifolia</i> | Single | 31" - 40" | Good |
| 8 | <i>Quercus agrifolia</i> | Multiple | 21" – 30" | Good |
| 9 | <i>Quercus agrifolia</i> | Single | 31" - 40" | Good |
| 10 | <i>Quercus agrifolia</i> | Single | 41" – 50" | Good |
| 11 | <i>Quercus agrifolia</i> | Multiple | 21" – 30" | Good |
| 12 | <i>Quercus agrifolia</i> | Multiple | 21" – 30" | Good |
| 13 | <i>Quercus agrifolia</i> | Single | 21" - 30" | Good |
| 14 | <i>Quercus agrifolia</i> | Multiple | 21" - 30" | Good |
| 15 | <i>Quercus agrifolia</i> | Single | 11" - 20" | Good |
| 16 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 17 | <i>Quercus agrifolia</i> | Multiple | 21" – 30" | Good |
| 18 | <i>Quercus agrifolia</i> | Single | 21" – 30" | Good |
| 19 | <i>Quercus agrifolia</i> | Multiple | 31" – 40" | Good |
| 20 | <i>Quercus agrifolia</i> | Multiple | 31" – 40" | Good |
| 21 | <i>Quercus agrifolia</i> | Multiple | 31" – 40" | Good |
| 22 | <i>Quercus agrifolia</i> | Multiple | 31" – 40" | Good |
| 23 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 24 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 25 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 26 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 27 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 28 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 29 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 30 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 31 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |
| 32 | <i>Quercus agrifolia</i> | Single | 11" – 20" | Good |

(Alden, 2014, p. 6)

Table EA-2 Oak Tree Replacement Ratio

| Impacted Tree DBH | Replacement Ratio |
|-------------------|-------------------|
| 2" to 10" | 3:1 |
| 11" to 20" | 4:1 |
| 21" to 30" | 5:1 |
| 31" to 40" | 6:1 |
| 41" to 50" | 7:1 |
| 51" to 60" | 8:1 |

(Alden, 2014, p. 9)

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Mitigation:

Revised/Supplemented Mitigation Measures

EIR No. 359 includes 8 mitigation measures (listed as eight bullet points under Mitigation Measure 4.9.3), which would continue to apply to the proposed Project. However, some of the mitigation measures identified by EIR No. 359 are out of date and do not reflect current regulatory requirements. Accordingly, the following EIR No. 359 Mitigation Measures would be superseded and replaced by the revised (and more stringent) biology requirements listed below, and are based on the recommendations of the Project’s biologist (Alden Environmental, Inc.):

Former EIR No. 359 Mitigation Measure 4.9.3 (bullet No. 2) [Renumbered as Mitigation Measure 4.9.3.g]: EIR No. 359, Mitigation Measure 4.9.3, bullet No. 2, includes the following requirement: “Initial preparation of the site, with exception of the 50 foot setback areas, for mining (stripping off of vegetation) should be conducted between August and February to minimize impacts to breeding birds.” This portion of Mitigation Measure 4.9.3 shall be replaced and superseded with Mitigation Measure 4.9.3.g, which more accurately reflects the recommendations of the Project’s biologist and current regulatory requirements:

- ~~Initial preparation of the site, with exception of the 50 foot setback areas, for mining (stripping off of vegetation) should be conducted between August and February to minimize impacts to breeding birds.~~ **Mitigation Measure 4.9.3.g (Condition of Approval 20.EPD.001):** As a condition of approval, initial vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:
 - A migratory nesting bird survey of the Project’s impact footprint shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.
 - A copy of the migratory nesting bird survey results report shall be provided to the County. If the survey identifies the presence of active nests, then the qualified biologist shall provide the County with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the County and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the County verify that the nests are no longer active.

Former EIR No. 359 Mitigation Measure 4.9.3 (bullet No. 5) [Renumbered as Mitigation Measure 4.9.3.h]: EIR No. 359, Mitigation Measure 4.9.3, Bullet No. 5, includes the following requirement: “The limits of the area to be mined shall be staked a minimum of every 200 feet to protect the mature oaks on the sites of SMP 182-West and South and SMP 150R1.” This portion of Mitigation Measure 4.9.3 shall be replaced by Mitigation Measure 4.9.3.h, which more adequately reflects current County policies regarding oak trees:

- **Mitigation Measure 4.9.3.h (Condition of Approval 20.EPD.002):** The limits of the area to be mined shall be staked a minimum of every 200 feet to protect the mature oaks on the sites of SMP 182 West and South and SMP 150R1 SMP 143R2. In addition, prior to

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| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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commencement of mining activities within 100 meters of any oak trees, individual oak trees subject to impact must be mitigated through replacement based on a ratio relative to the diameter at breast (DBH) of the impacted trees. Impacted trees shall be replaced with 5-gallon trees of the same species at the replacement ratios presented in the following table. Tree replacement shall occur at a location determined by the Project proponent, which shall be subject to approval by the County of Riverside.

| Impacted Tree DBH | Replacement Ratio |
|-------------------|-------------------|
| 2" to 10" | 3:1 |
| 11" to 20" | 4:1 |
| 21" to 30" | 5:1 |
| 31" to 40" | 6:1 |
| 41" to 50" | 7:1 |
| 51" to 60" | 8:1 |

Supplemental/New Mitigation Measures

In addition, and in order to further ensure that Project-related impacts to Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) covered species and other biological resources are fully precluded, the County has imposed the following new biology mitigation measures on the proposed Project:

- **Mitigation Measure 4.9.3.i (Condition of Approval 10.PLANNING.028):** Within 90 days of issuance of the revised SMP 143R2 permit, the Project applicant shall pay any appropriate development mitigation fee associated with the MSHCP, which will be based on the number of acres affected. The fee shall be paid to the County of Riverside during the processing of the proposed Project.
- **Mitigation Measure 4.9.3.j (Condition of Approval 20.EPD.003):** Prior to any new disturbance within 100 meters of Riparian/Riverine features identified as "Southern Sycamore Woodlands," "Alluvial Fan Scrub," or "Potential Waters of the U.S. on Figure 2-4 of the Project's MND, all such areas shall be staked and marked with signage indicating that no disturbance shall occur within these areas. Riverside County shall sign off on the staking and signage prior to any disturbance within the 100-meter buffer.
- **Mitigation Measure 4.9.3.k (Condition of Approval 10.PLANNING.031):** Prior to any new disturbance within on-site Coast Live Oak Woodland Habitat, the Project Applicant shall place 1.3 acres of Coast Live Oak Woodland located on-site and outside of the proposed mining and impact limits into a permanent conservation easement.

Monitoring:

Mitigation Measure 4.9.3.g: Riverside County shall ensure compliance with this requirement as part of annual reporting and inspections of the SMP 143R2 site.

Mitigation Measure 4.9.3.h: The Riverside County Planning Department will ensure that no disturbance to trees subject to the Oak Tree Management Guidelines shall occur until the required mitigation has been implemented.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Mitigation Measure 4.9.3.i: Riverside County shall ensure compliance with this requirement as part of annual reporting and inspections of the SMP 143R2 site.

Mitigation Measure 4.9.3.j: Riverside County shall ensure compliance with this requirement as part of annual reporting and inspections of the SMP 143R2 site.

Mitigation Measure 4.9.3.k: Riverside County shall ensure compliance with this requirement as part of annual reporting and inspections of the SMP 143R2 site.

CULTURAL RESOURCES Would the project

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|---|--------------------------|--------------------------|--|--|
| 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: Project Application Materials

Findings of Fact:

a & b) **EIR No. 359 Finding:** EIR No. 359 found that no historical sites or resources were located during the survey of the site. However, Mitigation Measure 4.10.3 (renumbered herein as Mitigation Measure 4.10.3.a) was identified to ensure that an archaeologist is consulted if any cultural resources are encountered as a result of mining excavations. Therefore, EIR No. 359 concluded that impacts would be less than significant with mitigation incorporated. (Riv. County, 1991, pp. 153-154)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site has been disturbed for over 35 years and, as such, there is a low likelihood that any historic sites or historical resources, as defined in California Code of Regulations, Section 15063.5, would be found on-site. Mitigation measures identified in EIR No. 359 would continue to apply to the proposed Project, and have been incorporated into the Project's conditions of approval. The proposed Project and associated mitigation would not result in any adverse impacts to any historic sites or historical resources beyond what was evaluated and disclosed in EIR No. 359, assuming implementation of the required mitigation. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 9. Archaeological Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Source: *Project Application Materials; Riverside County General Plan*

Findings of Fact:

a&b) **EIR No. 359 Finding:** EIR No. 359 disclosed that although several archaeological sites had been recorded within two miles of the site, no new archaeological sites were found during the site survey. As such, no archaeological sites would be altered or destroyed and the proposed mining activities were found not to cause a substantial adverse change in a significant historical resource. Mitigation Measure 4.10.3 (renumbered herein as Mitigation Measure 4.10.3.a) was identified to ensure that an archaeologist be consulted if any cultural resources are encountered as a result of mining excavations. Therefore, impacts were determined to be less than significant with mitigation incorporated. (Riv. County, 1991, pp. 153-154)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site has been disturbed for over 35 years, and no archaeological resources have previously been identified in the course of mining activities. Grading also was previously conducted along Maitri Road, the east-west oriented access roadway located at the northern boundary of the Project site, indicating there is very little, if any, potential for uncovering archaeological resources in this area. In addition, according to the Riverside County General Plan EIR, the Project site is not identified within an area containing sensitive archaeological resources (Riv. County, 2003a, Figure 4.7-1). Mitigation measures from EIR No. 359 would continue to apply to the proposed Project, and have been incorporated into the Project's conditions of approval. Consistent with the findings of EIR No. 359, impacts to archaeological resources would be less than significant after mitigation, assuming mandatory compliance with the required mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

c) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts due to disturbance of human remains. (Riv. County, 1991, pp. 153-154)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Under existing conditions, and consistent with the conditions that existed at the time the EIR No. 359 was certified, the Project site is fully disturbed due to on-going mining operations. As such, the potential for the discovery of human remains is very low. California State law addresses the treatment of human remains that may be discovered during a construction project (including mining operations). If human remains are encountered during future mining activities on-site, California 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 California 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 disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Although no impacts would occur because the issue of human remains is adequately addressed under state law, Mitigation Measure 4.10.3.b nonetheless has been imposed on the proposed Project in order to ensure that future activities comply with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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5097.98. Consistent with the findings of EIR No. 359, and assuming mandatory compliance with state law and Mitigation Measure 4.10.3.b, implementation of the proposed Project would not result in any adverse impacts to any human remains.

d) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to existing religious or sacred uses within the Project site.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Under existing conditions, and similar to the conditions that existed at the time EIR No. 359 was certified, the Project site is used for sand and gravel mining operations. Because the site has been mined for over 35 years, there is no potential for religious or sacred uses to occur on-site. Consistent with the findings of EIR No. 359, implementation of the proposed Project would not result in any adverse impacts to any religious or sacred uses. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

Mitigation:

EIR No. 359 includes 1 mitigation measure (listed as Mitigation Measure 4.10.3), which requires consultation with an archaeologist in the event any cultural resources are encountered as a result of mining excavations. This Mitigation Measure (which has been renumbered herein as Mitigation Measure 4.10.3.a) would continue to apply to the proposed Project. However, this existing mitigation measure does not reflect current regulatory requirements with regard to the discovery of human remains. Although adequately addressed by state law, (existing) Mitigation Measure 4.10.3 shall be supplemented by the (more stringent) requirement listed below:

- **Mitigation Measure 4.10.3.b (Condition of Approval 10.PLANNING.031):** In the event that human remains are uncovered during mining operations, such remains shall be treated with respect and dignity, and treatment of the remains shall occur in full conformance with the California Native American Graves Protection and Repatriation Act (California Health and Safety Code Section 8010-8011), California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98(b), and any other applicable laws.

Monitoring:

4.10.3.b Riverside County shall ensure compliance with this requirement as part of annual reporting and inspections of the SMP 143R2 site.

10. Paleontological Resources

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

Source: Riverside County General Plan; Riverside County GIS (RCLIS) database

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No.359 did not identify any impacts to unique paleontological resources, sites, or unique geologic features. EIR No. 359 determined that due to the geologic formations on the site, there was no potential for paleontological resources to be found on-site. While alluvium in the Mayhew Canyon stream channel and alluvial fan deposits from the northeastern portion of SMP 182-

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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West may have had the potential to yield paleontological remains, due to the depositional source of the alluvium, the potential for paleontological resources to be uncovered was determined to be remote. Therefore, impacts to paleontological resources were concluded to be less than significant. (Riv. County, 1991, p. 153)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Under existing conditions, and similar to the conditions that existed at the time EIR No. 359 was certified, the Project site is used for sand and gravel mining operations. Because the site has been mined for over 35 years, the potential for new paleontological resources, sites, or geological features to be uncovered on-site is highly remote. Portions of the site are nonetheless categorized by Riverside County as areas of “high paleontological sensitivity” (Riv. County, 2014a). Although no new impacts are anticipated, new Mitigation Measure 4.10.3.c nonetheless has been identified to ensure that potential impacts that may occur in the unlikely event paleontological resources are discovered on-site are appropriately treated, which would reduce impacts to a level below 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. 359.

Mitigation:

EIR No. 359 includes 1 mitigation measure (listed as Mitigation Measure 4.10.3), which requires consultation with an archaeologist in the event any cultural resources are encountered as a result of mining excavations. This Mitigation Measure (which has been renumbered herein as Mitigation Measure 4.10.3.a) would continue to apply to the proposed Project. However, this mitigation measure does not reflect current regulatory requirements with regard to paleontological resources. Accordingly, new Mitigation Measure 4.10.3.c has been imposed on the Project to reduce potential impacts to paleontological resources to a level below significant

- **Mitigation Measure 4.10.3.c (Condition of Approval 60.PLANNING.13):** In the event that unknown paleontological resource, site, or geologic feature, is discovered during mining, the site manager shall immediately notify the County of Riverside Planning Department. In the event of such discovery, all mining shall stop in the area of discovery and a paleontologist meeting the Secretary of the Interior’s Professional Qualifications Standards in prehistoric archaeology shall be retained to evaluate the discovered resources and recommend appropriate action.

Monitoring:

4.10.3.c Riverside County shall ensure compliance with this requirement as part of annual reporting and inspections of the SMP 143R2 site.

GEOLOGY AND SOILS Would the project

| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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? | <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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | | | |
|------------------------------|---------------------------|---|---|
| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------------|---------------------------|---|---|

substantial evidence of a known fault?

Source: *Report of Slope Stability Evaluation*

Findings of Fact:

a & b) **EIR No. 359 Finding:** EIR No. 359 found that two faults were associated with the property. SMP 182-West and South and a portion of SMP 150 were located within the boundaries of the State of California Alquist-Priolo Special Studies Zone for the Glen Ivy South Fault. The northeast boundary of SMP 143 was located within the boundaries of the State of California Alquist-Priolo Special Studies Zone for the Glen Ivy North Fault. In addition, all of the SMP sites were located within a seismically active region in southern California. The property was not identified as being located within a County hazard area (according to the Riverside County General Plan in effect at the time), and no structures for human occupancy were proposed as part of the permits evaluated by EIR No. 359. Mitigation Measure 4.3.3 was identified to ensure the stability of slopes, rock wedges, the landslide debris flow deposit, and the fanglomerate deposit. Therefore, EIR No. 359 concluded that impacts to people or structures as a result of fault activity would be less than significant with the incorporation of mitigation. (Riv. County, 1991, pp. 55,64, and 67)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Two faults are associated with the Project site. The North Glen Ivy fault, which is considered to be an active branch within the Elsinore fault zone, crosses along the northeast corner of SMP 143R1. The North Glen Ivy fault is a right-lateral, strike slip fault that has produced measurable offset. Another active branch of the Elsinore fault system, the South Glen Ivy fault, lies offsite toward the southwest. While movement along both branches of the Glen Ivy fault is predominantly strike-slip, differential movement has likely caused the fault traces to pull apart slightly, which has allowed the block between them to drop downward several hundred feet into a structural graben. A third fault, probably associated with the South Glen Ivy fault, was found along the west side of the subject site. As observed on the Project site, this fault zone appears to be between 7.0 and 10 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 fractured crystalline rock. (Hilltop Geotechnical, 2014, p. 22)

Surface rupture and ground shaking are judged to be the primary hazards most likely to affect the Project site, based upon proximity to seven (7) regionally significant active faults (Hilltop Geotechnical, 2014, p. 22). 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, a reduction in areas subject to mining disturbance, elimination of a required 50-foot setback from Maitri Road, 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 143R2.

To address potential safety hazards associated with the on-site slopes, a site-specific report, entitled, *Report of Slope Stability Evaluation, Werner Corporation Aggregate Quarry* (Hilltop Geotechnical, Inc., January 30, 2014) 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 143R2. Mandatory compliance with the recommendations contained within the Slope Stability Evaluation report would ensure that the

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Project does not expose persons to potential substantial adverse effects associated with seismic activity or the rupture of a known fault. Consistent with the findings of EIR No. 359, the proposed Project's impacts to geology and soils would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

Mitigation: EIR No. 359 includes 1 mitigation measure (listed as Mitigation Measure 4.3.3), which specifies geological recommendations that were made in support of the mining plans that were the subject of evaluation in EIR No. 359. However, an updated slope stability report has been prepared for the site, which identifies more modern recommendations that more accurately reflect not only current regulatory requirements, but that also are specific to the mining activities proposed as part of SMP 143R2. Accordingly, (old) Mitigation Measure 4.3.3 shall be revised and replaced with the following mitigation measure:

- **Mitigation Measure 4.3.3 (Condition of Approval 10.PLANNING.004):** Prior to final approval of SMP 143R2, the County of Riverside shall condition the Project to comply with the site-specific geotechnical recommendations provided in the report entitled, *Report of Slope Stability Evaluation, Werner Corporation Aggregate Quarry, SMP00143R2*, prepared by Hilltop Geotechnical, Inc., and dated January 30, 2014 (included herein as Appendix D1).

Monitoring:

4.3.3 Riverside County shall condition the SMP 143R2 Project accordingly prior to issuance of a revised permit, and Riverside County shall ensure compliance with this requirement as part of annual reporting and inspections of the SMP 143R2 site.

12. Liquefaction Potential Zone

- a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County GIS database (RCLIS); Report of Slope Stability Evaluation

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that the site had limited potential for liquefaction because groundwater on the Project site was greater than 30 feet from the surface. Groundwater under the open mine pits existing at the time (SMP 150 and 143) was greater than 50 feet in depth and local data from the Mayhew Well indicated that water levels in the area of the site were greater than 110 feet in depth. Accordingly, the potential for liquefaction at the site was determined to be limited due to the depth of groundwater found on the site. Therefore, EIR No. 359 determined that a less-than-significant impact would occur. (Riv. County, 1991, p. 59)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Riverside County GIS shows the Project site as having a “very low” to “moderate” liquefaction potential (Riv. County, 2014a). Additionally, 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 (as required by Mitigation Measure 4.3.3, as modified herein), which would ensure that on-site slopes are not subject to failure due to liquefaction hazards or seismic-related ground failure. All recommendations contained within the site-specific Slope Stability Evaluation shall

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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be enforced by Riverside County through conditions of approval imposed on SMP 143R2. As such, and consistent with the conclusion of EIR No. 359, the proposed Project's liquefaction impacts would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: Mitigation Measure 4.3.3 (as modified herein under the discussion and analysis of Thresholds 11.a and 11.b) shall apply.

Monitoring: Monitoring shall occur as specified for Mitigation Measure 4.3.3 under Thresholds 11.a and 11.b.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Report of Slope Stability Evaluation

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that two faults were associated with the site. SMP 182-West and South and a portion of SMP 150 were located within the boundaries of the State of California Alquist-Priolo Special Studies Zone for the Glen Ivy South Fault. The northeast boundary of SMP 143 was located within the boundaries of the State of California Alquist-Priolo Special Studies Zone for the Glen Ivy North Fault. In addition, the SMP sites were located within a seismically active region in southern California. Mitigation Measure 4.3.3 was identified to ensure the stability of slopes, rock wedges, the landslide debris flow deposit, and the fanglomerate deposit. Therefore, EIR No. 359 concluded that these impacts would be less than significant with mitigation. (Riv. County, 1991, pp. 58, 64, and 67)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: According to information contained in the Report of Slope Stability Evaluation (Appendix D1), the Project site has the potential to be exposed to strong seismic ground shaking due to proximity to seven (7) active faults (Hilltop Geotechnical, 2014, p. 22). 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 EIR No. 359 Mitigation Measure 4.3.3 (as modified herein), requiring compliance with recommendations contained within the Report of Slope Stability Evaluation Report. Mandatory compliance with Mitigation Measure 4.3.3 (as revised) would ensure that on-site slopes are not subject to failure during strong seismic ground shaking events. All recommendations contained within the site-specific Slope Stability Evaluation shall be enforced by Riverside County through conditions of approval to be imposed on SMP 143R2 (as required by revised Mitigation Measure 4.3.3). Consistent with the findings of EIR No. 359, the proposed Project's impacts from strong seismic shaking would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: Mitigation Measure 4.3.3 (as modified herein under the discussion and analysis of Thresholds 11.a and 11.b) shall apply.

Monitoring: Monitoring shall occur as specified for Mitigation Measure 4.3.3 under Thresholds 11.a and 11.b.

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|--|------------------------|---------------------|--|--|
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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: *Riverside County General Plan; Report of Slope Stability Evaluation*

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that landslide materials present on the site of SMP 182-West were Quarternary debris flows. There were no landslide deposits present on the sites of SMP 182-South, SMP 143, or SMP 150. As part of the proposed mining activities, recent debris flow deposits would be removed within the limits of mining on the site of SMP 182-West. Because these debris flows would be confined to the surface mine, the stability condition would inherently be mitigated. However, Mitigation Measure 4.3.3 was identified to identify site-specific measures to preclude significant landslide-related. Therefore, EIR No. 359 determined that the risk of this area becoming unstable would be less than significant with mitigation incorporated. (Riv. County, 1991, pp. 59, 67)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site was evaluated for geologic hazards, including slope stability. Although the 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 Mitigation Measure MM 4.3.3 from EIR No. 359 (as modified herein). Additionally, all recommendations contained in the Report of Slope Stability Evaluation (Appendix D1) 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 (Hilltop Geotechnical, 2014, pp. 29-30). Furthermore, and according to Riverside County General Plan Figure S-4, the 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. Consistent with the findings of EIR No. 359, the proposed Project’s landslide risk would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: Mitigation Measure 4.3.3 (as modified herein under the discussion and analysis of Thresholds 11.a and 11.b) shall apply.

Monitoring: Monitoring shall occur as specified for Mitigation Measure 4.3.3 under Thresholds 11.a and 11.b.

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?

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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Source: Riverside County General Plan; Project Application Materials; Report of Slope Stability Evaluation

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that the low lying alluvial areas within the northernmost portion of SMP 182-West and South and within SMP 143 and SMP 150 were subject to compaction and seismic settlement. However, no structures were proposed on the alluvial areas that may have been subject to compaction or settlement, therefore no mitigation was proposed for settlement hazards. Therefore, impacts due to ground subsidence were concluded to be less than significant. (Riv. County, 1991, p. 62)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Figure S-7 of the Riverside County General Plan indicates that the Project site is “susceptible” to ground subsidence, although no areas of documented subsidence occur in the Project area. The Project site is located within an alluvial fan, which is composed of coarse-grained sands and gravels (Hilltop Geotechnical, 2014, pp. 9-12). No groundwater was encountered during investigation of the Project site by Hilltop Engineering, which included the drilling of one exploratory boring and six exploratory trenches (Hilltop Geotechnical, 2014, pp. 17, A-1). The dense deposit of granular materials, combined with the lack of groundwater, indicates a low potential for ground subsidence. Moreover, the proposed Project would be conditioned to comply with the site-specific Report of Slope Stability Evaluation (Appendix D1), 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, and as required by the site-specific Report of Slope Stability Evaluation, compaction is required to be of a high enough standard to allow future development of the reclaimed property. As such, the risk of ground subsidence on the Project site would be less than significant with mandatory compliance to the recommendations of the site-specific Report of Slope Stability Evaluation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: Mitigation Measure 4.3.3 (as modified herein under the discussion and analysis of Thresholds 11.a and 11.b) shall apply.

Monitoring: Monitoring shall occur as specified for Mitigation Measure 4.3.3 under Thresholds 11.a and 11.b.

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:

a) **EIR No. 359 Finding:** EIR No. 359 found that the site would not be immediately threatened by a seiche. According to the Riverside County General Plan in effect at the time, the site was not identified within a seiche hazard area. The only potential body of water in proximity of the site which may have been subject to seismic activity was a 200,000 gallon steel water reservoir owned by the Elsinore Valley Municipal Water District. The tank was located north of the area proposed to be

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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mined on the site of SMP 182-West. If the tank ruptured, EIR No. 359 concluded water would flow away from the mining operations of SMP 182- West and would eventually flow downhill, being confined to the Mayhew Channel. Therefore, EIR No. 359 concluded that impacts due to seiche would be less than significant. EIR No. 359 did not identify any additional geologic hazards such as mudflow or volcanic hazards. (Riv. County, 1991, p. 62)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site is 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 Project site is 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

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 would verify compliance with the Project's conditions of approval.

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: *Project Application Materials; Report of Slope Stability Evaluation*

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that proposed mining activities would change the topography and ground surface relief of the site by creating slopes in conjunction with plans for the mines at SMP 182-West and SMP 182-South. A maximum cut slope of approximately 400 vertical feet in height was planned for SMP 182-West. This slope would have 10-foot wide benches every 50 vertical feet and an inclination of 1:1. A maximum cut slope of approximately 650 vertical feet in height was planned for SMP 182-South. This slope would have 10-foot wide benches every 50 vertical feet and an inclination of 1:1. Mitigation Measure MM 4.3.3 was identified to ensure the stability of slopes on the site. EIR No. 359 concluded that implementation of the required mitigation would reduce all impacts to below a level of significant. (Riv. County, 1991, p. 63 and 67)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The majority of the Project site was previously subject to changes in topography/ground relief as a result of mining activities over the past 35 +/- years. Under the currently approved SMP 143R1, 150R1, and 182, cut slopes include slope angles of 1:1 (horizontal:vertical). According to the Project's geologist (Hilltop Geotechnical), these slopes are stable (Hilltop Geotechnical, 2014, pp. 34-39). Under the proposed Project, mined slopes within the Project site would be constructed at a maximum slope angle of 1.00:1, with benches of 10 to 100 ft. (refer to Figure 3-1). Final reclaimed slopes in the IDEFO fill area would be at a 3:1 slope angle, which would be constructed of inert debris fill materials to buttress the existing slopes.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Although the proposed Project also would expand the areas subject to mining to include the setbacks between existing mining pits, mandatory compliance with the Project's Reclamation Plan and operation of the IDEFO would assure that the final grades at the site post-reclamation would be stable and would not result in any adverse effects to the environment. As such, the Project would not create a new impact due to changes to the site's topography and ground surface relief features. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** As discussed in 17a), EIR No. 359 found that the proposed mining activities would create cut slopes higher than 10 feet. A maximum cut slope of approximately 400 vertical feet in height was planned for SMP 182-West. This slope would have 10-foot wide benches every 50 vertical feet and an inclination of 1.00:1. A maximum cut slope of approximately 650 vertical feet in height was planned for SMP 182-South. This slope would have 10-foot wide benches every 50 vertical feet and an inclination of 1.00:1. Mitigation Measure MM 4.3.3 was identified to ensure the stability of slopes on the site. Therefore, EIR No. 359 concluded that these impacts would be less than significant with incorporated mitigation. (Riv. County, 1991, p. 63 and 67)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project would result in continued mining of an existing excavated pit with maximum slope angles of 1.00:1 (Horizontal:Vertical) with benches of 10 to 100 feet. Through the IDEFO and Reclamation Plan, the site would be backfilled and ultimately contain reduced slope angles within the IDEFO area of as low as 3.00:1, while retaining 1:1 slope angles along the upper portions of proposed slopes. Slopes would be revegetated as required by the Reclamation Plan. In addition, proposed slopes were evaluated as part of a site-specific Slope Stability Evaluation report (Appendix D1), which determined that there would be no significant hazards associated with proposed slopes assuming compliance with the recommendations contained within the report (Hilltop Geotechnical, 2014, p. 26). All recommendations contained within the site-specific Slope Stability Evaluation shall be enforced by Riverside County through conditions of approval imposed on SMP 143R2. Accordingly, impacts due to the creation of slopes greater than 2:1 or higher than 10 feet would be less than significant with mandatory compliance to the Project's conditions of approval. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

c) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to subsurface sewage disposal systems that would result from grading.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Under existing conditions, an office building occurs in the northwestern portion of the areas planned for mining by the Project. This office building and associated septic system would be demolished as part of future mining activities. Although the Project would result in the negation of the existing septic system, no impacts to the environment would result because the building is the only facility on-site that utilizes the septic system and the building would be demolished concurrent with removal of the septic system. Portable toilets would be utilized on-site to serve any workers who may remain on-site following demolition of the existing office building and associated septic system. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: Mitigation Measure 4.3.3 (as modified herein under the discussion and analysis of Thresholds 11.a and 11.b) shall apply.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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Monitoring: Monitoring shall occur as specified for Mitigation Measure 4.3.3 under Thresholds 11.a and 11.b.

18. Soils

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Preliminary Hydrology Study & Drainage Analysis; Project Specific Water Quality Management Plan; Project Application Materials

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 determined that the site was located in an area of semi-arid climate. If a period of heavy rainfall followed a recent burn, EIR No. 359 disclosed there would be a potential for large amounts of sediment to be transported down gradient. Under such conditions, erosion would be anticipated to occur along pre-existing swales and canyons, depositing sediment toward Mayhew Canyon or Temescal Canyon to the north. However, EIR No. 359 concluded that the mining plan was engineered to provide adequate protection to downstream properties from debris/mud flows in the event of a period of high rainfall after a burn on site or within the Cleveland National Forest. Therefore, the loss of topsoil was concluded to be less than significant. (Riv. County, 1991, p. 127)

SMP 143R2 Finding - No Substantial Change From Previous Analysis: 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 Project site ultimately either would be retained within the adjacent SMP 139R1 mining pit (as occurs under existing conditions), or would be retained within the Project site following mining of the slope and setback areas between the Project site and adjacent SMP 139R1 to the north. In no case would runoff from the site discharge to downstream conveyances/receiving waters. (JEB&A, 2014a, p. 18; JEB&A, 2014b, Appendix 6). Moreover, the Project would 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 would be enforced as conditions of approval by Riverside County. As such, the proposed Project has no potential to result in substantial soil erosion or the loss of topsoil. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to life or property due to expansive soils.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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SMP 143R2 Finding - No Substantial Change From Previous Analysis: Expansive soils are only a risk when structures are built on top of soils, which may cause structural instability. No structures are proposed as part of the Project. Thus, there are no conditions proposed on-site that could result in substantial risks to life or property as a result of expansive soils, 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 analyzed in EIR No. 359.

c) **EIR No. 359 Finding:** EIR No. 359 determined that sewage disposal on-site would not be handled through a septic system. Instead, the two portable toilets in existence at the time EIR No. 359 was certified were proposed to continue to serve the on-going mining operation. Therefore, no impacts to soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems were identified. (Riv. County, 1991, p. 127)

SMP 143R2 Finding - No Substantial Change From Previous Analysis: Although EIR No. 359 indicated that no sewage disposal would occur on-site, a septic system was constructed in accordance with permits issued by Riverside County in conjunction with the existing office building that occurs within the proposed mining limits. The existing septic tanks would be removed in accordance with Riverside County requirements at the time the existing office building is demolished. No new septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Portable toilets would continue to be provided on-site for employee use, as occurs under existing conditions and the conditions that existed at the time EIR No. 359 was certified. Additionally, there would be no increase in the number of employees on-site as compared to existing conditions and the conditions that were evaluated in EIR No. 359, indicating no increase in demand for portable toilets. Accordingly, the Project would not result in the introduction of septic systems on soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems, 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 analyzed in EIR No. 359.

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 would 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?

b) Result in any increase in water erosion either on or off site?

Source: Preliminary Hydrology Study & Drainage Analysis; Project Specific Water Quality Management Plan; Project Application Materials

Findings of Fact:

a & b) **EIR No. 359 Finding:** EIR No. 359 found that mining activities were engineered to provide adequate protection to downstream properties from debris/mudflows in the event of a period of high rainfall after a burn in the drainage area of the Mayhew Creek and/or on-site. Mitigation Measure

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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4.7.3 was identified to ensure that the existing natural drainage flow at the mouth of Mayhew Canyon was preserved until completion of mining operations on SMP 150 and SMP 182-West and South or until operational needs require its removal/relocation. Thus, impacts due to deposition, siltation, or erosion affecting rivers, streams, or the bed of a lake were concluded to be less than significant with mitigation incorporated. (Riv. County, 1991, pp. 127-128)

SMP 143R2 Finding - No Substantial Change From Previous Analysis: 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 (JEB&A, 2014b, p. 18; JEB&A, 2014a, Appendix 6). All runoff that currently enters the site would either be fully detained in the SMP 139R1 mining pit (under existing/interim conditions), or would be detained on-site within the proposed Project site following relocation of the down drain structure to the southern portion of the Project site. There are no rivers, streams, or lakes on-site. As such, the Project has no potential to change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Moreover, the Project would be required to comply with the BMPs identified in the site-specific WQMP, which would reduce the potential for increased erosion on-site. BMPs identified as part of the site-specific WQMP would be enforced as conditions of approval by Riverside County. In addition, Mitigation Measure 4.7.3, identified in EIR No. 359, would continue to apply to the Project and would further reduce the Project's potential to result in water-related erosion that could adversely affect the environment. Consistent with the findings of EIR No. 359, Project-related impacts due to erosion-related hazards would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

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 would verify compliance with the Project's conditions of approval.

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; Project Application Materials*

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that the potential for fugitive dust emissions at the site would remain as they were prior to the preparation of EIR No. 359 since emissions from the existing mining operations were included in the baseline emissions inventory of the EIR. Mitigation Measure 4.6.3 (renumbered herein as Mitigation Measures 4.6.3.a through 4.7.3.c) was identified to reduce the potential for fugitive dust generation associated with the mining operations. Accordingly, impacts due to wind erosion and blowsand were concluded to be less than significant with mitigation. (Riv. County, 1991, pp. 114-115)

SMP 143R2 Finding - No Substantial Change From Previous Analysis: During mining operations, all unpaved roads and active mining areas would be required to be wetted, through either the use of

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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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 requiring the suspension of operations when wind speeds exceed 25 MPH also would be required during the life of the permit. Once mining is completed and reclamation has begun, the revegetation activities required pursuant to the proposed Reclamation Plan would ensure that wind erosion and blowsand hazards are reduced to below significance under long-term conditions. Moreover, according to Riverside County General Plan Figure S-8, the Project area is subject to only "moderate" wind erosion hazards (Riv. County, 2003a, Figure S-8). Likewise, surrounding mining operations near the Project site would be conditioned to comply with SCAQMD rules and similar dust control measures. In addition, EIR No. 359 Mitigation Measure 4.6.3 would continue to apply to the Project, which requires watering of disturbed soils to reduce fugitive dust and the cleaning of transport trucks prior to leaving the site. Accordingly, the proposed Project would not result in wind erosion and blowsand hazards either on or off-site, and the proposed Project's impacts due to wind erosion and blowsand would be less than significant (assuming mandatory compliance with the mitigation specified in EIR No. 359). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP (Appendix F) and the mitigation measures identified in EIR No. 359, which would be enforced as part of the Project's conditions of approval.

Monitoring: Annual inspections would verify compliance with the Project's conditions of approval.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

CREED v. City of San Diego [2011]; Moss v. County of Humboldt (2008); Laurel Heights Improvement Association v. Regents of Univ. of Cal. (1993); CEQA Guidelines; Greenhouse Gas Evaluation Report for SMP00142R2, Associates Environmental, December 9, 2014.

Findings of Fact:

a) **EIR No. 359 Finding:** Although EIR No. 359 did not address this subject, EIR No. 359 contained enough information about projected air quality emissions associated with proposed mining activities that with the exercise of reasonable diligence, information about the mining operation's potential effect due to greenhouse gas (GHG) emissions was readily available to the public. EIR No. 359 did not evaluate impacts due to GHG emissions.

SMP 143R2 Finding - No Substantial Change From Previous Analysis:

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| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Background

A greenhouse gas (GHG) is a gas which 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 (HFCs), and perfluorocarbons (PFCs). 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 was formerly considered to comprise 21 CO₂ equivalents (CO₂e), N₂O was formerly 310 CO₂e, SF₆ is 23,900 CO₂e, and HFCs and PFCs have a range of GWP's. These are the GWPs that California Emissions Estimator Model (CalEEMod) utilizes in calculating CO₂e. In 2013 the United States Environmental Protection Agency (USEPA) changed the GWP for CH₄ to 25 and N₂O to 298. 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 significant amount of GHGs released by human activities may cause changes to the climate of Earth. (Associates Environmental, 2014, p. 4)

An individual project like the proposed Project cannot generate enough GHG emissions to effect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of GHG combined with the world-wide increase of all other sources of GHG, which when taken together constitute potential influences on GCC.

Methodology

The Project's greenhouse (GHG) gas evaluation report (Appendix I) was prepared pursuant to the requirements and procedures set forth by the County of Riverside Planning Department and the SCAQMD for the estimation of GHG emissions for projects undergoing CEQA review. The impact of the proposed Project is assessed by comparing the project emissions from the site to the thresholds established by the County of Riverside and the SCAQMD. SCAQMD has established an interim GHG significance/screening threshold of 10,000 MTCO₂e for industrial projects excluding offsite emissions due to transportation. The County of Riverside has recognized this as the significance threshold for projects within its jurisdiction. (Associates Environmental, 2014, p. 8) As noted by the SCAQMD:

"...the...screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects...the policy objective of [SCAQMD's] recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that [SCAQMD] staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 [MMTCO₂e /yr]). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to [Best

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| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Available Control Technology] (BACT) for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility.” (SCAQMD, 2008)

The Project was assessed using the “Manufacturing Land Use Subtype” in the CalEEMod inputs to capture the emissions for the Project’s operational activities, while the construction of the relocated down drain structure was assessed as a year-long phase of construction grading. Page 18 of the CalEEMod User’s Guide (available at <http://www.caleemod.com>) defines the Manufacturing Land Use Subtype as follows: “Manufacturing facilities are areas where the primary activity is the conversion of raw materials or parts into finished products. It generally also has office, warehouse, [and] R&D functions at the site.” The Project site and associated structures manufacture finished aggregate materials like sand and gravel from raw materials in the mine; thus, the “Manufacturing Land Use Subtype” input is appropriate for Project operational emissions. The construction input is appropriate for the relocated down drain structure because relocation of the facility would involve construction activities similar to other construction activities within the County, as described in Section 3.2.2 of this EIR Addendum. Pursuant to the Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans adopted by the SCAQMD Governing Board in December 2008, construction emissions are amortized over 30 years and added to the annual operational emissions estimate. (Associates Environmental, 2014, pp. 8, 10)

The Project’s GHG emissions were analyzed based on a 2025 operating year with an annual material import/export of 2,000,000 tons. Year 2025 was selected for analysis because it represents the first year of the extended life of the existing surface mining permits for the site. (Associates Environmental, 2014, p. 9)

Project Greenhouse Gas Impact Analysis

The operations at the Project site would result in GHG emissions from off-road diesel engine combustion, on-road diesel engine combustion, worker vehicle trips, electricity use, water use, and waste disposal. Additionally, GHG emissions would result from the construction of the down drain structure, as described above. The Project’s 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. The emissions are summarized in Table EA-3, *Year 2025 Project-Related Greenhouse Gas Emissions Summary*. The CalEEMod model run results are included Appendices A (Operational Emissions) and B (Construction Emissions) of the Project’s Greenhouse Gas Evaluation Report (IS/Addendum Appendix I). (Associates Environmental, 2014, pp. 9-10)

To assess the Project’s impact due to GHG emissions, the Project emissions must be compared to the interim GHG significance/screening threshold of 10,000 MTCO₂e. If emissions due to the Project are greater than the threshold, the Project’s GHG emissions would be considered potentially cumulatively significant, requiring additional analysis and mitigation. Table EA-4, *Project Greenhouse Gases Impact Analysis*, summarizes the total Project emissions. As indicated, the Project is expected to produce up to 6,431.70 MTCO₂e per year, which is below the County of Riverside and SCAQMD Screening Threshold of 10,000 MTCO₂e per year. Accordingly, the proposed Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and impacts would be less than significant. (Associates Environmental, 2014, p. 11)

b) **EIR No. 359 Finding:** Although EIR No. 359 did not address this subject, EIR No. 359 contained enough information about projected air quality emissions associated with proposed mining activities

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| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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that with the exercise of reasonable diligence, information about the mining operation's potential effect due to greenhouse gas (GHG) emissions was readily available to the public. EIR No. 359 did not evaluate impacts due to conflicts with existing plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs.

Table EA-3 Year 2025 Project-Related Greenhouse Gas Emissions Summary

| 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 | 2,695.35 | 2,695.35 | 0.87 | 0.00 | 2,717.15 |
| Mine Operation Off-Site Emissions Estimated by CalEEMod | | | | | | |
| Hauling | 0.00 | 2,394.08 | 2,394.08 | 0.02 | 0.00 | 2,394.45 |
| Vendor | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Worker | 0.00 | 17.16 | 17.16 | 0.001 | 0.00 | 17.17 |
| Mine Operational Emissions Estimated by CalEEMod | | | | | | |
| Electricity | 0.00 | 855.08 | 855.08 | 0.04 | 0.01 | 858.48 |
| Water by Land Use | 0.00 | 433.87 | 433.87 | 0.02 | 0.00 | 435.60 |
| Waste by Land Use | 3.56 | 0.00 | 3.56 | 0.21 | 0.00 | 8.83 |
| Construction Emissions Estimated by CalEEMod | | | | | | |
| Construction x 5 yrs and Amortized over 30 years | 0.00 | 0.02 | 0.02 | 0.00 | 0.00 | 0.02 |
| Total Mine Operation Emissions Estimated by CalEEMod | | | | | | |
| Total | 3.56 | 6,395.56 | 6,395.56 | 1.16 | 0.01 | 6,431.70 |
| *Some totals include discrepancies created by rounding in the CalEEMod output | | | | | | |
| ^CO2e totals differ from the CalEEMod totals since current GWPs are utilized to calculate the totals. CH4 has a revised GWP of 25 and N2O has a revised GWP of 298. | | | | | | |

(Associates Environmental, 2014, Table 1)

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| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Table EA-4 Project Greenhouse Gases Impact Analysis

| | 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) |
|---|--------------------------------|---------------------------------|----------------------------------|----------------------------|-----------------------------|------------------------------|
| Project Site Emissions | 3.56 | 6,395.56 | 6,395.56 | 1.16 | 0.01 | 6,431.70 |
| County of Riverside and SCAQMD Threshold | | | | | | 10,000 |
| Is there significant impact? | | | | | | No |

(Associates Environmental, 2014, Table 2)

SMP 143R2 Finding - No Substantial Change From Previous Analysis: As indicated in the Project's greenhouse gas evaluation report (IS/Addendum Appendix I), the Project would be subject to the following regulatory requirements related to GHG emissions:

- Global Warming Solutions Act of 2006 (AB 32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB 1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent by January 1, 2010 to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Assuming mandatory compliance with the above-listed regulatory measures, the following provides a discussion and analysis of the Project's consistency with the provisions of AB 32 and SB 375, which are the only plans, policies, or regulations adopted for the purpose of reducing GHG emissions that are applicable to the Project.

Project Consistency with AB 32

AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020. CARB identified reduction measures to achieve this goal as set forth in the CARB Scoping Plan. The Scoping Plan recommends strategies for implementation at the statewide level to meet the goals of AB 32. The Scoping Plan recommendations serve as statewide strategies to reduce the state's existing GHG

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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emissions and proposed projects contributions. Thus, projects that are consistent with the CARB Scoping Plan are also consistent with the reduction targets to achieve the requirements of AB 32.

As discussed above, Project-related GHG emissions would be less than 10,000 MTCO₂e, and therefore would be less than significant and would not conflict with the GHG reduction targets established by AB 32. Additionally, the proposed Project's mining activities do not fall within the major sectors identified in CARB's Climate Change Scoping Plan; thus, the Project has no potential to conflict with the CARB Scoping Plan GHG reduction measures. Because the Scoping Plan strategies serve to implement AB 32, the Project would not conflict with or obstruct implementation of AB 32 and a less-than-significant impact would occur. (Associates Environmental, 2014, p. 1)

Project Consistency with SB 375

SB 375 requires local metropolitan planning agencies to prepare a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its GHG reduction targets through integrated land use, housing, and transportation planning. The Southern California Association of Governments (SCAG) is the metropolitan planning agency for the project area. The SCS for the southern California region, including Riverside, Los Angeles, Orange, and San Bernardino counties was prepared by SCAG and approved on April 4, 2012. The SCS plans to concentrate future development and provide higher intensity development, including residential development, in proximity to transit hubs in order to reduce vehicle miles traveled and, thereby, reduce GHG emissions from personal vehicles. Specifically, the SCS distributes growth forecast data to transportation analysis zones (TAZs) for the purpose of modeling performance. The growth and land use assumptions for the SCS are to be adopted at the jurisdiction level. (SCAG, 2012, p. 124)

For Riverside County, the SCS's Growth Forecast assumes 679,000 households in 2008, and anticipates 834,000 households in 2020, and 1,092,000 in 2035. (SCAG, 2012, p. 35) Continued mining of the Project site during the 50-year extension that would result from Project approval would not result in an increase of the County's population, as the same number of workers that occur on-site under existing conditions would also occur during the 50-year extension period. Accordingly, the Project would not increase the County's population and therefore would not exceed the growth allocation assumed by the SCS. Accordingly, the Project would not conflict with the provisions of SB 375, and impacts would be less than significant.

Conclusion

As indicated in the above analysis, the proposed Project would be consistent with, or otherwise would not conflict with, the provisions of AB 32 and SB 375. Additionally, and as demonstrated under the analysis of Threshold 21.a), Project-related GHG emissions would be below the County and SCAQMD screening threshold of 10,000 MTCO₂e per year. Other than the provisions of AB 32 and SB 375, there are no additional plans, policies, or regulations adopted for the purpose of reducing GHG emissions that are applicable to the Project. Accordingly, the proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases, and a less-than-significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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| 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 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; Google Earth

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that the proposed mining activities would require the transportation, storage, and handling of explosives and blasting agents. Mitigation Measure 4.13.3 (renumbered herein as Mitigation Measures 4.13.3.a through 4.13.3.z) was identified to ensure that the transportation of explosives adhered to the standards of transportation, handling, and on-site storage set forth by the U.S. Department of Transportation, the California Highway Patrol, Riverside County Fire Department, applicable law enforcement agencies, and other federal, state, and local agencies. Impacts were therefore determined to be less than significant with mitigation incorporated. (Riv. County, 1991, p. 170 and 174)

SMP 143R2 Finding - No Substantial Change From Previous Analysis: The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Similar to the conditions analyzed in EIR No. 359, under the proposed Project blasting would continue to occur in association with mining activities on-site. Therefore, explosives used for blasting would continue to be transported to the site as needed. In addition, oils and fuels for mining-related equipment would be shipped to the Project site on an as-needed basis. As occurs under existing conditions, fuel is shipped to the facility via independently licensed truck tankers. The fuel would be pumped from the tanker truck into the storage tank using a hose and nozzle and each fuel pump is equipped with an automatic shut-off valve. Equipment would be fueled from two above-ground storage tanks located on the property that are housed in a structure with secondary containment measures, which is designed to reduce the potential for spills. Waste oil would continue to be hauled off-site by a licensed hazardous waste transporter for disposal in accordance with local, state and federal regulations. As occurs under existing conditions, when spent oil filter and antifreeze drums are full or reach the maximum 90-day accumulation period they would

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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be closed and transferred onto trucks and hauled off-site by a licensed hazardous waste transporter. Furthermore, the mining operation would continue to be 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. In addition, Mitigation measures identified in EIR No. 359 would continue to apply to the proposed Project. Therefore, the routine transport of aggregate materials would not result in any significant hazards to the public or the environment. Consistent with the findings of EIR No. 359, potential impacts due to the routine transport, use, and disposal of hazardous materials would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 found that the proposed mining activities would not create a significant hazard to the public by releasing hazardous materials into the environment. Mining activities were found to be required to adhere to the California Surface Mining and Reclamation Act of 1975 which is implemented by Riverside County Ordinance No. 555. Installation of fencing, gates, signs, and hazard removal, as is required by the existing Reclamation Plan for the site, was found to ensure public safety impacts remained below a level of significance. Mitigation Measure 4.13.3 (renumbered herein as Mitigation Measures 4.13.3.a through 4.13.3.z) was identified to assure that blasting on-site was conducted in conformance to all laws, regulations, and standards related to the storage, transport, and use of explosives on the Project site. Impacts were therefore found to be less than significant with mitigation incorporated. (Riv. County, 1991, p. 169 and 172)

SMP 143R2 Finding - No Substantial Change From Previous Analysis: The Project would not create a significant hazard to the public or the environment through the release of hazardous materials into the environment. Under the proposed Project, and as occurs under existing conditions, diesel fuel would be stored in two 2,000-gallon above ground tanks with a concrete pad surrounding the fueling area. The tanks would continue to sit within a secondary containment area and a hose and nozzle would continue to be used to pump fuel from the tanker truck into the storage tank. Each fuel pump is and would be equipped with an automatic shut-off valve. In addition, oil, grease, solvents, oxygen, nitrogen, and acetylene would continue to be stored in DOT approved drums inside the maintenance shop, which is completely enclosed with a concrete pad surrounding it. Spent oil filters and waste antifreeze drums also would continue to be stored in drums behind the maintenance shop. Similar to existing conditions, waste oil would be stored in a 950-gallon above-ground storage tank located behind the maintenance shop, with a concrete pad surrounding the opening to the tank. Waste oil would continue to be deposited into the tank by a drum, nozzle, and hose to reduce the possibility of a spill. Furthermore, waste generated on-site would be 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. In addition, all hazardous materials would be disposed of in accordance with all applicable local, state and federal regulations, as discussed under Threshold 22a), above. 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. Therefore, the Project would not result in a significant hazard to the public or the environment involving the release of hazardous materials into the environment. Accordingly, and consistent with the conclusion of EIR No. 359, potential impacts due to upset and accident conditions involving the release of hazardous materials into the environment 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 analyzed in EIR No. 359.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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c) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to an adopted emergency response plan or an emergency evacuation plan.

SMP 143R2 Finding - No Substantial Change From Previous Analysis: The Project site is not located within any adopted emergency response plans or emergency evacuation plans. Furthermore, there are no residential structures or businesses that would require access through the area during an emergency, as the area is accessed by a private roadway. As such, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan and 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 analyzed in EIR No. 359.

d) **EIR No. 359 Finding:** EIR No. 359 did not identify any hazardous or acutely hazardous materials, substances, or waste that would be handled or create emissions within one-quarter mile of an existing or proposed school.

SMP 143R2 Finding - No Substantial Change From Previous Analysis: Since certification of EIR No. 359, an elementary school (Todd Elementary School) was constructed within the adjacent Sycamore Creek Specific Plan, approximately 0.3 miles northeast of the Project site. However, the Project would involve aggregate mining activities, which are not associated with the emission or storage of acutely hazardous materials, substances, or waste. Furthermore, and as more fully described under Thresholds 22.a) and b), all potentially hazardous wastes are and would continue to be appropriately handled in accordance with all applicable federal, state, and local regulations and would not pose a threat to public health or the environment. Moreover, the Todd Elementary School is located a much higher elevation than existing and proposed on-site mining activities, indicating that the Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste that could adversely affect students or workers at the Todd Elementary School. As such, the Project would not emit hazardous emissions or handle hazardous materials, substances, or waste affecting any existing or proposed schools. Accordingly, and consistent with the findings of EIR No. 359, 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 analyzed in EIR No. 359.

e) **EIR No. 359 Finding:** EIR No. 359 did not identify the site as a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

SMP 143R2 Finding - No Substantial Change From Previous Analysis: The Project site is not included on any 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 analyzed in EIR No. 359.

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.

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|--|--------------------------|--------------------------|--|--|
| 23. Airports | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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; Google Earth*

Findings of Fact:

a through d) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts from inconsistencies with an Airport Master Plan. The EIR did not disclose a need for review by the Airport Land Use Commission. The EIR did not identify the site as being located within an airport land use plan, airport influence area, airport compatibility zone, or within the vicinity of a private airstrip or heliport.

SMP 143R2 Finding - No Substantial Change From Previous Analysis: The Project site is 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 (Riv. County, 2003a, Figure S-19). In addition, the Project site is not located within the vicinity of any public or private airports or heliports (Google Earth, 2013). As such, the proposed Project would not result in any airport related 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 24. Hazardous Fire Area | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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: *Riverside County GIS database (RCLIS); Project Application Materials*

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that the site was within a County designated Fire Hazard Zone. The EIR determined that implementation of the proposed permits may expose structures,

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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equipment, and people to fire hazards until such time that the site (specifically SMP 182) was denuded from vegetation. Mitigation Measure 4.12.3 (renumbered herein as Mitigation Measures 4.12.3.a through 4.12.3.f) was identified to prevent the possibility of fire originating on the site. Therefore, EIR No. 359 concluded that these impacts would be less than significant with mitigation incorporated. (Riv. County, 1991, pp. 166-167)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Consistent with the conditions at the time EIR No. 359 was certified, the Project site is used for mining operations. According to Riverside County GIS data, the Project site is located within an area that is mapped as having a “high” susceptibility to wildland fire hazards (Riv. County, 2014a). 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. Moreover, the Project site and areas to the north and northwest are fully disturbed and contain very little vegetation under existing conditions that could be susceptible to wildfire. Existing residential areas to the northeast are protected by fuel management zones and no activities proposed by the Project would increase the risk of wildfire to these areas. Furthermore, following reclamation, the site would be planted with plant species that are not considered to pose a threat of wildland fire hazards. As such, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: No mitigation is required.

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 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 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|--|--------------------------|--------------------------|--|--|
| delineation map? | | | | |
| 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; Preliminary Hydrology Study & Drainage Analysis; Project Specific Water Quality Management Plan; Project Application Materials*

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that a drainage originating from Mayhew Canyon occupied a defined, unimproved, natural channel crossing the site of SMP 150 and SMP182-South. Mitigation Measure MM 4.7.3 (renumbered herein as Mitigation Measures 4.7.3.a through 4.7.3.c) was identified to protect the natural channel from being mined until the completion of the mining operation on SMP150 and SMP 182-West and South or until operational needs required its relocation or removal. In addition, the mining plan was engineered to provide adequate protection to downstream debris/mud flows in the event of a period of high rainfall after a burn in the Cleveland National Forest and/or on-site. Therefore, impacts to this existing drainage channel with regard to erosion or siltation were concluded to be less than significant with mitigation incorporated. (Riv. County, 1991, p. 127)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The natural drainage pattern of the Project site has been modified by mining operations over the past 35 ± years. Under existing conditions, and similar to the conditions that existed at the time EIR No. 359 was certified, Mayhew Creek traverses the western portions of the Project site within an earthen channel, where it is conveyed into the existing debris basin/excavation area associated with SMP 139R1 to the north. The debris basin discharges through a 66-inch RCP culvert under an existing access road, to the north of the Project site, into to a smaller basin that ultimately discharges to a 30-foot concrete down drain structure designed to convey runoff down the slope of SMP 139R1, to the north. As noted in the hydrology study for SMP 139R1 dated August 2011 and prepared by Joseph E. Bonadiman & Assoc. Inc., the mining pit within SMP 139R1 has adequate capacity to retain the entire 100-year, 24-hour storm event for the entire Mayhew Creek/Canyon Watershed. Additional tributary drainage from the southeast and east of the Project site flows in a northerly direction along the eastern side of the Project site and ultimately is conveyed to the Temescal Creek Wash to the north. (JEB&A, 2014b, pp. 7-8) No changes are proposed to the existing drainage that conveys flows to Temescal Creek Wash, although the portions of Mayhew Creek that traverse the site would be impacted by the Project and are discussed in more detail below.

The proposed Project would allow for an alteration in areas subject to mining, allowing for mining to occur between the existing setbacks on the Project site. However, the overall mining and disturbance limits of the Project would be reduced (refer to Figure 3-2 and Figure 3-3). Under the proposed

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Project, the portion of Mayhew Creek that traverses the site would be preserved on-site until such time that mining operations require relocation of the down drain structure from the SMP 139R1 site to the Project site. Under such interim conditions, and pursuant to Condition of Approval No. 60.Planning.021, a minimum 100-foot setback between the centerline of the Mayhew Creek channel and proposed mining operations would be observed at all times. Once mining activities require relocation of the down drain structure, the existing SMP 139R1 30-foot concrete down drain structure would be removed and relocated to the southern portion of the Project's impact limits. The relocated down drain structure would convey runoff to a proposed retention basin within the SMP 143R2 Project site. As shown in the Hydrology Study and Drainage Analysis (Appendix E), the Project site would adequately retain the 100-year, 24-hour runoff volume from the Mayhew Creek and the additional tributary drainages to the southwest of the Project site (JEB&A, 2014b, p. 18).

As part of the proposed Reclamation Plan, slopes would be contoured and vegetated (as shown in Figure 3-4). The reclamation process would include the operation of an IDEFO to achieve ultimate topography in the form of an engineered fill. The down drain structure would remain connected to the existing earthen channel near the southern Project limits and would continue to retain water within the SMP 143R2 Project site. The Project-specific hydrology study (Appendix E) demonstrates that the existing pit within the SMP 143R2 site is capable of capturing and retaining multiple 100-year storm events following site reclamation activities. In addition, and as required by the Reclamation Plan, the detention basin would be maintained so as to not create a public health hazard or nuisance.

Based on the foregoing analysis, the Project would have no impact to the existing drainage located east of the Project site. Although changes are proposed to the on-site portions of Mayhew Creek, such changes merely would involve the relocation of the debris basin/excavation area from the SMP 139R1 site to the Project site, and the construction of a new down drain structure on-site. While this represents a change to the site's existing topographic and drainage conditions, because all runoff from Mayhew Creek and associated tributaries would be retained on-site and would not be conveyed downstream, the Project has no potential to result in substantial erosion or siltation that could affect the course of a stream or a river, and 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 analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 b) found that the proposed mining activities would not violate any water quality standards or waste discharge requirements. The mining plan was found to be in conformance with the policies and goals of the Riverside County General Plan, which included measures to protect ground water quality and downstream properties. As such, impacts were found to be less than significant. (Riv. County, 1991, p. 127)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: A WQMP was prepared for the proposed Project and is included as Appendix F. As indicated in the WQMP, the Project is not anticipated to result in any pollutants of concern that could exceed applicable water quality standards or waste discharge requirements, including bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash/debris, and oil/grease (JEB&A, 2014a, p. 18). This is due, in part, to the fact that all runoff from the site would be retained either within the SMP 139R1 site (north of and adjacent to the Project site) prior to relocation of the down drain structure, or within the SMP 143R2 site following relocation of the down drain structure. With exception of the existing drainage along the eastern boundary of the site (which would be retained in its existing condition by the Project), all runoff would be retained on-site and would not be connected to any downstream tributaries. Furthermore, the Project would be required to maintain (and update as necessary) the

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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site's existing Statewide Industrial General Permit pursuant to the National Pollutant Discharge Elimination System (NPDES) permitting requirements. The General Industrial Permit requires the implementation of management measures that will achieve the performance standard of best available technology economically achievable (BAT) and best conventional pollutant control technology (BCT). The General Industrial Permit also requires the development of a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring plan. Through the SWPPP, sources of pollutants are to be identified and the means to manage the sources to reduce storm water pollution are described. Based on the foregoing analysis, the Project has no potential to violate any applicable waste discharge requirements, and, consistent with the findings of EIR No. 359, 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 analyzed in EIR No. 359.

c) **EIR No. 359 Finding:** EIR No. 359 found that the proposed mining activities would have a net positive impact on water resources available in the region and would use less groundwater than the existing Werner surface mining operation due to the increased use of water reclamation equipment on the site. As such, EIR No. 359 concluded a less-than-significant impact would occur. (Riv. County, 1991, p. 125)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: All water used in mining activities on-site would continue to be provided by the EVMWD and/or from on-site re-use/recycling of water. No wells are located on-site, and none are proposed as part of the Project. In no case would water from Mayhew Creek be utilized during site operations. The proposed Project would not result in a net increase in the amount of impervious surfaces on-site and would not result in a net increase in the amount of water used on-site as compared to existing conditions or the conditions assumed in EIR No. 359. In fact, under the proposed Project the existing office complex ultimately would be demolished, thereby increasing the amount of pervious surfaces on-site and resulting in an increase in the amount of water that infiltrates into the groundwater table. 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

d) **EIR No. 359 Finding:** EIR No. 359 found that the proposed mining activities 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. All wash water (i.e., water that has been used to wash the sand and gravel) was determined to be fully contained on-site in lined settling ponds that were already in place on SMP 150 and SMP 143. EIR No. 359 disclosed that the wash water would be reused for washing purposes once the clays have been removed by a cyclone and the rest of the particulate matter has settled in the ponds on site. EIR No. 359 disclosed that sand and gravel operations, in general, do not contribute to salinity increases in groundwater when all wash water is contained on site. EIR No. 359 also noted that any wash water that retains fine particulates would not be allowed to flow off-site. In addition, the mining plan was found to be engineered to provide adequate protection to downstream properties from flooding and from debris/mudflows in the event of a period of high rainfall after a burn in the Cleveland National Forest and/or on-site. As such, EIR No. 359 concluded that the proposed mining activities would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage

| | | | |
|------------------------------|---------------------------|---|---|
| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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systems or provide substantial additional sources of polluted runoff and a less-than-significant impact would occur. (Riv. County, 1991, pp. 126-127)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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 143R1 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 F), which would ensure that the Project would not result in the creation of polluted runoff. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

e & f) **EIR No. 359 Finding:** EIR No. 359 determined that the property is not located within a 100 year floodplain or dam inundation area and concluded no impact would occur. (Riv. County, 1991, p. 127)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project does not propose to build housing on-site nor does the Project propose to construct any new structures that would impede or redirect flood flows. Furthermore, according to Riverside County General Plan Figure S-9, *100 and 500 Year Flood Hazard Zones*, the Project site is not located in a flood hazard zone. In addition, the Project site is not located in a dam failure inundation zone (Riv. County, 2003a, Figure S-10). As such, no impacts due to flooding 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 analyzed in EIR No. 359.

g) **EIR No. 359 Finding:** EIR No. 359 did not identify any additional impacts to water quality. Because no hazardous chemicals would be used in the processing of minerals on the site, EIR No. 359 concluded that chemical water pollution would not occur. As discussed under Threshold 25.d), wash water from the site was proposed to be contained within lined settling ponds and would not pose a threat to groundwater in the Coldwater Basin. Therefore, EIR No. 359 concluded that water quality would not be impacted. (Riv. County, 1991, pp. 126-127)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Mandatory compliance with the BMPs specified in the Project’s WQMP (refer to Appendix F) would ensure that the Project does not result in any other impacts to water quality. 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 analyzed in EIR No. 359.

h) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts due to new or retrofitted stormwater Treatment Control Best Management Practices.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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. There are no other BMP devices associated with the Project that could result in significant environmental effects. As such, the proposed Project would not result in

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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changes to BMPs which could result in significant environmental effects. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation:

EIR No. 359 includes a mitigation measure (Mitigation Measure 4.7.3, which has been renumbered herein as Mitigation Measures 4.7.3.a through c), which would continue to apply to the proposed Project. However, the required mitigation does not reflect the California Water Code waiver for aggregate mining activities and IDEFO operations. Accordingly, Mitigation Measure 4.7.3 would be supplemented by the following mitigation measure:

- **Mitigation Measure 4.7.3.c (Condition of Approval 10.PLANNING.32):** 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.

Monitoring:

Mitigation Measure 4.7.3.c: Riverside County shall ensure compliance with this requirement during annual inspections of the SMP 143R2 site.

26. Floodplains

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

| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> |
|--|---|---|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <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 checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan; Preliminary Hydrology Study & Drainage Analysis; Project Specific Water Quality Management Plan; Project Application Materials

Findings of Fact:

| | | | |
|------------------------------|---------------------------|---|---|
| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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a) **EIR No. 359 Finding:** EIR No. 359 did not identify any increases in the rates or amounts of surface runoff that would result in flooding on- or off-site. However, the EIR found that a waterway existing from Mayhew Canyon occupied a defined, unimproved, natural channel crossing the site of SMP 150 and SMP182-South. Mitigation Measure MM 4.7.3 (renumbered herein as Mitigation Measures 4.7.3.a through 4.7.3.c) was identified to protect the natural channel from being disturbed until the completion of the mining operation on SMP150 and SMP 182-West and South, or until operational needs require its relocation or removal. EIR No. 359 concluded that alterations to this existing drainage channel would be less than significant with mitigation incorporated. (Riv. County, 1991, p. 127)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The natural drainage pattern of the Project site has been modified by mining operations over the past 35 ± years. The proposed Project would allow for an alteration in areas subject to mining, allowing for mining to occur between the existing setbacks on the Projects site. However, the overall mining and disturbance limits of the Project would be reduced (refer to Figure 3-2 and Figure 3-3). The proposed Project would result in further changes to the drainage pattern of the site but would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Under future mining and reclamation conditions, the Project would retain all runoff water on the property and would not discharge to downstream conveyances/receiving waters. Provided below is an analysis of potential impacts associated with near-term conditions and the conditions that would exist following completion of mining and reclamation activities.

Near-Term Conditions

Under existing conditions, the Mayhew Creek, and additional tributary drainage from the southwest, flows through steep canyons in a northeasterly direction before leveling and discharging near the southern Project limits through an earthen channel that conveys flows for approximately 1,250 feet into a debris basin/excavation area. The debris basin discharges through a 66-inch RCP culvert under an existing access road to a smaller basin that ultimately discharges to a 30-foot concrete downdrain structure designed to convey runoff down the slope of SMP 139R1, to the north. As noted in the hydrology study for SMP 139R1 dated August 2011 and prepared by Joseph E. Bonadiman & Assoc. Inc., the mining pit within SMP 139R1 has adequate capacity to retain the entire 100-year, 24-hour storm event for the entire Mayhew Creek/Canyon Watershed (JEB&A, 2014b, pp. 7-8). These drainage features would be retained under interim conditions. Pursuant to Condition of Approval 60.Planning.021, mining activities would be required to maintain a minimum 100-foot setback from the Mayhew Creek drainage until such a time that the relocated down drain structure is substantially in place. As such, under interim conditions and prior to relocation of the down drain structure, impacts due to flooding on-or off-site would be less than significant.

Proposed Mining and Reclamation Conditions

As part of the proposed Project, the 30-foot concrete down drain structure currently designed to convey runoff down the slope of SMP 139R1 would be relocated to connect the existing earthen channel near the southern Project limits to a proposed retention basin within the Project site. As shown in the Hydrology Study and Drainage Analysis (Appendix E), the Project site would retain the 100-year, 24-hour runoff volume from the Mayhew Creek and the additional tributary drainages to the southwest of the Project site. (JEB&A, 2014b, p. 14 and 16) As such, under future conditions impacts due to flooding on-or off-site would be less than significant.

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| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Conclusion

Although peak flows would slightly increase under the proposed Project, the Project would provide for sufficient attenuation of runoff from the site to preclude significant flooding impacts to downstream properties. In addition, all runoff would be detained on-site (JEB&A, 2014b, p. 18; JEB&A, 2014a, Appendix 6). Accordingly, and consistent with the conclusions of EIR No. 359, the mining and ultimate reclamation of the SMP 143R2 site, would not substantially alter the existing drainage pattern of the site or area and impacts due to flooding on- or off-site 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 analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to absorption rates or the rate and amount of surface runoff.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The proposed Project would alter areas subject to mining activities by allowing for mining in the setbacks between the existing mining pits. However, the Project would decrease the mining and disturbance limits on-site. Proposed mining activities would have no adverse effect on absorption rates relative to existing conditions or the conditions assumed by EIR No. 359, 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 drainage entering 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. As such, the Project would not result in any changes in absorption rates or the rate and amount of surface runoff. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

c) **EIR No. 359 Finding:** EIR No. 359 found that the site is not subject to dam inundation hazards and no aspect of the proposed mining activities would modify any levee or dam. Accordingly, EIR No. 359 concluded that no impact would occur. (Riv. County, 1991, p. 127)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Consistent with the conclusions of EIR No. 359, the Project would not expose people or structures to a significant risk of loss, injury or death involving flooding. According to Riverside County General Plan Figure S-9, *100 and 500 Year Flood Hazard Zones*, the Project site is not located in a flood hazard zone. In addition, the Project site is not located in a dam failure inundation zone (Riv. County, 2003a, Figure S-10). As such, no impacts due to flooding 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 analyzed in EIR No. 359.

d) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts due to changes in the amount of surface water in any water body.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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. The Project site would continue to retain the 100-year, 24-hour runoff volume in an on-site retention basin, either within the SMP 139R1 site (under interim conditions), or within the Project site (following construction of the relocated down drain structure). Temporarily ponded water that is retained in the basins would percolate,

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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recharging the groundwater table. As such, Project implementation would not result in a change in the amount of surface water in any water body. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: No mitigation is required beyond mandatory compliance with the mitigation measures specified in EIR No. 359 (as modified herein).

Monitoring: Riverside County shall ensure compliance with applicable mitigation requirements during annual inspections of the SMP 143R2 site, or as otherwise specified herein or within EIR No. 359.

LAND USE/PLANNING Would the project

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 27. Land Use | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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; Project Application Materials; Corona General Plan*

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 found that the proposed land uses would not result in a substantial alteration of the present or planned land use of the site. The discretionary actions evaluated in EIR No. 359 did not involve any changes the Riverside County General Plan land use or zoning designations for the site. Surface mining land uses were determined to be consistent with the General Plan designation of "Mountainous" and the Temescal-EI Cerrito Community Plan land use designations of M-R-A ("Mineral Resources and Related Manufacturing") and MT-10AC ("Mountainous-10 Acre Minimum"). As such, EIR No. 359 concluded that the proposed mining activities would not result in a substantial alteration of the present or planned land use of the area, and no impacts were identified. (Riv. County, 1991, p. 48)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project proposes to consolidate and extend the permitted time frame for three existing mining operations (SMP 143R1, SMP 150R1, and SMP 182) while altering areas subject to mining activities on-site, resulting in an overall reduction in the Project's mining and disturbance limits. New areas proposed for mining lie between existing mining pits and already are associated with the existing mining operations. 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. As such, and consistent with the conclusions of EIR No. 359, the proposed Project would not result in a substantial alternation of the present or planned land use of an area, and a less than significant impact would occur. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts associated with a conflict with a city sphere of influence or adjacent city or county boundaries.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site is located in unincorporated Riverside County, within the sphere of influence for 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., “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 is designated for “General Industrial” land uses, which allows for mining activities. Although the Project site may be annexed in the future 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. (Corona, 2004)

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 would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in the EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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, Riverside County GIS Database; Riverside County Ord. 348

Findings of Fact:

a) **EIR No. 359 Finding:** At the time EIR No. 359 was certified, SMP 143R1, SMP 150R1, and SMP 182-West were zoned Mineral Resources and Related Manufacturing (M-R-A) and SMP 182-South was zoned Rural Residential (R-R). Both M-R-A and R-R zones permit surface mining operations subject to an approved surface mining permit and reclamation plan. EIR No. 359 concluded that the proposed mining activities would be consistent with the site’s existing zoning and that no impact would occur. (Riv. County, 1991, p. 42)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site is zoned by Riverside County for “Mineral Resources and Related Manufacturing (M-R-A)” and “Natural Assets (N-A)” (Riv. County, 2014a). No changes to the zoning designation are proposed as part of the

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Project. Neither Riverside County nor the property owners of the Project site have plans to change the existing zoning of the Project site. The expansion of mining activities proposed as part of the Project is consistent with the existing M-R-A and N-A zoning designations (Riv. County, 2014b). As such, and consistent with the conclusion of EIR No. 359, the proposed Project would not conflict with the site's existing or proposed zoning 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 analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 found that the proposed mining activities were compatible with existing surrounding zoning. At the time EIR No. 359 was certified, land uses surrounding the site consisted of vacant land zoned for mining, National Forest Lands, agriculture, and active surface mines. EIR No. 359 concluded that continuation of mining activities at the site would be compatible with the surrounding zoning designations in existence at the time, and found that no impact would occur. (Riv. County, 1991, p. 48)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Since certification of EIR No. 359, the zoning designations of some properties in the surrounding area have changed, and now include the following: “Rural Residential (R-R)” and “Rural-Agricultural (R-A-10)” to the west; M-R-A and “Special Plan Zone (SP Zone)” to the north; SP Zone and R-R to the east; and R-R to the south (Riv. County, 2014a). The proposed Project represents the continuation of an existing mining operation. In addition, mining activities proposed as part of the Project would be consistent with the M-R-A zoning designation to the north, and would not conflict with the R-R and R-A-10 zoning designations to the west and south. 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. Accordingly, the proposed Project would be compatible with existing surrounding zoning and 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 analyzed in EIR No. 359.

c) **EIR No. 359 Finding:** EIR No. 359 found that the proposed mining activities were compatible with existing and planned land uses. Land uses adjacent to the site at the time consisted of vacant land zoned for mining, National Forest Lands, agriculture, and surface mining activities. One incompatibility was noted between the mining site and an existing mobile home land use located approximately one-half mile north of the site in that excavation activities would remove vegetation and alter the topography of the site, impacting views from the mobile home park. However, these visual impacts are addressed in the Aesthetics analysis, above. EIR No. 359 concluded that impacts associated with an incompatibility with surrounding land uses would be less than significant. (Riv. County, 1991, p. 48)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Since certification of EIR No. 359, some land uses in the surrounding area have changed. Land uses surrounding the Project site include the following: existing mining operations to the north and northwest; open space associated with the Santa Ana Mountains and the Cleveland National Forest to the west and southwest; an existing residential community (Sycamore Creek Specific Plan) to the east. Of these

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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land uses, the Project only has the potential to conflict with residential uses within the Sycamore Creek Specific Plan to the east. However, impacts associated with land use compatibility were fully evaluated as part of EIR No. 325, which was prepared in association with the Sycamore Creek Specific Plan. The Specific Plan has constructed and/or accommodated a number of features, such as landscaped berms and setbacks, to ensure the on-going mining operations on-site would not significantly impact homes within the Sycamore Creek community. As such, mining operations proposed as part of the Project would not result in a land use conflict with any existing land uses in the surrounding area.

General Plan land use designations surrounding the Project site include the following: OS-MIN to the north; "Open Space-Rural (OS-RUR)" and "Open Space- Conservation Habitat (OS-CH)" to the east; OS-CH to the south; and "Open Space- Conservation (OS-C)," "Estate Density Residential (EDR)," "Very Low Density Residential (VLDR)," and "Rural Residential (R-R)" to the east (Riv. County, 2014a). With exception of the homes constructed and/or planned within Sycamore Creek (which are discussed above), the proposed mining activities would be fully compatible with these surrounding planned land use designations. As such, the Project would not conflict with any planned surrounding land uses.

Based on the foregoing analysis, and consistent with the findings of EIRs No. 359 and 325, land use compatibility 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 analyzed in EIR No. 359.

d) **EIR No. 359 Finding:** EIR No. 359 found that the proposed mining activities were consistent with the land use goals of the General Plan, which encouraged resource development in the Lake Mathews Land Use Planning Area. As such, EIR No. 359 concluded that no impact would occur. (Riv. County, 1991, p. 48)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site is designated for OS-MIN land uses by the County General Plan (Riv. County, 2014a). 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 continuation of an existing condition recognized by the General Plan and Area Plan. As such, the proposed Project would be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

e) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to the physical division of an established community (including a low-income or minority community).

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site occurs between existing mines and open space and an existing residential community located to the east. The proposed Project would result in the expansion of existing mining operations on-site between the excavation pits of two existing mines. Such expansion would not result in the physical division of any surrounding communities. As such, the proposed Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community), and no impact would occur. Therefore, implementation of the proposed Project would not result in any new

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 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; Google Earth; Project Application Materials.*

Findings of Fact:

a & b) **EIR No. 359 Finding:** EIR No. 359 determined that the site was located within State-designated MRZ-2 and MRZ-3 mineral resource zones. SMP 150, and portions of SMP 143 and proposed SMP 182 were located within sector "S" of Mineral Resources Zone 2 (MRZ-2), 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 adequate information indicates that significant aggregate deposits are present." The remaining portions of SMP 143 and proposed SMP 182 were located within a Mineral Resources Zone 3 (MRZ-3) area which is defined as "Areas that contain aggregate deposits, the significance of which cannot be evaluated from available data." EIR No. 359 concluded that the continuation and expansion of the existing mining operation would result in the continued 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. EIR No. 359 concluded there would not be 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 there be 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. On the contrary, EIR No. 359 concluded that the continue mining of the site would make use of the property's aggregate resources. As such, EIR No. 359 concluded that no adverse impact would occur. (Riv. County, 1991, pp. 70 and 76)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site consists of an existing mining operation that has been in operation for over 35 years. According to data available from the Department of Conservation, the most recent mineral resources zone map for the

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

Project area was prepared in 1991, and reflects the mineral resource classifications that were disclosed for the site by EIR No. 359. The proposed Project would involve the continuation of an existing mining operation, which would result in the continued commercial extraction and production of the property's mineral resources. Therefore, the Project would allow continued use of the property's aggregate resources, which are of value to the State and the region. As such, 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

c) **EIR No. 359 Finding:** EIR No. 359 found that mining operations already existed on SMP 143 and SMP 150. The continued and expanded mining activities evaluated by EIR No. 359 for SMP 143R1, SMP 150R1, and SMP 182 were concluded to be inherently compatible with the site's existing mining operations. (Riv. County, 1991, p. 76)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Existing surface mining operations exist to the north and northwest of the Project site (Google Earth, 2013). Consistent with the conclusion of EIR No. 359, the expanded mining activities proposed as part of the Project would be inherently compatible with these existing operations. As such, the proposed Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

d) **EIR No. 359 Finding:** EIR No. 359 found that the area surrounding the mining operation contained agricultural areas, open space (Cleveland National Forest), other surface mining operations, and scattered rural residences. The existing mining operation was fenced and public access was controlled through the use of locked gates. A guard station was also located on Maitri Road. Potential impacts from the mining activities were identified as follows: blasting operations, including the transportation, storage and handling of explosives, and blasting agents; the creation of pits which would range from approximately 150 feet to 450 feet in depth; and the possibility of a pit being used as a flood control basin during flooding. In addition to compliance with applicable County policies to provide for the safety and welfare of the general public, Mitigation Measure MM 4.13.3 (renumbered herein as Mitigation Measures 4.13.3.a through 4.13.3.z) was identified to reduce impacts to public safety to a less-than-significant level. Therefore, with incorporation of mitigation, EIR No. 359 concluded that impacts due to the exposure of people or property to hazards from the mining site would be reduced to less-than-significant levels. (Riv. County, 1991, pp. 168-175)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site is accessed by a privately-owned roadway (Maitri Road). Access to the Project site would be controlled by security guards to prevent people from trespassing into active mining areas. Likewise, fencing is in place, and would be maintained, around active mining pits. In addition, the Project site would be sufficiently marked with signage, as required under existing conditions. In addition, the Project site would be locked when not in operation, or open for sales, to prevent unauthorized access. Site workers would 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. Moreover, mining activities to be undertaken as part of the Project would be no more hazardous to people or property than the mining activities that occur on the

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
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property under existing conditions. Consistent with the findings of EIR No. 359, the proposed Project's hazards would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: No mitigation is required beyond compliance with EIR Mitigation Measure 4.13.3 (renumbered herein as Mitigation Measures 4.13.3.a through 4.13.3.z).

Monitoring: No monitoring is required beyond the monitoring measures specified in EIR No. 359.

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; Google Earth*

Findings of Fact:

a & b) **EIR No. 359 Finding:** EIR No. 359 found that the site was not located within an airport land use plan, nor were there any public or private use airports or private airstrips located within two miles of the site. March Air Force Base was determined to be approximately 12 miles northeast of the site but due to the site's distance from the air base, the site was not located in a noise impacted area according to the County of Riverside Airport Noise Impact Map. Accordingly, EIR No., 359 concluded that no impacts would occur. (Riv. County, 1991, p. 82)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site is not located within an airport land use plan, and there are no public or private airstrips located within two miles of the Project site (Google Earth, 2013; Riv. County, 2003a, Figure S-19). As such, the proposed Project would not expose people residing or working in the Project area to excessive airport-related noise 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

Source: Google Earth; Riverside County General Plan

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 did not identify any impacts from noise associated with railroad use or rail transport.

SMP 143R2 - No Substantial Change from Previous Analysis: The Project site is not located near any railroads. Additionally, no aspect of the proposed Project involves railroad use or rail transport (Riv. County, 2003a, Figure C-1; Google Earth, 2013). Accordingly, no railroad-related noise 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 found that with the addition of SMP 182, the Werner Corporation would continue existing mining operations at the SMP 143 and SMP 150 sites and vehicular traffic to and from the site would remain unchanged. Accordingly, EIR No. 359 found that there would be a less-than-significant impact on highway noise as a result of traffic to or from the site. (Riv. County, 1991, p. 157)

SMP 143R2 - No Substantial Change from Previous Analysis: SMP 143R2 does not propose to increase the truck traffic to or from the Project site beyond recent levels or the levels assumed by EIR No. 359. Because the permitted maximum annual tonnage would remain capped at 2.0 million tons per year (mtpy), there would be no increase in truck traffic as a result of the proposed Project. Therefore, because the level of truck traffic would remain consistent with the levels analyzed in EIR No. 359, there would be no increase in the amount of highway noise produced by the Project. Consistent with the conclusion of EIR No. 359, 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|--|------------------------|---------------------|--|--|
|--|------------------------|---------------------|--|--|

33. Other 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"/> |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Project Application Materials

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 did not identify any additional noise impacts beyond what is discussed above and below.

SMP 143R2 - No Substantial Change from Previous Analysis: The proposed Project involves a mining operation, which is not a noise-sensitive receptor. As such, there is no potential for the Project to be impacted by other noise generators. There are no components of the Project that have the potential to increase noise levels at the site as compared to existing conditions or the conditions evaluated in EIR No. 359. 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 analyzed in EIR No. 359.

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? | <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, Project Application Materials, Riverside County Ordinance No. 555; Riverside County Ordinance No. 847

Findings of Fact:

a & b) **EIR No. 359 Finding:** EIR No. 359 determined that nearby ambient noise levels were typical of a rural setting with some industrial and agricultural activity. EIR No. 359 noted that there would be three types of noise that would be generated: noise from vehicles transporting workers and materials to and from the site, on-site mining operations, and blasting activities.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------------|---------------------------|---|---|
|------------------------------|---------------------------|---|---|

EIR No. 359 determined that there would be no change in the ingress or egress of traffic or daily motor vehicle volume accessing the site beyond what was already occurring at the time. Therefore, the off-site traffic noise impacts were not expected to increase over the existing levels, and impacts were concluded to be less than significant. (Riv. County, 1991, p. 85)

EIR No. 359 determined that noise impacts from mining-related equipment would be less than significant because mining activities were required to maintain a 50-foot setback from adjacent properties, which was concluded to adequately attenuate noise levels affecting nearby sensitive receptors. (Riv. County, 1991, pp. 85-86)

EIR No. 359 found that blasting would be required to mine the harder rock materials on SMP 182-West and SMP 182-South, which could potentially adversely affect nearby sensitive receptors. Mitigation Measure 4.5.3 (renumbered herein as Mitigation Measures 4.5.3.a through 4.5.3.f) was identified to reduce the noise levels associated with blast hole drilling and airblasts to a level below significant. (Riv. County, 1991, pp. 88-92)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The proposed Project would extend the life of an existing mine and allow mining to take place within the setbacks between two existing mining pits (located both on- and off-site). The Project does not propose any operational changes to the processing plant or its location at this time. At some point in the future, mining operations may transition to the western edge of the mining area, but this would locate processing activities farther away from residences or other receptors, thereby decreasing any ambient noise effects. Furthermore, as concluded in EIR No. 325, the Sycamore Creek Specific Plan, located to the northeast of the Project site, was designed to incorporate a buffer zone between the residences and mining operations, which was determined to reduce noise levels below a level of significance.

Additionally, the Project does not propose to increase truck traffic beyond recent levels. The permitted tonnage would remain capped at an annual rate of 2.0 mtpy and the IDEFO would utilize existing truck-trips to deliver fill materials when possible. Therefore, the ambient noise effects from Project related truck traffic would not increase as a result of the Project, and no new impacts would occur.

Mining and blasting operations would continue as part of the proposed Project. Although the Project proposes to mine the setbacks between the existing mining pits, the permitted tonnage would remain capped at an annual rate of 2.0 mtpy indicating that future mining or blasting activities, would be similar to previous efforts. Furthermore, the mining limits are proposed to be reduced as part of the Project, reducing the areas on-site that may require blasting. As such, ambient noise effects from Project related mining or blasting activities would not increase as a result of the Project, and no new impacts would occur.

Mitigation measures identified in EIR No. 359 would continue to apply to the proposed Project, and have been incorporated into the Project's conditions of approval. In addition, the Project would be required to comply with Riverside County Ordinance No. 555, the County's Noise Ordinance (No. 847), and applicable policies within the Riverside County General Plan. Based on the foregoing analysis, the Project's impacts on temporary, periodic, or permanent increases in noise levels would be less than significant with mitigation incorporated. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

| | | | |
|------------------------------|---------------------------|---|---|
| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------------|---------------------------|---|---|

c) **EIR No. 359 Finding:** As noted in the summary of EIR No. 359's conclusions under Thresholds 34.a) and 34.b), above, near- and long-term operations at the site were not projected to exceed the standards established in the Riverside County General Plan or the Bureau of Mines and Federal Standards with mitigation incorporated. Therefore, EIR No. 359 concluded that impacts would be less than significant with mitigation incorporated.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: As noted in the discussion and analysis of Issues 34.a) and 34.b), above, near- and long-term operations at the 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 with mitigation. Project related traffic, mining, and blasting activities would occur at levels similar to those under existing conditions. Furthermore, noise attenuation measures that have been or will be incorporated into the Sycamore Creek Specific Plan would further reduce noise levels below a level of significance. As such, the Project would not result in the 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

d) **EIR No. 359 Finding:** EIR No. 359 determined that blasting activities associated with the mining activities would produce groundborne vibrations and noise. However, the airblast levels at the closest residences were anticipated to be well below the criteria adopted by the Federal Office of Mining Reclamation and Enforcement. In addition, the blasting plan prepared for the site provided for monitoring of mine blasting effects with seismographic and airblast instrumentation to provide an immediate digital display of vibratory ground motion. The monitoring of mine blasting effects was incorporated into Mitigation Measures 4.5.3 (renumbered herein as Mitigation Measures 4.5.3.a through 4.5.3.f). Therefore, EIR No. 359 concluded that impacts from groundborne vibration or groundborne noise levels would be reduced to a level below significance with the incorporation of mitigation. (Riv. County, 1991, pp. 88-92)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: As discussed in Issue 34.a) and 34.b) mining and blasting operations would continue as part of the proposed Project. Although the Project proposes to mine the setbacks between the existing mining pits, the permitted tonnage would remain capped at an annual rate of 2.0 mtpy indicating that future mining or blasting activities would be similar to existing conditions and the conditions evaluated in EIR No. 359. EIR No. 359 Mitigation Measure 4.5.3 (renumbered herein as Mitigation Measures 4.5.3.a through 4.5.3.f) would continue to apply to the Project, and, consistent with the conclusion reached in EIR No. 359, would ensure that impacts to persons from ground-borne vibration or ground-borne noise levels as a result of on-site mining or blasting activities are mitigated to a level below significant. As such, impacts from ground-borne vibration or noise levels would be less than significant with implementation of the mitigation specified by EIR No. 359. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: No mitigation is required beyond mandatory compliance with EIR No. 359 Mitigation Measure 4.5.3 (renumbered herein as Mitigation Measures 4.5.3.a through 4.5.3.f).

Monitoring: No monitoring is required beyond the monitoring measures specified in EIR No. 359.

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|---|--------------------------|--------------------------|--|--|
| POPULATION AND HOUSING Would the project | | | | |
| 35. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: *Project Application Materials*

Findings of Fact:

a & c) **EIR No. 359 Finding:** EIR No. 359 determined that the expansion in the size and duration of an existing mining operation would have no potential to displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere, because no houses existed on-site at the time EIR No. 359 was certified. Therefore, EIR No. 359 concluded that no impact would occur.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: Under existing conditions, and similar to the conditions that existed at the time EIR no. 359 was certified, the Project site does not contain any housing. Accordingly, and consistent with the conclusion of EIR No. 359, the proposed Project would have no potential to displace housing or people, necessitating the construction of replacement housing elsewhere, 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 analyzed in EIR No. 359.

b, e & f) **EIR No. 359 Finding:** EIR No. 359 determined that the mining activities would provide for 24 jobs, accounting for .0173% of the 139,000 jobs forecasted for the Riverside/Corona subregion in the SCAG Growth Management Plan for the subsequent 20 years. The EIR determined that the jobs would be created in an area that was job-poor and housing rich. The growth in jobs was also found to be consistent with the Growth Management Plan for the subregion. As such, EIR No. 359 concluded that the proposed mining activities would not create a demand for housing, particularly housing affordable to households earning 80% or less of the County's median income, nor would the mining activities cumulatively exceed official regional or local population projections. In addition, EIR No. 359 concluded that the proposed mining activities would not induce substantial population growth in the

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

area. As such, EIR No. 359 concluded that a less-than-significant impact would occur. (Riv. County, 1991, p. 53)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project involves the continuation 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. In addition, the proposed Project would not require the extension of any new infrastructure or roads and would not involve the creation of new homes or a new business. As such, the proposed Project would not create a demand for additional housing and would have no potential to cumulatively exceed official regional or local population projections. In addition, the Project would also not induce substantial population growth either directly or indirectly. As 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 analyzed in EIR No. 359.

d) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to any County Redevelopment Project Areas.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: According to Riverside County GIS, the Project site is 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

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

Source: *Project Application Materials*

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 determined that the expansion of an existing surface mining operation and would have a minimal impact on the Fire Department’s Operations. EIR No. 359 found that there would be no new structures and no changes to the operational characteristics that would require an expansion of fire protection services. However, the site was located in a designated County fire area. Mitigation Measure 4.12.3 (renumbered herein as Mitigation Measures 4.12.3.a through 4.12.3.f) was proposed to prevent the possibility of a fire originating on the site, thereby reducing potential impacts to fire service response times or performance objectives. Accordingly, EIR No. 359 concluded that there would be a less-than-significant impact to fire protection services and no need for new or physically altered fire stations to service the Project site. (Riv. County, 1991, p. 166)

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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. As such, impacts to fire protection services 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: *Project Application Materials*

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 did not identify any impacts to Sheriff services or impacts due to the need for new or physically altered Sheriff facilities.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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 facilities. As 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: *Project Application Materials*

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 did not identify any impacts to schools or impacts due to the need for new or physically altered schools.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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 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

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

alterations to school facilities. 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: *Project Application Materials*

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 did not identify any impacts to libraries or impacts due to the need for new or physically altered libraries.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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 at the site. 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. 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: *Project Application Materials*

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 did not identify any impacts to health services or impacts due to the need for new or physically altered health services.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|--|------------------------|---------------------|--|--|
|--|------------------------|---------------------|--|--|

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"/> |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County GIS Database (RCLIS); County of Riverside Ord. No. 460, Section 10.35 and Ord. No. 659; Project Application Materials

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts from the construction or expansion of recreational facilities.

SMP 143R2 Finding - No Substantial Change from Previous Analysis: 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 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. 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 analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to 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.

SMP 143R2 Finding - No Substantial Change from Previous Analysis: 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 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. 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 analyzed in EIR No. 359.

c) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

SMP 143R2 Finding - No Substantial Change from Previous Analysis: The proposed Project is not located within a CSA or recreation and park district with a Community Parks and Recreation Plan. Because the Project is limited to the continuation and expansion of an existing mining operation, no Quimby fees would be required for the Project. As 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Temescal Canyon Area Plan; Project Application Materials

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 did not identify any impacts to recreational trails. The EIR noted that there were no hiking or pedestrian trails within the site's vicinity. As such, EIR No. 359 concluded that no impact would occur. (Riv. County, 1991, p. 176)

SMP 143R2 Finding - No Substantial Change from Previous Analysis: According to Figure 8 of the Temescal Canyon Area Plan, two trail segments are planned in the immediate vicinity of the Project site, including a Historic Trail along Temescal Canyon Road and a Community Trail located immediately adjacent to the eastern boundary of the Project site (Riv. County, 2003b, Figure 8). 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 impacts associated with the construction of recreational trails. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

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

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|--|--------------------------|--------------------------|--|--|
| 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"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Alter waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: *Project Application Materials; Riverside County General Plan; Riverside County GIS database (RCLIS); Riverside County Congestion Management Program*

Findings of Fact:

a) **EIR No. 359 Finding:** EIR No. 359 evaluated the continuation and expansion of a surface mining operation. SMP 182-West and SMP 182-South were found to use the same access routes used for the mining operations in existence at the time, and EIR No. 359 found that there would be no increase the number of trucks utilized at the site as compared to the conditions that existed on-site at the time EIR No. 359 was certified. A Traffic Impact Study prepared in support of EIR No. 359 by J.F. Davidson Associates, Inc. concluded that traffic impacts on the roadway system would be less than significant and there would be no conflict with any applicable ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. As such, EIR No. 359 concluded that no impacts would occur and no mitigation was required. (Riv. County, 1991, pp. 157-162)

SMP 143R2 Finding - No Substantial Change from Previous Analysis: Under the proposed Project, total annual tonnage would remain capped at a maximum of 2.0 mtpy. In addition, the IDEFO would utilize existing truck trips to deliver fill materials when possible. As such, there would be no increase in traffic from the site with implementation of the Project as compared to existing conditions or the conditions that were evaluated in EIR No. 359. Because EIR No. 359 concluded impacts to traffic would be less than significant, and because the amount of truck traffic from the site would not

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

increase and would be within the scope of analysis of EIR No. 359, impacts due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system would be less than significant and no new mitigation would be required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts due to a conflict with an applicable congestion management program.

SMP 143R2 Finding - No Substantial Change from Previous Analysis: 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 (Riv. County, 2011, Exhibit 4-1A). The Project would not increase the amount of truck traffic to or from the site beyond existing conditions or the conditions evaluated in EIR No. 359 because permitted levels would remain capped an annual rate of 2.0 mtpy. In addition, the IDEFO would utilize existing truck trips to deliver fill materials when possible, potentially resulting in a net decrease in traffic associated with the site. Consistent with the conclusion of EIR No. 359, the Project would not contribute more than 50 peak hour trips to the I-15 or any CMP facility (Riv. County, 1991, Figure 46). 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. As such, the proposed Project would not conflict with the applicable CMP 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 analyzed in EIR No. 359.

c & d) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to air traffic patterns, or waterborne, rail, or air traffic.

SMP 143R2 Finding - No Substantial Change from Previous Analysis: According to Riverside County GIS, the 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 Project site. Accordingly, the proposed Project would have no impact on air traffic, waterborne traffic, or rail traffic. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

e) **EIR No. 359 Finding:** EIR No. 359 did not identify any increase hazards due to a design feature or incompatible uses.

SMP 143R2 Finding - No Substantial Change from Previous Analysis: 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. No roadway improvements are planned as part of the Project. Accordingly, the proposed Project would not substantially increase hazards due to a design feature. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

f) **EIR No. 359 Finding:** EIR No. 359 concluded that the same access routes used by the existing mining operation would be used and the number of trucks utilized was not expected to change as compared to the conditions that existed at the time EIR No. 359 was certified. Therefore, EIR No. 359 concluded that impacts due to the need for, new or altered maintenance of roads would be less than significant. (Riv. County, 1991, p. 155)

SMP 143R2 Finding– No Substantial Change from Previous Analysis: Implementation of the proposed Project would extend the life of the existing mining permits 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, and the increased length of demand for roadway facility maintenance would not inhibit the County’s inability to fund other improvements such that significant environmental impacts would result. As such, the Project would have a less-than-significant impact due to the need for new or altered maintenance of roads. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

g) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to circulation during construction or on-going mining activities.

SMP 143R2 Finding– No Substantial Change from Previous Analysis: 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. As such, the Project would have no impact on the need for new or altered maintenance of roads. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

h) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to emergency access or access to nearby uses.

SMP 143R2 Finding– No Substantial Change from Previous Analysis: The 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

i) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities.

SMP 143R2 Finding– No Substantial Change from Previous Analysis: The Riverside County General Plan does not identify the Project site for any public transit facilities, bikeways, or pedestrian facilities. In addition, there are no components of the proposed Project that would substantially decrease the performance or safety of such facilities. Accordingly, there would be no impact due to a

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

conflict with adopted policies, plans, or programs regarding public transit, bikeways or pedestrian facilities. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: *Temescal Canyon Area Plan; Project Application Materials*

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 did not identify any impacts to bike trails.

SMP 143R2 Finding– No Substantial Change from Previous Analysis: According to Figure 8 of the Temescal Canyon Area Plan, two trail segments are planned in the immediate vicinity of the Project site, including a Historic Trail along Temescal Canyon Road and a Community Trail located immediately adjacent to the eastern boundary of the Project site (Riv. County, 2003b, Figure 8). 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, 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 bike trails. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source *Elsinore Valley Municipal Water District Urban Water Management Plan; Project Application Materials*

Findings of Fact:

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|------------------------|---------------------|--|--|
|------------------------|---------------------|--|--|

a) **EIR No. 359 Finding:** EIR No. 359 concluded that there would be no net increase in demand for water resources as compared to the baseline conditions that existed at the time EIR No. 359 was certified. On the contrary, EIR No. 359 concluded that there would be a net positive impact on water resources available in the region and that less water would be utilized due to the increased use of water reclamation equipment on the site as was proposed under the revised permits. Accordingly, EIR No. 359 concluded that there would not be a need for the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. As such, EIR No. 359 concluded that no impact would occur. (Riv. County, 1991, p. 125)

SMP 143 R2 – No Substantial Change from Previous Analysis: As indicated in Section 3.2.3B, the proposed Project would not result in a net increase in demand for water resources as compared to existing conditions or the conditions that were evaluated in EIR No. 359. As such, 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

b) **EIR No. 359 Finding:** EIR No. 359 concluded that there would be no net increase in demand for water resources as compared to the baseline conditions that existed at the time EIR No. 359 was certified. EIR No. 359 concluded there would be a net positive impact on water resources available in the region and that less water would be used as compared to the conditions that existed at the time EIR No. 359 was certified due to the increased use of water reclamation equipment proposed under the revised permits. Since no increase in demand for water resources was identified, EIR No 359 concluded that the EVMWD would have sufficient water supplies available from existing entitlements and resources, and that no new or expanded entitlements would be needed. Accordingly, EIR No. 359 concluded that no impact would occur. (Riv. County, 1991, p. 125)

SMP 143 R2 – No Substantial Change from Previous Analysis: Water to the Project site is provided by the EVMWD, which has prepared an Urban Water Management Plan (UWMP) dated May 2011, that 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's water demand is fully 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; as such, and consistent with the conclusion reached in EIR No. 359, 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
|--|--------------------------|--------------------------|--|--|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: *Project Application Materials*

Findings of Fact:

a & b) **EIR No. 359 Finding:** EIR No. 359 determined that the expansion and continuation of the existing mining site would create approximately 24 jobs. EIR No. 359 concluded that sewage disposal at the site would be handled via two existing portable toilets that would continue to serve the existing and expanded operation. As such, EIR No. 359 concluded there would be no increase in the site's demand for wastewater treatment facilities, and found that there was adequate capacity to handle the projected demand. Accordingly, EIR No. 359 concluded that no impact would occur. (Riv. County, 1991, p. 127)

SMP 143R2 Finding – No Substantial Change from Previous Analysis: 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 as compared to existing conditions or the conditions evaluated in EIR No. 359. Furthermore, wastewater generated at the site under existing conditions is handled via portable toilets, and there would be no need for additional portable toilets as a result of the Project. Wastewater would continue to be handled via a wastewater haul company and disposed of at permitted facilities, as occurs under existing conditions and the conditions evaluated in EIR No. 359. As such, the proposed Project would not require the construction of wastewater treatment facilities or result in a determination that the wastewater treatment provider does not have adequate capacity to serve the project's projected demand, 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 analyzed in EIR No. 359.

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?

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)?

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Source: Project Application Materials

Findings of Fact:

a & b) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to landfill capacity or due to conflicts with federal, state, and local statutes and regulations related to solid wastes.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project would not change the amount of solid waste generated by the mining operation under existing conditions or the conditions assumed in EIR No. 359. 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 December 31, 2025 to December 31, 2075. As a result, the Project would result in an increased demand for landfill capacity associated with site worker refuse. However, with operation of an IDEFO, the Project also would result in the diversion of a substantial amount of waste from area landfills, thereby offsetting much of the increased demand for solid waste capacity that would occur under the Project. Although existing landfills have the capacity to handle solid waste generated by the site under existing conditions, many area landfills would reach capacity prior to expiration of the Project’s permits in 2075. 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. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 359.

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"/> |
| 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"/> |

| | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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| | | | | |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: *Project Application Materials*

Findings of Fact:

a through g) **EIR No. 359 Finding:** EIR No. 359 did not identify any impacts to utilities that would require or result in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The proposed Project would involve the continuation 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, stormwater drainage, street lighting, public facilities (including roads), or other governmental services, 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the project conflict with any adopted energy conservation plans? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: *Project Application Materials*

Findings of Fact:

EIR No. 359 Finding: EIR No. 359 did not identify any impacts to any adopted energy conservation plans.

SMP 143R2 Finding – No Substantial Change from Previous Analysis: The Project site would have no increase in daily production, and no change in the hours of operation is proposed. The Project would not create any new energy demand. In addition, there are no adopted energy conservation plans applicable to the proposed Project. As such, the proposed Project would not conflict with any proposed energy conservation plans 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 analyzed in EIR No. 359.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: *Project Application Materials*

Findings of Fact:

SMP 143R2 Finding – No Substantial Change from Previous Analysis: As indicated throughout the analysis, assuming incorporation of the mitigation measures specified in EIR No. 359 (as modified/supplemented 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.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: *Staff review, Project Application Materials*

Findings of Fact:

SMP 143R2 Finding – No Substantial Change from Previous Analysis: In compliance with CEQA Guidelines (§ 15130 et seq.), this section includes a discussion of the potential cumulative impacts of the proposed Project. As defined by CEQA § 15355:

"Cumulative impacts" refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) *The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) *The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time."*

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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If the cumulative impact is significant, the Project's incremental effect is analyzed to determine if its contribution to the overall cumulative effect is cumulatively considerable. A significant cumulative impact does not necessarily mean that the Project-related contribution to that impact is also significant. Instead, under CEQA, a project-related contribution to a significant cumulative impact is only significant if the contribution is "cumulatively considerable," which, as defined by CEQA Guidelines §15064(h)(1), "means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects".

The discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the Project alone. Further, the discussion is guided by the standards of practicality and reasonableness.

Cumulative Impact Analysis

Aesthetics

Scenic Highways

As indicated in the analysis and discussion under Threshold 1.a), the Project site is located approximately 0.72 mile southwest of Interstate 15 (I-15), which is identified as a "State Eligible Scenic Highway" (Riv. County, 2003a, Figure C-9). 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. As such, the proposed Project would not result in changes in the existing environment which would have a substantial effect upon a scenic highway corridor and impacts would be less than significant on a direct and cumulative basis.

Scenic Resources

As discussed under the analysis of Threshold 1.b), the Project site is partially visible from residences located east of the site. The Joyce Deleo Regional Park sits above the Project site to the east. Existing and proposed berms and vegetation located east of the SMP 143R2 site act to reduce visibility of the site from the east. Adjacent mining operations border the Project site to the north and the northwest and the Cleveland National Forest borders the property to the south and the west; therefore, visual buffering to the south and west is unnecessary because public access to these areas is limited. As indicated in the Visual Simulation Analysis (Appendix H), reclamation of the Project site would remediate all deleterious visual effects associated with the site under both existing and proposed conditions. As such, the proposed Project would not result in the creation of an aesthetically offensive site open to public view. Therefore, impacts would be less than significant on a direct and cumulative basis.

Mt. Palomar Observatory

As discussed under the analysis of Threshold 2, the Project site is located approximately 43.72 miles from the Mt. Palomar Observatory. 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 and to surrounding mining operations. Additionally, changes to the existing mining operations as proposed by the Project would not generate new sources of excessive light pollution, and lighting would not increase beyond what occurs under existing conditions. Cumulative developments similarly would be required to comply with Ord. No. 655 to ensure that they would not

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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interfere with the nighttime use of the Mt. Palomar Observatory. Therefore, the proposed Project has no potential to result in cumulatively considerable adverse impacts to the Mt. Palomar Observatory.

Other Lighting

As discussed under the analysis of Threshold 3, the proposed Project would not introduce any new sources of lighting beyond what was previously disclosed in EIR No. 359. In addition, the Project 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. Cumulative developments similarly would be required to comply with Ord. No. 655 to ensure that they would not create a new source of light or glare or expose nearby residences to unacceptable light levels. Therefore, the proposed Project has no potential to result in cumulatively adverse impacts to light or glare, and a cumulative impact would not occur.

Agriculture & Forest Resources

Important Farmland

As discussed under the analysis of Threshold 4.a), the proposed Project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (“Farmland”) to non-agricultural uses. There are no components of the proposed Project that would result in an increase in impacts to Important Farmlands beyond what was previously evaluated as part of the EIR No. 359. Thus, the Project has no potential to directly or cumulatively impact any Farmland types within the Project area.

Conflicts with Agricultural Zoning and Williamson Act Contracts

As discussed under the analysis of Threshold 4.b), 4.c), and 4.d), the Project site is not subject to any Williamson Act contracts and is not located within a Riverside County Agricultural Preserve. SMP 143R1 and SMP 150R1 are currently zoned for “Mineral Resources and Related Manufacturing (M-R-A)” and SMP 182 is zoned for “Natural Assets (N-A).” Although both of these zoning designations allow for agricultural production, they also allow for mining and mining-related activities with approval of a surface mining permit according to Ordinance No. 555. Cumulative developments similarly would be required to comply with Ord. No. 555. Surrounding zoning currently includes M-R-A to the north, SP Zone and R-R to the east, RR to the south, and R-R, and R-A-10 to the west. Of these zoning designations, only the R-A-10 zone comprises an agricultural zoning designation. However, since mining uses are already permitted on-site, the proposed Project would not cause new development of non-agricultural uses within 300 feet of agriculturally zoned property. As such, the proposed Project would not result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Accordingly, the Project would not conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract, or land within a Riverside County Agricultural Preserve; cause development of non-agricultural uses within 300 feet of agriculturally zoned property; or result in the conversion of Farmland to non-agricultural use. Therefore, the Project has no potential to result in directly or cumulatively considerable impacts.

Forest Land, Timberland, and Timberland Production

There are no lands in the Project vicinity that are zoned for forest land or timberland, and there are no timberlands zoned for Timberland Production. Accordingly, no impact to forest land would occur as a result of the proposed Project or any cumulative development. As such, cumulative impacts to forest land, timberland, or timberland zoned Timberland Production would not occur.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Conversion of Forest Land to Non-Forest Use

The proposed Project and cumulative developments would not result in the loss of forest land or conversion of forest land to non-forest use, as there are no forest lands within the Project vicinity. Accordingly, cumulative impacts have no potential to occur.

Air Quality

Conflicts with or Obstruction of Implementation of Applicable Air Quality Plan

As indicated in the discussion and analysis of Threshold 6.a), the proposed Project represents the continuation of an existing mining operation which is in conformance with the Riverside County General Plan land use and zoning designations. Since the Project site's land use and zoning designations are consistent with the General Plan upon which the 2012 South Coast Air Quality Management Plan (SCAQMP) was based, the Project would therefore conform to the planning assumptions included in the 2012 SCAQMP. As such, the proposed Project would not conflict with or obstruct implementation of the 2012 SCAQMP. Because the proposed Project would not conflict with the SCAQMP, the Project has no potential to cumulatively contribute to impacts due to conflicts with the SCAQMP; accordingly, cumulative impacts would be less than significant.

Air Quality Standard Violations and Contributions to Existing Air Quality Violations

As indicated in the discussion and analysis of Threshold 6.b), the Project does not propose any changes in the amount of material annually mined on-site, or any changes in the operational equipment or vehicles used on-site. EIR No. 359 identified no conflict with the relevant policies of the Riverside County General Plan's Air Quality Element, which were designed to implement the policies and control measures of the 1989 Air Quality Management Plan. There are no components of the proposed Project that would result in new or more severe air quality emissions as compared to what was evaluated and disclosed by EIR No. 359, because daily and annual operations and tonnage limits would not increase under the proposed Project. Furthermore, since certification of EIR No. 359 in 1991, new federal and state air quality standards have reduced emissions associated with motor vehicles, including construction equipment that would be operated under the proposed Project; thus, construction equipment that would be utilized under the proposed Project would yield a net reduction in criteria air pollutants as compared to what was evaluated and disclosed in EIR No. 359. Therefore, all air quality effects associated with the proposed Project would be less than or equal to those that were analyzed and disclosed in EIR No. 359. As such, the Project would not violate any air quality standards or contribute to existing air quality violations. Because the proposed Project would not violate any air quality standards or contribute to existing air quality violations, the Project has no potential to result in cumulatively contribute to impacts due to conflicts with air quality standards; accordingly, cumulative impacts would be less than significant.

Cumulatively Considerable Net Increase of Criteria Pollutants for which the Region is Non-Attainment

The proposed Project is a continuation of an existing mining operation. As explained in Section 3.2.3, the Project does not propose any changes in the amount of material mined on-site, nor does it propose to increase the number of vehicle trips or increase the number of on-site equipment associated with the existing mining operation. As such, the emissions from the proposed mining operation are already accounted for in the baseline air quality conditions within the Project's vicinity. In addition, future mining operations under SMP 143R2 would be required to comply with more stringent state and federal emission control standards listed under the analysis of Threshold 6.c), above. Therefore, taking into account the stringent air quality requirements presented in Threshold 6.c), and the fact that the Project does not propose any increase in the intensity of the existing mining operation (i.e., no increased equipment or change to annual tonnage limit), the proposed extension of

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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the expiration date of the permit would result less-than-significant air quality impacts and would not increase any air quality effects beyond what was previously disclosed in EIR No. 359. Accordingly, cumulative impacts would be less than significant.

Exposure of Sensitive Receptors to Substantial Pollutant Concentrations

As indicated in the discussion and analysis of Threshold 6.d), EIR No. 359 concluded there were no sensitive receptors in the local area at the time EIR 359 was certified. However, EIR No. 325, which was prepared in support of the Sycamore Creek Specific Plan and was certified by the County in 1994, included an evaluation of impacts to residents within the Sycamore Creek community, located adjacent and to the east of the Project site, from the on-going mining operations. To mitigate the potential adverse effect, the Sycamore Creek Specific Plan (SP 256) required that specialized landscape buffers be installed and maintained along the property boundary with adjacent mining operations. Therefore, any potential impacts to sensitive receptors have previously been mitigated for by design measures incorporated into the Sycamore Creek Specific Plan, as documented in EIR No. 325. Accordingly, impacts to nearby sensitive receptors would be less than significant. Therefore, the proposed Project would result in less-than-significant cumulative impacts due to the exposure of sensitive receptors to substantial pollutant concentrations.

Construction of a Sensitive Receptor

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. As such, cumulative impacts due to the construction of a sensitive receptor would not occur.

Odors

As discussed in the analysis under Threshold 6.f), mining operations are not typically associated with the emission of objectionable odors. Since the Project does not propose any changes in equipment or vehicular use, and there is no historical record of objectionable odor complaints, it is reasonable to conclude that the proposed Project would not create objectionable odors affecting a substantial number of people. In addition, Project generated refuse would be disposed of by a licensed municipal waste hauler on a weekly basis. Accordingly, odors generated during operation of the Project would be less than significant on a cumulative basis.

Biological Resources

Conflicts with Local, Regional or State Conservation Plans

As discussed under the analysis of 7.a) the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. As indicted on Figure EA-1, *MSHCP Overlay Map*, the Project site is not within an MSHCP criteria cell. 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." As indicated under Threshold 7.a), the Project fully complies with all applicable provisions of the MSHCP. The proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Other cumulative developments would

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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similarly be required to demonstrate compliance with applicable MSHCP policies and requirements. As such, impacts would be less than significant on a cumulative basis.

Effects on Endangered, Threatened, Candidate, Sensitive, or Special Status Species

As discussed under the analysis of 7.b) and 7.c) no NEPSSA, CASSA, or other sensitive plant species were observed within the study area (Alden, 2014, p. 5). In addition, according to the Project's biologist (Alden Environmental, Inc.), no sensitive animal species were observed on site (Alden, 2014, p. 5). Furthermore, as shown on Figure EA-2, mining activities would largely be contained to the existing active mining area which is already disturbed. As such, the Project has no potential to result in cumulatively significant effects to sensitive plant or animal species. Therefore, impacts to endangered, threatened, candidate, sensitive, or special status plant and animal species would be less than significant on a cumulative basis.

Wildlife Corridors and Nursery Sites

As discussed under the analysis of 7.d) the Project site is not located within an area identified as an existing or proposed core or linkage for wildlife movement by the MSHCP. Furthermore, Mitigation Measure 4.9.3 has been revised to ensure that vegetation clearing activities would not impact migratory birds during the nesting season. Other cumulative developments would likewise be required to implement measures to avoid impacts to nesting birds. As such, impacts to wildlife movement and nursery sites would be less than cumulatively significant.

Riparian Habitat and Sensitive Natural Communities

As indicated in the analysis of Threshold 7.e), 238.4 acres of the Project site are already disturbed or developed. In addition, as indicated on Figure 3-2, SMP 143R2 would decrease the existing mining limits on site by approximately 41 acres. This reduction in mining limits would reduce the effects on the vegetation communities listed in the analysis of Threshold 7.e). As such, the proposed Project would result in a less-than-significant cumulative impact to riparian habitat and other sensitive natural communities.

Wetlands

Two wetland/riparian vegetation communities occur within the study area: southern sycamore woodland, and alluvial fan scrub. Both of these drainages have been cut off by the previously approved and permitted mine activities and, as such, are no longer connected to downstream water bodies. As designed, the proposed mining limits would not impact either of these drainages, thereby avoiding the need for agency permits. As such, the Project would result in less-than-significant cumulative impacts to wetlands.

Local Policies

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. The proposed Project would impact 19 individual coast live oak trees (tree numbers 1-19 in Table EA-1). However, Mitigation Measure 4.9.3.h has been imposed on the Project to ensure that impacts to oak trees would be mitigated in accordance with County requirements, and impacts would therefore be less than significant. Other cumulative developments would similarly be required to demonstrate compliance with the Oak Tree Management Guidelines. As such, with incorporation of Mitigation Measure 4.9.3.h, impacts to oak trees would be less than cumulatively significant.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Cultural Resources

Historical Sites and Resources

As discussed above in Threshold 8.a) and 8.b), the Project site has been disturbed for over 35 years and, as such, there is a very low likelihood that any historic sites or historical resources, as defined in California Code of Regulations, Section 15063.5, would be found on-site. Mitigation measures identified in EIR No. 359 would continue to apply to the proposed Project, and have been incorporated into the Project's conditions of approval. The proposed Project would not result in any adverse impacts to any historic sites or historical resources, assuming implementation of the required mitigation. Other cumulative developments would be required to incorporate measures, as appropriate, to address the potential for impacts to historical sites and resources. Accordingly, impacts to historic resources or sites would be less than significant on a cumulative basis.

Archaeological Sites and Resources

The Project site has been disturbed for over 35 years, and no archaeological resources have previously been identified in the course of mining activities. Grading also was previously conducted along Maitri Road, the east-west oriented access roadway located at the northern boundary of the Project site, indicating there is no potential for uncovering archaeological resources in this area. In addition, according to the Riverside County General Plan EIR, the Project site is not identified within an area containing sensitive archaeological resources (Riv. County, 2003a, Figure 4.7-1). Mitigation measures (as modified herein) from EIR No. 359 would continue to apply to the proposed Project, and have been incorporated into the Project's conditions of approval. The proposed Project would not result in any adverse impacts to any archaeological sites or resources, assuming implementation of the required mitigation. Other cumulative developments would be required to incorporate measures, as appropriate, to address the potential for impacts to archaeological sites and resources. Accordingly, impacts to archaeological resources or sites would be less than significant on a cumulative basis.

Human Remains

As indicated under the analysis of Threshold 8.c), under existing conditions, and consistent with the conditions that existed at the time the EIR No. 359 was certified, the Project site is fully disturbed due to on-going mining operations. As such, the potential for the discovery of human remains is highly unlikely. However, if human remains were encountered on-site or on the site of any cumulative developments, mandatory compliance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98 (included as part of Mitigation Measure 4.10.3.b) would ensure that impacts remain below a level of significance. Compliance with applicable State regulations and the mitigation measures from EIR No. 359 would ensure that impacts associated with the discovery of human remains would be less than significant on both a direct and cumulative basis.

Religious or Sacred Uses

Because the Project site has been mined for over 35 years, there is no potential for religious or sacred uses to occur on-site. As such, implementation of the proposed Project would not result in any adverse impacts to any religious or sacred uses on a direct or cumulative basis.

Paleontological Resources

The Project site has been mined for over 35 years, and the potential for new paleontological resources, sites, or geological features to be uncovered on-site is highly remote. Portions of the site are nonetheless categorized by Riverside County as areas of "high paleontological sensitivity" (Riv.

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County, 2014a). Although no new impacts are anticipated, Mitigation Measure 4.10.3.c would ensure that potential impacts associated with the discovery of paleontological resources would be less than significant. Compliance with MM 4.10.3.c would ensure that impacts associated with the discovery of paleontological resources would be less than significant on both a direct and cumulative basis.

Geology and Soils

Due to the site-specific nature of potential impacts associated with geology and soils, there is no potential for the Project to contribute to cumulatively significant impacts associated with the site's geology and soil conditions. All development in the County is required to comply with the California Building Standards Code and follow the recommendations of project-specific geotechnical reports, adherence to which would preclude cumulatively significant impacts.

Greenhouse Gas Emissions

As indicated in the discussion and analysis of Greenhouse Gas Emissions under Issue 21, Project-related GHG emissions would be below the County and SCAQMD screening threshold of 10,000 MTCO₂e. Additionally, the Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions. Other cumulative developments would similarly be required to demonstrate consistency with applicable plans, policies, or regulations, and must also demonstrate that emissions would be below the County and SCAQMD thresholds of significance. Accordingly, Project impacts due to GHG emissions would be less than significant on a cumulative basis.

Hazards and Hazardous Materials

Transport, Use, and Disposal of Hazardous Materials

As part of the proposed Project, explosives used for blasting would continue to be transported to the site as needed. In addition, oils and fuels for mining-related equipment would be shipped to the Project site on an as-needed basis. Equipment is fueled from two above-ground storage tanks located on the property that are housed in a structure with secondary containment measures, which is designed to reduce the potential for spills. Waste oil is hauled off-site by a licensed hazardous waste transporter for disposal in accordance with local, state and federal regulations. When spent oil filter and antifreeze drums are full or reach the maximum 90-day accumulation period they are closed and transferred onto trucks and hauled off-site by a licensed hazardous waste transporter. 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. In addition, Mitigation Measures identified in EIR No. 359 would continue to apply to the proposed Project. Therefore, the routine transport of aggregate materials would not result in any significant hazards to the public or the environment and impacts would be less than significant on a cumulative basis.

Upset and Accident Conditions

As concluded in the discussion and analysis under Threshold 22.b), the Project would not create a significant hazard to the public or the environment through the release of hazardous materials. Diesel fuel is stored in two 2,000-gallon above ground tanks and a concrete pad surrounds the fueling area. The tanks sit within a secondary containment area and a hose and nozzle are used to pump fuel from the tanker truck into the storage tank. Each fuel pump is equipped with an automatic shut-off valve. In addition, oil, grease, solvents, oxygen, nitrogen, and acetylene are stored inside the maintenance

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shop which is completely enclosed with a concrete pad surrounding it. Spent oil filters and waste antifreeze drums are stored in drums behind the maintenance shop. Waste oil is stored in a 950-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 to reduce the possibility of a spill. Furthermore, waste generated on-site is limited to non-hazardous waste piles and refuse from site workers. In addition, all hazardous materials would be disposed of in accordance with all applicable local, state and federal regulations, as discussed under Threshold 22.a). Therefore, the Project would not result in a significant hazard to the public or the environment involving the release of hazardous materials into the environment. Accordingly, impacts would be less than significant on a cumulative basis.

Emergency Evacuation and Response Plans

The Project site is not located within any adopted emergency response plans or emergency evacuation plans. Furthermore, there are no residential structures or businesses that would require access through the area during an emergency, as the area is accessed by a private roadway. As such, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan and impacts would be less than significant. Accordingly, impacts would be less than significant on a cumulative basis.

Hazardous Materials Impacts to Schools

As discussed under the analysis of Threshold 22.d), the existing SMP 143R1 mining site is located approximately 0.3 mile southwest of Todd Elementary School. In addition, the Project would involve aggregate mining activities, which are not associated with the emission or storage of acutely hazardous materials, substances, or waste. Accordingly, impacts due to the storage or use of hazardous materials within one-quarter mile of an existing or proposed school would be less than significant on a cumulative basis.

Hazardous Materials Site

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, no impact would occur on a direct or cumulative basis.

Airports

The Project site is not located within any Airport Master Plans, airport influence areas, or airport compatibility zones, and would 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 (Google Earth, 2013). As such, the proposed Project would not result in any cumulative impacts to airport facilities.

Wildfire Hazards

As noted under the analysis of Threshold 24.a), the Project site is located within an area that is mapped as having a “high” susceptibility to wildland fire hazards (Riv. County, 2014a). However, 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. Moreover, the Project site and areas to the north and northwest are fully disturbed and contain very little vegetation under existing conditions that could be susceptible to wildfire. Existing residential areas to the northeast are protected by fuel management zones and no activities proposed by the Project would increase the risk of wildfire to this area. Furthermore, following reclamation, the site would be planted with plant species that are not considered to pose a threat of wildland fire hazards. As such, the proposed

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. Accordingly, impacts would be less than significant on a cumulative basis.

Hydrology and Water Quality

Alteration of Drainage Patterns

As concluded under the analysis of Threshold 25.a), all drainage from the Mayhew Creek and other tributaries located to the southwest of the Project site 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 allowing for mining in the setbacks between the existing mining pits on-site. Additionally, as part of the proposed Project, the 30-foot concrete down drain structure currently designed to convey runoff down the slope of SMP 139R1 would be relocated to connect the existing earthen channel near the southern Project limits to a proposed retention basin within the Project site. 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 because all drainage would continue to be retained on-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. Other cumulative developments would similarly be required to demonstrate compliance with site- specific BMPs. Therefore, cumulatively considerable impacts would be less than significant.

Water Quality Standards/Waste Discharge Requirements

As discussed in the analysis of Threshold 25.b), pursuant to California Water Code, Section 13269, the California Regional Water Quality Control Board (RWQCB) Board adopted Resolution No. R8-2013-0015, waiving waste discharge requirements for specific types of discharges, including the proposed IDEFO and mining activities. In addition, on May 13, 2014, the California Regional Water Quality Control Board (RWQCB), Santa Ana Region, issued a waiver of waste discharge requirements for the proposed Project. 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 certain conditions listed under 25.b). In order to ensure compliance with the above-described requirements, Mitigation Measure 4.10.3.c has been identified to ensure compliance with the waiver of waste discharge requirements. Other cumulative developments would similarly be required to demonstrate compliance with the requirements of Section 13263 of the California Water Code. Therefore, cumulatively considerable impacts would be less than significant.

Groundwater Supplies and Recharge

Water used at the Project site is obtained by one of the EVMWD wells in the Temescal Valley. No wells are located on-site. The proposed Project would not result in a net increase in the amount of impervious surfaces on-site and would not result in a net increase in the amount of water used on-site as compared to existing conditions. In no case would water from Mayhew Creek be utilized during site operations. 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. Therefore, direct and cumulative impacts would be less than significant.

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Stormwater Runoff

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 143R1 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 F), which would ensure that the Project would not result in the creation of substantial amounts of polluted runoff. Other cumulative developments would similarly be required to demonstrate compliance with site-specific BMPs. Therefore, cumulatively considerable impacts would be less than significant.

Flood Hazards

As noted in the discussion of Threshold 25.e) and 25.f), the Project does not propose to build housing on-site nor does the Project propose to construct any new structures that would impede or redirect flood flows. Furthermore, according to Riverside County General Plan Figure S-9, *100 and 500 Year Flood Hazard Zones*, the Project site is not located in a flood hazard zone. In addition, the Project site is not located in a dam failure inundation zone (Riv. County, 2003a, Figure S-10). As such, no impacts due to flooding would occur on a direct or cumulative basis.

Other Effects on Water Quality

Mandatory compliance with the BMPs specified in the Project’s WQMP (refer to Appendix F) would ensure that the Project does not result in any other impacts to water quality. As such, no water quality impacts would occur on a direct or cumulative basis.

Vectors and Odors

As discussed in the analysis and discussion of Threshold 25.d), 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. There are no other BMP devices associated with the Project that could result in significant environmental effects. As such, the proposed Project would not result in changes to BMPs which could result in significant environmental effects. Therefore, cumulatively considerable impacts would be less than significant.

Alteration of Drainage Patterns/ Increased Runoff

As discussed under the analysis of Threshold 26.a), peak flows from the site would not change under the proposed Project, as all runoff would be detained on-site (JEB&A, 2014b, p. 18; JEB&A, 2014a, Appendix 6), except for existing flows along the eastern perimeter of the site that would remain unchanged by the Project. Accordingly, the mining and ultimate reclamation of the SMP 143R2 site would not substantially alter the existing drainage pattern of the site or area and impacts due to flooding on- or off-site would be less than significant on a direct and cumulatively considerable basis.

Absorption Rates

The proposed Project would alter areas subject to mining activities by allowing for mining in the setbacks between the existing mining pits. However, the Project would decrease the overall mining and disturbance limits on-site. 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), with exception of the existing

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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drainage in the eastern portion of the site that would not be affected by the Project, 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. As such, the Project would not result in any changes in absorption rates or the rate and amount of surface runoff and impacts would be less than significant on a cumulative basis.

Flooding

As discussed under Threshold 26.c), the Project would not expose people or structures to a significant risk of loss, injury or death involving flooding. According to Riverside County General Plan Figure S-9, 100 and 500 Year Flood Hazard Zones, the Project site is not located in a flood hazard zone. In addition, the Project site is not located in a dam failure inundation zone (Riv. County, 2003a, Figure S-10). As such, no cumulative impacts due to flooding would occur.

Surface Water

As indicated under the evaluation of Threshold 25.a), with exception of the existing drainage in the eastern portion of the site that would not be affected by the Project, the Project would retain all runoff water on the property and would not discharge water to any downstream conveyances/receiving waters. The Project site would continue to retain the 100-year, 24-hour runoff volume in an off- or on-site retention basin. Temporarily ponded water that is retained in the basin would percolate, recharging the groundwater table. As such, Project implementation would not result in a change in the amount of surface water in any water body. Accordingly, impacts due to a change in the amount of surface water would be less than significant on a cumulative basis.

Land Use and Planning

Land Use

As indicated under the analysis of Threshold 27.a), new areas proposed for mining primarily lie between existing mining pits and already are associated with the existing mining operations. 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. As such, impacts would be less than significant on a cumulative basis.

Sphere of Influence

The Project site is located in unincorporated Riverside County, within the sphere of influence for 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., "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 is pre-zoned for "General Industrial" land uses, which allows for mining activities. Although the Project site may be annexed by the City of Corona at some point in the future, the land uses proposed by the Project would not conflict with the City's proposed General Plan land use designation for the site (Corona, 2004). Accordingly, the proposed Project would not adversely affect land use within the City of Corona sphere of influence or unincorporated Riverside County. Accordingly, impacts to land uses within a city sphere of influence or adjacent city boundary would be less than significant on a cumulative basis.

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Site's Existing or Proposed Zoning

The Project site is zoned by Riverside County for "Mineral Resources and Related Manufacturing (M-R-A)" and "Natural Assets (N-A)" (Riv. County, 2014a). No changes to these zoning designations are proposed as part of the Project. The existing zoning designations also are consistent with the site's Riverside County General Plan designation of "Open Space – Mineral Resources (OS-MIN)" (Riv. County, 2014a). Neither Riverside County nor the property owners of the Project site have plans to change the existing zoning of the Project site. As such, the proposed Project would be consistent with the site's existing zoning and no cumulative impacts would occur.

Existing Surrounding Zoning

As discussed under the analysis of Threshold 28.b), zoning designations surrounding the Project site include the following: "Rural Residential (R-R)" and "Rural-Agricultural (R-A-10)" to the west; M-R-A and "Special Plan Zone (SP Zone)" to the north; SP Zone and R-R to the east; and R-R to the south (Riv. County, 2014a). Mining activities proposed as part of the Project would be consistent with the M-R-A zoning designation to the north, and would not conflict with the R-R and R-A-10 zoning designations to the west and south. 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. Accordingly, the proposed Project would be compatible with existing surrounding zoning and no impacts would occur on a direct or cumulatively considerable basis.

Existing and Planned Surrounding Land Uses

As discussed under the discussion and analysis of Threshold 28.a), General Plan land use designations surrounding the Project site include the following: OS-MIN to the north; "Open Space-Rural (OS-RUR)" and "Open Space- Conservation Habitat (OS-CH)" to the east; OS-CH to the south; and "Open Space- Conservation (OS-C)," "Estate Density Residential (EDR)," "Very Low Density Residential (VLDR)," and "Rural Residential (R-R)" to the east (Riv. County, 2014a). 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. Accordingly, the proposed Project would be compatible with existing and planned surrounding land uses and impacts would be less than significant on a direct and cumulative basis.

General Plan Consistency

The Project site is designated for OS-MIN land uses by the County General Plan (Riv. County, 2014a). 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 continuation of an existing condition recognized by the General Plan. As such, the proposed Project would be consistent with the land use designations and policies of the General Plan. Accordingly, cumulative impacts would not occur.

Disrupt or Divide an Established Community

The proposed Project would result in the expansion of existing mining operations on-site between the excavation pits of existing mines. Such an expansion would not impact surrounding areas. The proposed Project therefore has no potential to result in the physical division of any established communities (including low-income or minority communities). Accordingly, a cumulatively considerable impact would not occur.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Mineral Resources

Loss of Mineral Resources

The Project site is comprised of an existing mining operation that has been in operation for over 35 years. According to the Riverside County General Plan, the Project site is located within a Mineral Resources Zone 2 (MRZ-2) area pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA) (Riv. County, 2003a, Figure OS-5). The proposed Project would involve the continuation of an existing mining operation, which would result in the continued commercial extraction and production of the property's mineral resources. Therefore, the Project would allow continued use of the property's aggregate resources. As such, 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. As such, the Project's impact would be less than significant on a direct and cumulative basis.

Incompatible Land Uses

As discussed under the analysis of Threshold 29.c), surface mining operations exist to the north and northwest of the Project site (Google Earth, 2013). The mining activities proposed as part of the Project would be inherently compatible with these existing operations. As such, the proposed Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. Accordingly, the Project has no potential to result in or contribute to cumulatively considerable effects associated with incompatible land uses.

Mining Hazards

As discussed under the analysis of Threshold 29.d), the Project site is accessed by a private roadway (Maitri Road) which would be controlled by security guards to prevent people from trespassing into active mining areas. In addition, fencing would be maintained around active mining pits. Likewise, the Project site would be sufficiently marked with signage, as required under existing conditions. In addition, the Project site would be locked when not in operation, or open for sales, to prevent unauthorized access. Site workers would 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. Moreover, mining activities to be undertaken as part of the Project would be no more hazardous to people or property than the mining activities that occur on the property under existing conditions. Accordingly, the proposed Project would have a less than significant cumulative impact resulting from the exposure of people of property to hazards from proposed, existing, or abandoned quarries or mines.

Noise

Airport Noise

The Project site is not located within an airport land use plan, and there are no public or private airstrips located within two miles of the Project site (Google Earth, 2013; Riv. County, 2003a, Figure S-19). As such, the proposed Project would not expose people residing or working in the Project area to excessive noise levels. Therefore, a cumulatively considerable impact would not occur.

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Railroad Noise

The Project site is not located near any railroads. Additionally, no aspect of the proposed Project involves railroad use or rail transport (Riv. County, 2003a, Figure C-1; Google Earth, 2013). Accordingly, no cumulative railroad-related noise impacts would occur.

Highway Noise

As noted in the discussion and analysis of Threshold 32, SMP 143R2 does not propose to increase the truck traffic to or from the Project site beyond recent levels or the levels evaluated in EIR No. 359. Therefore, because the level of truck traffic would remain consistent with the levels analyzed in EIR No. 359, there would be no increase in the amount of highway noise produced by the Project. Therefore, highway noise effects associated with the proposed Project are within the scope of analysis of EIR No. 395, which indicated that such noise impacts would be less than cumulatively considerable.

Other Noise

The proposed Project involves a mining operation, which is not a noise-sensitive receptor. As such, there is no potential for the Project to be impacted by other noise generators. As such, no cumulative impacts would occur.

Ambient Noise Levels

As concluded under the discussion and analysis of Thresholds 34.a) and 34.b), the proposed Project would extend the life of an existing mine and allow mining to take place within the setbacks between existing mining pits. The Project does not propose any operational changes to the processing plant or its location at this time. At some point in the future, mining operations may transition to the western edge of the mining area, but this would locate processing activities farther away from residences or other receptors, thereby decreasing any ambient noise effects as compared to existing conditions. Furthermore, as concluded in EIR No. 325, the Sycamore Creek Specific Plan, located to the northeast of the Project site, was designed to incorporate a buffer zone between the residences and mining operations, which was determined to reduce noise levels below a level of significance. On-site machine use would not increase beyond recent levels or the levels evaluated in EIR No. 359. Therefore, the ambient noise effects from Project-related equipment would not increase as a result of the Project. Mining and blasting operations would continue as part of the proposed Project. However, the permitted tonnage would remain capped at an annual rate of 2.0 mtpy indicating that future mining or blasting activities would be similar to previous efforts. As such, ambient noise effects from Project related mining or blasting activities would not increase as a result of the Project beyond the levels evaluated and disclosed by EIR No. 359 to be less than significant on both a direct and cumulative basis. In addition, the Project would comply with Riverside County Ordinance No. 555, the County's Noise Ordinance, and applicable policies within the Riverside County General Plan. Accordingly, impacts due to a substantial increase in ambient noise levels would be less than significant on a cumulative basis.

Applicable Standards

As noted in the discussion and analysis of Thresholds 34a) and b), and consistent with the findings of EIR No. 359, near- and long-term operations at the 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 with implementation of the mitigation measures identified in EIR No. 359. Project-related traffic, mining, and blasting activities would occur at levels similar to those that occur under existing conditions and that were assumed in EIR No. 359. Furthermore, mitigation incorporated into the Sycamore Creek Specific Plan was determined to

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reduce noise levels to below a level of significance. Accordingly, impacts resulting from the exposure of persons to or the generation of noise in excess of standards established in the local general plan or noise ordinance would be less than significant on a cumulative basis.

Ground-borne Vibration or Noise Levels

Although the Project proposes to mine the setbacks between the existing mining pits, the permitted tonnage would remain capped at an annual rate of 2.0 mtpy indicating that any future mining or blasting activities would be similar to previous efforts and fully within the scope of analysis of EIR No. 359. Any impacts to ground-borne vibration or ground-borne noise levels as a result of on-site mining or blasting activities were mitigated to a level below significance by Mitigation Measure 4.5.3 (renumbered herein as Mitigation Measures 4.5.3.a through 4.5.3.f), which would continue to apply to the proposed Project. As such, and consistent with the conclusion reached by EIR No. 359, the Project would not cumulatively contribute to excessive groundborne vibration or groundborne noise levels, and a less than significant impact would occur.

Population and Housing

Displacement of Residents or Housing

As discussed under the analysis of Threshold 35.a) and 35.c), the Project site does 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. As such, the Project has no potential to result in cumulatively considerable effects associated with the displacement of people or housing, which could necessitate the construction of replacement housing elsewhere.

Housing and Population Growth

Thresholds 35.b), 35.e), and 35.f), above, address the Project's potential effects on housing demand and population growth. The proposed Project involves the continuation of an existing mining operation, and would not result in an increase in the number of people employed on-site. The same number of people are expected to be employed by the Project as are employed at the site under existing conditions. In addition, the Project would not require the extension of any new infrastructure or roads and would not involve the creation of new homes or a new business. As such, the proposed Project would not create a demand for additional housing and would have no potential to cumulatively exceed official regional or local population projections. In addition, the Project would also not induce substantial population growth either directly or indirectly. Accordingly, implementation of the proposed Project would result in a less-than-significant cumulative impacts due to a demand for additional housing or substantial population growth.

County Redevelopment Project Area

As discussed under Threshold 35.d), the Project site is not located within or adjacent to any County Redevelopment Project Areas. As such, the Project has no potential to result in cumulatively considerable effects associated with a County Redevelopment Area.

Public Services

Fire Services

As discussed under the analysis of Threshold 36, 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

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of any new structures and does not propose any changes to its operational characteristics that would require an expansion of fire protection services. As such, the proposed Project would not result in a substantial increase in demand for fire protection or police services as compared to what was evaluated and disclosed in EIR No. 359. Accordingly, the proposed Project would result in a less-than-cumulatively considerable impact associated with the need for new or expanded fire protection facilities.

Sheriff Services

As discussed under the analysis of Threshold 37, 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 services. As such, the proposed Project would not result in a substantial increase in demand for sheriff services as compared to what was evaluated and disclosed in EIR No. 359. Accordingly, the proposed Project would result in a less-than-cumulatively considerable impact associated with the need for new or expanded fire protection facilities.

Schools

As concluded in the analysis and discussion of Threshold 38, 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. Therefore, impacts to school facilities would be less than cumulatively considerable.

Libraries

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 library services resulting from Project implementation and no need for physical alterations to library facilities. As such, the proposed Project would not result in a substantial increase in demand for library facilities as compared to what was evaluated and disclosed in EIR No. 359. Accordingly, the proposed Project would result in a less-than-cumulatively considerable impact associated with the need for new or expanded library facilities.

Health Services

As discussed under the analysis and discussion of Threshold 40, 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. Therefore, impacts to health services would be less than cumulatively considerable.

Recreation

Parks and Recreational Facilities

As noted in the discussion and analysis of Threshold 41.a) and 41.b), 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

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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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. In addition, 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. Therefore, impacts to parks and recreational facilities would be less than cumulatively considerable.

Community Service Area/ Community Parks and Recreation Plan

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. As such, the Project has no potential to result in direct or cumulatively considerable impacts associated with a CSA or Community Parks and Recreation Plan.

Recreational Trails

As discussed in the analysis and discussion of Threshold 42, two trail segments are planned in the immediate vicinity of the Project site, including a Historic Trail along Temescal Canyon Road and a Community Trail located immediately adjacent to the eastern boundary of the Project site (Riv. County, 2003b, Figure 8). 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, the Project has no potential to result in direct or cumulatively considerable impacts associated with recreational trails.

Transportation and Traffic

Conflicts with Measures of Effectiveness

Under the proposed Project, total annual tonnage would remain capped at a maximum of 2.0 mtpy. In addition, the IDEFO would utilize existing truck trips to deliver fill materials when possible. As such, there would be no increase in traffic from the site with implementation of the Project as compared to existing conditions or the conditions that were evaluated in EIR No. 359. Because EIR No. 359 concluded impacts to traffic would be less than significant on both a direct and cumulative basis, and because the amount of truck traffic from the site would not increase and would be within the scope of analysis of EIR No. 359, cumulative impacts due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system would be less than significant and no new mitigation would be required.

Conflicts with Congestion Management Plan

As noted under the discussion of Threshold 43.b), within the Project's vicinity, only Interstate 15 (I-15) is identified as a CMP facility (Riv. County, 2011, Exhibit 4-1A). The Project would not increase the amount of truck traffic to or from the site beyond existing conditions or the conditions evaluated in EIR No. 359 because permitted levels would remain capped an annual rate of 2.0 mtpy. In addition, the IDEFO would utilize existing truck trips to deliver fill materials when possible, potentially resulting in a net decrease in traffic associated with the site. Consistent with the conclusion of EIR No. 359, the Project would not contribute more than 50 peak hour trips to the 1-15 or any CMP facility (Riv. County, 1991, Figure 46). Accordingly, the Project has no potential to conflict with the level of service

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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standards as specified in the 2011 Riverside County 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. As such, the proposed Project would not adversely impact the applicable CMP, and cumulatively considerable impacts would not occur.

Impacts to Air Traffic Patterns/Alteration of Waterborne, Rail and Air Traffic

As indicated in the discussion and analysis of Threshold 43.c) and 43.d), the 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 Project site. Accordingly, the proposed Project would have no cumulatively considerable impacts on waterborne, rail, or air traffic.

Hazards

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. No roadway improvements are planned as part of the Project. Accordingly, the proposed Project would not substantially increase hazards due to a design feature, cumulatively significant impacts would not occur.

New or Altered Roadway Maintenance

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, 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. As such, the Project would have a less-than-significant cumulative impact on the need for new or altered maintenance of roads.

Construction Circulation

As discussed under the analysis of Threshold 43.g), since the proposed Project represents the continuation of an existing operation and would not involve a 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. As such, the Project would have no direct or cumulative impacts on the need for new or altered maintenance of roads.

Emergency Access

As discussed under the analysis of Threshold 43.h), the 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 direct or cumulatively considerable impact due to inadequate emergency access or due to obstruction of access to nearby uses.

Policies Promoting Non-Vehicular Transportation

The Riverside County General Plan does not identify the Project site for any public transit facilities, bikeways, or pedestrian facilities. In addition, there are no components of the proposed Project that

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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would substantially decrease the performance or safety of such facilities. Accordingly, there would be no direct or cumulatively considerable impact due to a conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities.

Bike Trails

As discussed under the analysis of Threshold 44, 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 (Riv. County, 2003b, Figure 8). 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, the proposed Project would not conflict with any designated trail alignments, and would not result in any cumulatively significant environmental effects associated with the construction of bike trails.

Utility and Service Systems

Water Treatment Facilities

As discussed under the analysis of Threshold 45.a), the proposed Project would not result in a net increase in demand for water resources as compared to existing conditions or the conditions evaluated in EIR No. 359. As such, 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. Accordingly, the Project would have no potential to result in any cumulatively considerable impacts associated with the construction of new water treatment facilities.

Sufficient Water Supplies

Water to the Project site is provided by the EVMWD. Since the proposed Project represents an active mining operation that has been in existence since prior to 2000 (when the EVMWD prepared its first Urban Water Management Plan), 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, the Project would have no potential to result in any cumulatively considerable impacts associated with the need for new or expanded entitlements.

Sewer

As discussed under the analysis of Threshold 46.a) and 46.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 portable toilets, and no new portable toilets would be required in support of the Project. As such, the proposed Project would not require the construction of wastewater treatment facilities or result in a determination that the wastewater treatment provider does not have adequate capacity to serve the project's projected demand. Accordingly impacts would be less than significant on a direct and cumulative basis.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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Solid Waste

The Project would not change the amount of solid waste generated by the mining operation as compared to existing conditions or the conditions evaluated in EIR No. 359. 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 December 31, 2025 to December 31, 2075. 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 2075. Therefore, the proposed Project may ultimately cumulatively contribute 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. 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. Accordingly, the Project's direct and cumulative impacts to landfill capacity are evaluated as less than significant.

Utilities

As discussed under the analysis and discussion of Threshold 48.a) through 48.g), the proposed Project would involve the continuation 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. Accordingly, the Project's cumulative impacts to utilities would be less than significant.

Energy Conservation

The Project site would have no increase in daily production, and no change in the hours of operation is proposed. The Project would not create any new energy demand. In addition, there are no adopted energy conservation plans applicable to the proposed Project. As such, the proposed Project would not conflict with any proposed energy conservation plans and impacts would be less than significant on a direct and cumulative basis.

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

Source: Project Application Materials

Findings of Fact:

SMP 143R2 Finding- No Substantial Change from Previous Analysis: As indicated throughout the preceding analysis, the proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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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:

- EIR No. 359 (SCH No. 1990020302), which was prepared in support of SMP 143R1, SMP 150R1, and SMP 182, and was certified by the Riverside County Board of Supervisors 1991;
- EIR No. 325, which evaluated impacts associated with the buildout of the Sycamore Creek Specific Plan and was certified by the Riverside County Board of Supervisors in 1994;
- EIR No. 441 (SCH No. 2002051143), which evaluated impacts associated with buildout of the General Plan and was certified by the Riverside County Board of Supervisors in 2003;
- Mitigated Negative Declaration (MND) No. 42476 (SCH No. 2013091018), which evaluated impacts associated with SMP 139R1 and was adopted by the Riverside County Board of Supervisors on November 22, 2013. MND No. 42476 evaluated impacts associated with expanded mining limits that resulted from the elimination of a 50-foot setback along the southern boundary of SMP 139, and also evaluated impacts to off-site areas (inclusive of the Project site) that would be a reasonably foreseeable consequence of the Project. Although mining within the SMP 139R1 site would be a reasonably foreseeable consequence of the proposed Project, such impacts were fully evaluated and disclosed by MND No. 42476. As such, impacts and mitigation measures associated with this off-site area will be incorporated by reference in this EIR Addendum; and
- Draft EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County's comprehensive update to the General Plan and the County's Climate Action Plan (CAP). Draft EIR No. 521 was circulated for public review in May and June 2014 and is expected to be considered by the Riverside County Board of Supervisors in late 2014 or early 2015.

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

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

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.

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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| | | New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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| Riv. County, 1995 | <i>Riverside County Ordinance No. 555, Implementing the Surface Mining and Reclamation Act of 1975. August, 1995.</i> | | | | |
| Riv. County, 2003a | <i>Riverside County General Plan. County of Riverside. October, 2003.</i> | | | | |
| Riv. County, 2003b | <i>Temescal Canyon Area Plan. County of Riverside. October, 2003.</i> | | | | |
| Riv. County, 2007 | <i>Riverside County Ordinance No. 847, Regulation Noise. July 19, 2007.</i> | | | | |
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| Riv. County, 2011 | <i>2010 Riverside County Congestion Management Program. Riverside County Transportation Commission, March 10, 2010.</i> | | | | |
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| SARWQCB, 2014 | <i>Waiver of Waste Discharge Requirements for Glen Ivy Mine Inert Landfill. Santa Ana Regional Water Quality Control Board, May 12, 2014.</i> | | | | |
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| SCAQMD, 2008 | <i>Interim CEQA GHG Significance Threshold for Stationary Sources, Rules, and Plans. SCAQMD Board Meeting, December 5, 2008, Agenda No. 31. Available online at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2</i> | | | | |
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| USDA, 1971 | <i>Soil Survey, Western Riverside Area California. United States Department of</i> | | | | |

| New Significant Impact | More Severe Impacts | New Ability to Substantially Reduce Significant Impact | No Substantial Change from Previous Analysis |
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APPENDIX B:

MITIGATION, MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | MONITORING PARTY | IMPLEMENTATION STAGE |
|---|--|--|--------------------------------------|---|
| SECTION 4.1 - LAND USE | - | None required | - | - |
| SECTION 4.2 - REGIONAL PLANNING PROGRAMS | - | None required | - | - |
| <p>SECTION 4.3 - GEOLOGY, SEISMICITY AND SLOPE STABILITY</p> <p>Implementation of the Project would result in the following impacts:</p> <ul style="list-style-type: none"> Seismic movement or ground rupture causing slope failure caused by: <ul style="list-style-type: none"> rock wedges; older fanglomerate deposits; alluvial fan deposits; fill slope Slope instability or landslide Failure of water tank resulting in flooding Surface erosion of cut slopes <p>Mitigation has been identified to ensure that the project would have less than significant impacts on geology, seismicity, and slope stability.</p> | Reduced to insignificance | <p>Mitigation Measure 4.3.3: Prior to final approval of SMP 143R2, the County of Riverside shall condition the Project to comply with the site-specific geotechnical recommendations provided in the report entitled, <i>Report of Slope Stability Evaluation, Werner Corporation Aggregate Quarry, SMP00143R2</i>, prepared by Hilltop Geotechnical, Inc., and dated January 30, 2014 (included herein as Appendix D1).</p> <ol style="list-style-type: none"> A qualified geologist should be retained as needed during mining operations to inspect cut slopes and cut areas for slope stability If it is determined by a geotechnical study during mining that adverse geologic conditions that would affect slope stability may be encountered, remedial methods, including rock bolting, or laying back of the slope to 1:5:1 or flatter, could be implemented. Where loose materials are exposed on the cut slopes, the project's qualified engineer shall require that the slope be cleaned prior to making his/her final inspection. Final approval shall be made only after the slope is fully cut and cleaned. Cut slopes shall be mapped by the project's qualified engineer during mining to allow for amendment to mitigation should exposed conditions warrant alteration of the mining design or stabilization. During mining operations if potentially unstable rock wedges are identified by a qualified engineer, rock bolting shall be required to reinforce the unstable rock wedge. The reinforcing force shall be a minimum of 0.15 times the weight of the unstable rock wedge. The 1:1 fill slope proposed on the site of SMP 1482 South shall be either eliminated, laid back to 2:5:1 (horizontal to vertical) or restricted to approximately 30 feet in overall height at a 1:1 inclination. If during mining excavations on the site of SMP 1482 West it is determined by a field investigation | Riverside County Planning Department | Prior to final approval of SMP 143R2 and throughout the duration of mining/reclamation activities |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | MONITORING PARTY | IMPLEMENTATION STAGE |
|--|--|--|---|---|
| <p>SECTION 4.4 - MINERAL RESOURCES No significant impacts</p> | | <p>h. by a qualified engineer that the landslide debris flow deposit is not stable, the unstable area shall either be removed and/or laid back to a 3:1 inclination (horizontal to vertical) if it is determined by a qualified engineer through field investigations during mining on the site of SMP 182 West that alluvial fan materials are not stable, slopes shall be laid back to a 3:1 (horizontal or vertical) or reinforced.</p> | | |
| <p>SECTION 4.5 - NOISE Implementation of the project would result in noise impacts from:</p> <ul style="list-style-type: none"> • Airblast; • Vibration; • Drilling <p>Mitigation Measures 4.5.3a through 4.5.3f have been identified to ensure that the project would have less than significant impacts on geology, seismicity, and slope stability.</p> | <p>Reduced to insignificance</p> | <p>Mitigation Measure 4.5.3.a: A 50-foot setback from adjacent properties shall be maintained.</p> <p>Mitigation Measure 4.5.3.b: Mine blasting shall be conducted between the hours of 10:00 a.m. and 4:00 p.m. any Monday through Friday except federally recognized holidays. No blasting on Saturdays or Sundays.</p> <p>Mitigation Measure 4.5.3.c: Drilling shall be conducted between the hours 6:00 a.m. to 6:00 p.m. any day Monday through Friday except federally recognized holidays.</p> <p>Mitigation Measure 4.5.3.d: Airblast at any residential structure shall not exceed 129 dBL as measured by a sound instrument with a 6 Hz of lower flat response or 105 dBL peak as measure by an A-weighted sound level meter.</p> <p>Mitigation Measure 4.5.3.e: Vibratory ground motion at the closest residential structure shall not exceed a peak particle velocity of 0.50 inch per second and/or exceed a ground displacement of 0.030 inch.</p> <p>Mitigation Measure 4.5.3.f: Acoustic blankets shall be used around drilling operations to reduce potential drilling noise.</p> | <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> |
| <p>SECTION 4.6 - AIR QUALITY Implementation of the project would result in air quality impacts from fugitive dust emissions. Mitigation Measures 4.6.3a through 4.6.3c have been identified to ensure that the project would have less than significant impacts on air quality.</p> | <p>Reduced to insignificance</p> | <p>Mitigation Measure 4.6.3.a: Adequate watering techniques will be employed to reduce fugitive dust.</p> <p>Mitigation Measure 4.6.3.b: Any loads of earth being transported off-site will be covered if the load projects above the upper truck sideboards</p> <p>Mitigation Measure 4.6.3.c: The wheels and lower portions of transport trucks will be cleared of dirt and low water</p> | <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | MONITORING PARTY | IMPLEMENTATION STAGE |
|---|--|---|--|---|
| <p>SECTION 4.7 - HYDROLOGY, DRAINAGE AND WATER QUALITY</p> <p>Implementation of the project would result in impacts to hydrology, drainage, and water quality from flooding and debris flow. Mitigation Measures 4.7.3.a and 4.7.3.b have been identified to ensure that the project would result in less than significant impacts.</p> | <p>Reduced to insignificant</p> | <p>content loads will be watered down before leaving construction area.</p> <p>Mitigation Measure 4.7.3.a: A 200-foot wide strip shall be reserved, centered on the existing natural flow channel from the mouth of the Mayhew Canyon traversing Werner Corporation property to contain and convey stormwater flows.</p> <p>Mitigation Measure 4.7.3.b: The existing flow channel and banks of the Mayhew Creek that traverse the site of the Werner Corporation property to contain and convey stormwater flows.</p> <p>Mitigation Measure 4.7.3.c: 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"> o No greenhouse, 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. | <p>RWQCB and Riverside County Planning Department</p> <p>RWQCB and Riverside County Planning Department</p> <p>Project Applicant/ RWQCB, Riverside County Building and Safety Department</p> | <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout the life of operation of the Inert Debris Engineered Fill Operation</p> |
| <p>SECTION 4.8 - VISUAL AND LANDFORM</p> <p>Implementation of the project would result in visual and landform impacts caused by:</p> <ul style="list-style-type: none"> • Physical alteration of hillside and canyon landforms; • Removal of hillside and canyon landforms; • Visibility of mining operations to some residents, travelers and hikers. <p>Mitigation Measures 4.8.3.a and 4.8.3.b have been identified to reduce visual and landform impacts.</p> | <p>Reduced but still significant</p> | <p>Mitigation Measure 4.8.3.a: During the Mining Operation:</p> <ol style="list-style-type: none"> 1. Processing equipment shall be painted in earth tone colors. 2. Night lighting shall not be permitted to cast glare and unnatural shadow. <p>Mitigation Measure 4.8.3.b: During Reclamation:</p> <ol style="list-style-type: none"> 1. Reclamation of the site shall include revegetation with native plant species on the benched slopes. 2. As a part of the reclamation plan the upper slopes of the pit shall be contoured. 3. As part of the reclamation plan all mining equipment, stockpiles and structures shall be removed from the site upon completion of the mining operation. 4. Reclamation of the site shall occur simultaneously as the sand and gravel is removed and permanent slopes are created. Reclamation of the exposed | <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | MONITORING PARTY | IMPLEMENTATION STAGE |
|---|--|--|---|---|
| <p>SECTION 4.9 - BIOLOGICAL RESOURCES</p> <p>Implementation of the project would result in impacts to biological resources caused by:</p> <ul style="list-style-type: none"> • Complete removal of natural ecosystems in mined areas; • Loss of potential habitat for sensitive species <p>Mitigation Measures 4.9.3.a through 4.9.3.f have been identified to reduce impacts on biological resources.</p> | <p>Reduced but still significant</p> | <p>slopes shall be completed within one year of the completion of excavation.</p> <p>Mitigation Measure 4.9.3.a: A plan for reclamation and revegetation with native species following aggregate extraction shall be designed and approved prior to initiating mining on the site.</p> <p>Mitigation Measure 4.9.3.b: The stripping of vegetation shall be limited to 15 acres at any one time.</p> <p>Mitigation Measure 4.9.3.c: Vegetation that is removed shall be either properly removed from the site or shredded and stored on site to be used as compost for revegetation during reclamation.</p> <p>Mitigation Measure 4.9.3.d: Soils that are removed during the denuding process shall be stored on site and used during the reclamation phase of the mining operation. Existing soils containing native seeds will assist in revegetating the site with native plant species.</p> <p>Mitigation Measure 4.9.3.e: Revegetation of the site shall be implemented as mining is completed. Mining and subsequent revegetation shall be an on-going continuous process to restore the vegetation to its native state as soon as possible after mineral extraction.</p> <p>Mitigation Measure 4.9.3.f: The site shall be revegetated with native plant species to stabilize slopes, control erosion and reclaim the site with original vegetation.</p> <p>Mitigation Measure 4.9.3.g: Initial preparation of the site, with exception of the 50-foot setback areas, for mining (stripping off of vegetation) should be conducted between August and February to minimize impacts to breeding birds. As a condition of approval, initial vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <ul style="list-style-type: none"> o A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance. | <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> | <p>Prior to initiating mining activities.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> |
| <p>Implementation of the Project would result in impacts to bird nesting sites if vegetation clearance were to occur during migratory bird nesting season. Mitigation Measure 4.9.3.g has been revised to ensure that the Project would have less than significant impacts on nesting birds, based on current regulatory requirements.</p> | <p>Reduced to insignificance</p> | <p></p> | <p></p> | <p></p> |

MITIGATION MONITORING AND REPORTING PROGRAM

ADDENDUM TO EIR NO. 359

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | MONITORING PARTY | IMPLEMENTATION STAGE | | | | | | | | | | | | | | |
|---|--|--|-------------------|----------------------|-----------|-----|------------|-----|------------|-----|------------|-----|------------|-----|------------|-----|---|---|
| <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. Mitigation Measure 4.9.3.h has been revised to ensure that the Project would have less than significant impacts on oak trees.</p> | <p>Reduced to insignificant</p> | <p>o A copy of the migratory nesting bird survey results report shall be provided to the County. If the survey identifies the presence of active nests, then the qualified biologist shall provide the County with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the County and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the County verify that the nests are no longer active.</p> <p>Mitigation Measure 4.9.3.h: The limits of the area to be mined shall be staked a minimum of every 200 feet to protect the mature oaks on the sites of SMP 150R1 SMP 143R2 West and South SMP 150R1 SMP 143R2. In addition, prior to commencement of mining activities within 100 meters of any oak trees, individual oak trees subject to impact must be mitigated through replacement based on a ratio relative to the diameter at breast (DBH) of the impacted trees. Impacted trees shall be replaced with 5-gallon trees of the same species at the replacement ratios presented in the following table. Tree replacement shall occur at a location determined by the Project proponent, which shall be subject to approval by the County of Riverside.</p> <table border="1" data-bbox="1144 760 1364 1276"> <thead> <tr> <th>Impacted Tree DBH</th> <th>Replacement Ratio</th> </tr> </thead> <tbody> <tr> <td>2" to 10"</td> <td>3:1</td> </tr> <tr> <td>11" to 20"</td> <td>4:1</td> </tr> <tr> <td>21" to 30"</td> <td>5:1</td> </tr> <tr> <td>31" to 40"</td> <td>6:1</td> </tr> <tr> <td>41" to 50"</td> <td>7:1</td> </tr> <tr> <td>51" to 60"</td> <td>8:1</td> </tr> </tbody> </table> | Impacted Tree DBH | Replacement Ratio | 2" to 10" | 3:1 | 11" to 20" | 4:1 | 21" to 30" | 5:1 | 31" to 40" | 6:1 | 41" to 50" | 7:1 | 51" to 60" | 8:1 | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation.</p> |
| Impacted Tree DBH | Replacement Ratio | | | | | | | | | | | | | | | | | |
| 2" to 10" | 3:1 | | | | | | | | | | | | | | | | | |
| 11" to 20" | 4:1 | | | | | | | | | | | | | | | | | |
| 21" to 30" | 5:1 | | | | | | | | | | | | | | | | | |
| 31" to 40" | 6:1 | | | | | | | | | | | | | | | | | |
| 41" to 50" | 7:1 | | | | | | | | | | | | | | | | | |
| 51" to 60" | 8:1 | | | | | | | | | | | | | | | | | |

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|--|--|--|---|--|
| <p>Implementation of the proposed Project would result in impacts to biological resources in the Project violated any MSHCP requirements. Mitigation Measures 4.9.3.i and 4.9.3.j have been added as supplemental mitigation measures to ensure that the Project would have less than significant impact on biological resources.</p> | <p>Reduced to insignificance</p> | <p>Mitigation Measure 4.9.3.i. Within 90 days of issuance of the revised SMP 143R2 permit, the Project applicant shall pay any appropriate development mitigation fee associated with the MSHCP, which will be based on the number of acres affected. The fee shall be paid to the County of Riverside during the processing of the proposed Project.</p> <p>Mitigation Measure 4.9.3.j. Prior to any new disturbance within 100 meters of Riparian/Riverine features identified as "Southern Sycamore Woodlands," "Alluvial Fan Scrub," or "Potential Waters of the U.S. on Figure 2-4 of the Project's MND, all such areas shall be staked and marked with signage indicating that no disturbance shall occur within these areas. Riverside County shall sign off on the staking and signage prior to any disturbance within the 100-meter buffer.</p> | <p>Riverside County Planning Department</p> | <p>Prior to issuance of any permits.</p> |
| <p>Implementation of the proposed Project would result in impacts to 1.3 acres of Coast Live Oak Woodland habitat. Although impacts to this vegetation community are considered less than significant due to mandatory compliance with the Riverside County MSHCP, Mitigation Measure 4.9.3.k has been imposed on the Project to ensure compliance with the mitigation requirements as set forth in Public Resources Code § 21083.4(b)(1).</p> | <p>Reduced to insignificance</p> | <p>Mitigation Measure 4.9.3.k. Prior to any new disturbance within on-site Coast Live Oak Woodland Habitat, the Project Applicant shall place 1.3 acres of Coast Live Oak Woodland located on-site and outside of the proposed mining and impact limits into a permanent conservation easement.</p> | <p>Riverside County Planning Department</p> | <p>Prior to any mining activities impacting Coast Live Oak Woodland.</p> |
| <p>SECTION 4.10 - CULTURAL RESOURCES The project would not impact cultural resources; however, Mitigation Measure 4.10.3.a has nonetheless been identified to ensure that impacts to cultural resources would be less than significant.</p> | <p>Not Significant</p> | <p>Mitigation Measure 4.10.3.a. If any further cultural resources are encountered as a result of mining excavations a qualified archaeologist shall be consulted.</p> | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation.</p> |
| <p>Implementation of the proposed Project would result in impacts to archaeological resources if human remains were discovered. Mitigation Measure 4.10.3.b has been added as a supplemental mitigation measure to ensure Project compliance with California State Law.</p> | <p>Reduced to insignificance</p> | <p>Mitigation Measure 4.10.3.b. In the event that human remains are uncovered during mining operations, such remains shall be treated with respect and dignity, and treatment of the remains shall occur in full conformance with the California Native American Graves Protection and Repatriation Act (California Health and Safety Code Section 8010-8011), California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98(b), and any other applicable laws.</p> | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | MONITORING PARTY | IMPLEMENTATION STAGE |
|--|--|--|---|--|
| <p>Implementation of the proposed Project would result in impacts to paleontological resources if an unknown paleontological resource, site, or geologic feature was discovered. Mitigation Measure 4.10.3.c has been identified as a supplemental mitigation measure to ensure that potential impacts to unknown paleontological resources are less than significant.</p> | <p>Reduced to insignificance</p> | <p>Mitigation Measure 4.10.3.c: In the event that unknown paleontological resource, site, or geologic feature is discovered during mining, the site manager shall immediately notify the County of Riverside Planning Department. In the event of such discovery, all mining shall stop in the area of discovery and a paleontologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric archaeology shall be retained to evaluate the discovered resources and recommend appropriate action.</p> | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation</p> |
| <p>SECTION 4.11 TRAFFIC AND CIRCULATION</p> | | | | |
| <p>No significant impacts</p> | | | | |
| <p>SECTION 4.12 FIRE</p> | | | | |
| <p>Implementation of the Project would result in fire impacts from:</p> <ul style="list-style-type: none"> High fire hazards from adjoining wildlands; Potential for fire resulting from onsite operations. | <p>Reduced to insignificance</p> | <p>Mitigation Measure 4.12.3.a: All equipment using internal combustion engines shall be equipped with either a turbo charger or spark arrestor in accordance to Section 4442 of the Public Resources Code.</p> <p>Mitigation Measure 4.12.3.b: Smoking shall not be allowed in areas where flammable materials are stored or in highly vegetated areas.</p> <p>Mitigation Measure 4.12.3.c: The mining operator shall obtain a permit from the County Fire Department for storage of flammable or combustible liquids.</p> <p>Mitigation Measure 4.12.3.d: Blasting shall be conducted by trained personnel. All precautions shall be taken when handling flammable and explosive materials.</p> <p>Mitigation Measure 4.12.3.e: The applicant will comply with County of Riverside Ordinance No. 546 which regulates activity within hazardous fire area and the storage and handling of flammable materials.</p> <p>Mitigation Measure 4.12.3.f: The applicant will make available to the Forest Service ponded wash water on site to be used for fire suppression purposes in the event of a wildfire on the site and/or in the site vicinity.</p> | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation</p> |
| <p>Mitigation Measures 4.12.3.a through 4.12.3.f have been identified to reduce fire related impacts.</p> | | | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation</p> |
| | | | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation</p> |
| | | | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation</p> |
| | | | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation</p> |
| <p>SECTION 4.13 PUBLIC SAFETY</p> <p>Implementation of the Project would result in impacts to public safety by:</p> <ul style="list-style-type: none"> Creating a fall hazard at open pits and/or retention basins | <p>Reduced to insignificance</p> | <p>Mitigation Measure 4.13.3.a: Chain link fencing shall be used along the north boundaries of the surface mining operation to limit public access. The fencing shall be maintained after the completion of mining and reclamation on the site by the owner of the property.</p> | <p>Riverside County Planning Department</p> | <p>Throughout life of mining operation</p> |

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| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | MONITORING PARTY | IMPLEMENTATION STAGE |
|---|--|--|---|---|
| <ul style="list-style-type: none"> Impacts from blasting | | <p>Mitigation Measure 4.13.3.b: A 3-strand barbed wire fence shall be installed on the east boundary of SMP 143 and SMP 182-South, the north boundary of SMP 182-West, SMP 143 and SMP 150 to deter public access in those particular areas.</p> <p>Mitigation Measure 4.13.3.c: "No trespassing" signs shall be posted in accordance with local and federal regulations.</p> <p>Mitigation Measure 4.13.3.d: Additional public access barriers shall be installed to include, but not limited to, locks on gates in conjunction with fencing.</p> <p>Mitigation Measure 4.13.3.e: Preblast inspections shall be made by a civil engineer licensed by the State of California of all residences and facilities located within 1,000 feet of potential blasting areas.</p> <p>Mitigation Measure 4.13.3.f: A letter containing a general description of the blasting operations and precautions, including the blast warning whistle signals that are required by the State of California Construction Safety Orders, will be sent to all residents within one-half mile radius of the surface mining operation. The notification will occur a minimum of once a year.</p> <p>Mitigation Measure 4.13.3.g: The responsible blaster shall hold a State Blaster's License and a current Explosive Permit issued by the Riverside County Sheriff's Department.</p> <p>Mitigation Measure 4.13.3.h: Only qualified State licensed blasting technicians shall be permitted to design, supervise and detonate explosives.</p> <p>Mitigation Measure 4.13.3.i: Design of blasting configurations, i.e., drill hole pattern, diameter, depth, explosive types, quantities and delay systems shall be determined by the location of the blast, rock conditions of the area to be blasted and distance to neighboring improvements. Determinations shall be made by drilling and visual observations, mine development plans and allowable explosive quantities per delay second.</p> <p>Mitigation Measure 4.13.3.j: Explosives used for blasting shall be standard commercial products specifically designed for surface mining applications.</p> <p>Mitigation Measure 4.13.3.k: Explosive supplies shall be</p> | <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Planning Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> | <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Prior to blasting events within 1,000 feet of residences or facilities.</p> <p>Notification shall occur at least once annually.</p> <p>During all blasting activities.</p> <p>During all blasting activities.</p> <p>During all blasting activities.</p> <p>During all blasting activities.</p> <p>During all blasting activities.</p> |

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|---------|--|---|---|--|
| | | <p>used in accordance with technical recommendations of the manufacturer and the Institute of Makers of Explosives.</p> <p>Mitigation Measure 4.13.3.l: Water-resistant explosive shall be used where wet blast hole conditions exist.</p> <p>Mitigation Measure 4.13.3.m: All blast holes shall be stemmed with inert granular material, and individual blast holes will be loaded with due recognition of instant rock fracture and burden conditions.</p> <p>Mitigation Measure 4.13.3.n: Blasting shall be conducted between the hours of 10:00 a.m. and 4:00 p.m. Blasting may occur on any day Monday through Friday except federally recognized holidays. If an emergency situation related to operation, to safety or to weather conditions should occur, blasting outside of these hours may take place provided notification is given to County authorities regulating blasting.</p> <p>Mitigation Measure 4.13.3.o: The surface mining operator shall notify the County of Riverside Sheriff prior to 4:30 p.m. of the intention to blast the following day.</p> <p>Mitigation Measure 4.13.3.p: Notification of neighbors shall be performed prior to a blasting episode within 1,000 feet of an existing residence or business.</p> <p>Mitigation Measure 4.13.3.q: Prior to a blasting episode, the site shall be cleared of people, all vehicles shall be either stored undercover or at a safe distance, all surplus explosives shall be stored in a safe place, warning signals shall be sounded and visual inspection of the site shall be made to assure here are no unauthorized people in the vicinity of the blast. A competent flagger shall be posted at all access points in the danger area.</p> <p>Mitigation Measure 4.13.3.r: Blasting signals shall be posted at one or more conspicuous locations on the mining site and all employees shall be familiar with the signals and instructed as to the safety procedures.</p> <p>Mitigation Measure 4.13.3.s: Following a blasting episode the area shall be inspected to assure the blast went as planned. The "all clear" signal shall not be sounded until the Licensed Blaster has made a thorough visual inspection of the blast area for misfires.</p> | <p>Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> | <p>activities.</p> <p>During all blasting activities in wet blast holes.</p> <p>During all blasting activities.</p> <p>During all blasting activities.</p> <p>During all blasting activities.</p> <p>Prior to any blasting episodes within 1,000 feet of an existing residence or business.</p> <p>Prior to blasting episodes.</p> <p>Throughout life of mining operation.</p> <p>Following blasting episodes.</p> |

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| | | <p>Mitigation Measure 4.13.3.t: Vibratory ground motion and airblast shall not exceed the safe limits criteria adopted by the Federal Office of Surface Mining Reclamation and Enforcement.</p> <p>Mitigation Measure 4.13.3.u: All blasting episodes shall be monitored with portable seismographic and airblast instrumentation by the blasting contractor. Instrumentation shall provide an immediate digital display of vibratory ground motion particle velocity results in three mutually perpendicular directions and a permanent printed or photographic analog of the vibratory waveform. Airblast (noise) results shall also be immediately displayed in digital form and the waveform photographically recorded.</p> <p>Mitigation Measure 4.13.3.v: A record of each blast, including seismographic data, shall be retained by the surface mining operator for a period of minimum of three years and shall be made available for inspection by public agencies that regulate blasting. A copy of the blasting records shall be submitted to the California Division of Mines and Geology, State Geologist, as an inclusion to the annual report required by all surface mining operations.</p> <p>Mitigation Measure 4.13.3.w: Any blasting complaints shall be recorded by Werner Corporation as to complainant, address, date, time, nature of the complaint, name of the person receiving the complaint, and the complaint investigation conducted. Complaint records shall be made available to the public agencies regulating blasting.</p> <p>Mitigation Measure 4.13.3.x: All applicable laws, regulations and standards governing the storage, transport, and use of hazardous explosives shall be adhered to including of the Bureau of Alcohol, Tobacco, and Fire Arms, the Occupational Safety and Health Administration, the Federal Department of Transportation, the Mine Safety and Health Administration, California Bureau of Mines and Geology, and other federal, state and local agencies.</p> <p>Mitigation Measure 4.13.3.y: Explosives that are used on site shall be stored in small quantities under compliance with the rules and regulations of the Occupational Safety and Health Administration, and the Mining Safety and Health Administration.</p> | <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> <p>Riverside County Sheriff's Department</p> | <p>During all blasting activities.</p> <p>During all blasting activities.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> <p>Throughout life of mining operation.</p> |

| IMPACTS | LEVEL OF SIGNIFICANCE AFTER MITIGATION | MITIGATION MEASURES | MONITORING PARTY | IMPLEMENTATION STAGE |
|--|---|---|--|---|
| <p>SECTION 4.14 - FOREST SERVICE LANDS Implementation of the project would result in impacts to forest service lands by creating species pressure on forest habitats. Implementation of the project would result in impacts to forest service lands because of:</p> <ul style="list-style-type: none"> • Potential erosion originating onsite; • Potential fire originating onsite. | <p>Reduced but still significant</p> <p>Reduced to insignificance</p> | <p>Mitigation Measure 4.13.3.z: All mining equipment and debris shall be removed from the site upon completion of mining operations.</p> <p>Implementation of the proposed mitigation measures in Section 4.9 (Biological Resources) will mitigate the environmental impacts to the Cleveland National Forest.</p> <p>Implementation of the proposed mitigation measure in Section 4.7 (Hydrology, Drainage and Water Quality), 4.9 (Biological Resources) and 4.12 (Fire) will mitigate the environmental impacts to the Cleveland National Forest.</p> | <p>Riverside County Planning Department</p> <p>As specified for Mitigation Measures 4.9.3.a through 4.9.3.i.</p> <p>Project Applicant / Riverside County Planning Department</p> | <p>Upon completion of mining operations.</p> <p>As specified for Mitigation Measures 4.9.3.a through 4.9.3.i.</p> <p>Throughout life of mining operation.</p> |

SURFACE MINING PERMIT Case #: SMP00143R2

Parcel: 290-150-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SMP - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted to revise and consolidate three (3) previously approved surface mining permits (SMP143R1, SMP150R1, and SMP182), which have yet to expire, into one permit and associated Reclamation Plan. The proposed project would extend permitted mining operations for an additional 50 years, reduce the area disturbed by the three mining sites by a total of 41.1 acres, permit mining within the 50-foot setback along the northern boundary of the project site, allow for the operation of an IDEFO as part of the mining site Reclamation Plan, and to relocate a drainage structure located on the southern portion of SMP 139R1 to the southern portion of proposed SMP 143R2. The consolidated mining site will encompass a total of 440 acres with 230 acres designated for mining operations. Designated day and hour operations, number of employees, and daily vehicular trips will remain unchanged from the previously permitted levels.

The proposed project is located southerly of Temescal Canyon Road, easterly of Glen Ivy Hot Springs Road, and westerly of Sage Road.

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

SURFACE MINING PERMIT Case #: SMP00143R2

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10. GENERAL CONDITIONS

10. EVERY. 2

SMP - HOLD HARMLESS (cont.)

RECOMMND

fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10. EVERY. 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. 143R2, shall be henceforth defined as follows:

APPROVED EXHIBIT NO. "A" = Mining Plan Approved Exhibit No. "A", SMP Case No. 143R2, dated ____.

APPROVED EXHIBIT NO. "B" = Reclamation Plan Approved Exhibit No. "B", SMP Case No. 143R2, dated ____.

APPROVED EXHIBIT NO. "C" = Project Description Approved Exhibit No. "C", SMP Case No. 143R2, Dated ____.

BS GRADE DEPARTMENT

10.BS GRADE. 1

SMP - GENERAL INTRODUCTION

RECOMMND

Improvements such as construction related 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.

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -BUILDING PERMITS RECOMMND

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2013 California Building Codes will be in effect as of January 1st 2014, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2014 will be subject to the new updated California Building Code(s).

E HEALTH DEPARTMENT

10.E HEALTH. 1 SMP - TRASH & OILS/LUBRICANTS RECOMMND

Owners to contact Mike Walling for disposal of oils and machinery lubricants and Robert Hunt for Solid waste (trash) removal at 951.955.8980.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SMP FLOOD HAZARD REPORT RECOMMND

Surface Mining Permit 00143, Revised Permit No. 2, is a proposal for a revision and consolidation of 3 existing mining operations in the Glen Ivy area of Temescal Canyon west of Interstate 15 between Indian Truck Trail and Trilogy Parkway. The proposal would consolidate SMP 143R1, SMP 150R1 and SMP 182 into SMP 143R2. Once consolidated into a single mining operation, the site will be approximately 440-acres in size with 233-acres used for the mining operation. A single reclamation plan is also proposed with the consolidation of the 3 mines. The Inert Debris Engineered Fill Operation (IDEFO) is incorporated into the reclamation plan. The proposal would also extend the life of the operation by 50 years.

North and northwesterly of the site are several other mining operations. Residential development is located

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

SMP FLOOD HAZARD REPORT (cont.)

RECOMMND

easterly of the site. The Cleveland National Forest, with steep hilly terrain, is located south and southwest of the site. A major tributary from these hills is Mayhew Canyon with a drainage area of approximately 2,200-acres. Storm runoff originating from this canyon impacts the site in the vicinity of the southwest corner of the mining operation. Flows then proceed northerly in an earthen channel (Mayhew Canyon Creek) along the edge of the mining operation for about 3,000-feet. The earthen channel collects additional runoff from several other smaller watersheds as flows proceed northerly. Within this earthen channel, a couple of small debris basins have been constructed and culverts have been placed in the earthen channel to provide vehicular access. At the northerly boundary of the site, runoff enters a large rectangular concrete downdrain channel which discharges flows into the SMP 139R1 mining pit.

This proposal includes eventually (10 - 20 years after issuance of this permit) relocating this downdrain channel (or other conveyance facility) southerly toward the mouth of Mayhew Canyon and discharging flows into SMP 143R2. The mining operation would excavate material starting in the easterly portion of the site and proceed westerly through the mining site. When it is determined that the excavation in the vicinity of the earthen channel is imminent, a new downdrain channel would be constructed. While a conceptual location of the new downdrain channel is shown on the exhibit, due to geological factors (bedrock, slope stability, etc.) the exact location of this new downdrain channel cannot be known at this time.

In order to capture the flows coming out of Mayhew Canyon, the District recommends that the inlet to the downdrain channel be located as close as possible to the mouth of the canyon. The downdrain channel should be able to collect and convey the Q100 flow rate plus 50% bulking for debris. Based on the document titled "Hydrology Study and Drainage Analysis, Surface Mining Permit SMP00139R1, County of Riverside, CA" by Joseph E. Bonadiman and Associates, dated August 2011, a 1-hour, 100-year peak flow rate of 3,648 cfs can be expected near the point where flows from Mayhew Canyon enter this property site. Using a 50% debris loading factor, the District recommends the inlet structure and downdrain channel be designed using a minimum flow rate of 5,472 cfs. Provisions to prevent headcutting and scour

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10. GENERAL CONDITIONS

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

at the inlet may be needed. High velocity flows can be expected as runoff enters the mining pit. The channel and the outlet will need to be designed to withstand these high velocity flows and to minimize scarifying the concrete channel surface and prevent undermining the downdrain channel.

Once the construction of the downdrain channel is complete and material is removed from the earthen channel, additional drainage facilities may be needed to collect and convey any tributary runoff. Existing concrete V-ditches along the southerly, easterly and northerly edges of the mining operation will remain to collect nuisance offsite runoff and prevent these flows from entering the pit.

The District does not object to this proposal.

10.FLOOD RI. 2 SMP FLD CNTRL DOWNDRAIN REVIEW RECOMMND

If requested by the County, the Flood Control District may be consulted on the design of the downdrain, primarily the inlet structure. A separate plan check fee for the review of submitted plans may be required.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 3 SMP - CONDITION REVIEW FEE RECOMMND

All subsequent submittals required by these conditions of approval, including but not limited to a revegetation plan or mitigation monitoring shall be reviewed, with payment therefore made on an hourly basis as a "research fee," or other such fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

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10. GENERAL CONDITIONS

10.PLANNING. 4 SMP- SLOPE STABILITY RECOMMND

During the life of the permit the permittee shall comply with the recommendations concerning slope stability made in the report entitled, "GEO02280" by Hilltop Geotechnical Inc. dated September 6, 2011 which are on file at the Riverside County Planning Department.

10.PLANNING. 5 SMP - SPARK ARRESTOR REQUIRED RECOMMND

During the life of the permit, the permittee shall comply with spark arrestor requirements of the Public Resources Code, Section 4422, for all equipment used on the premises other than turbocharger vehicles designed and licensed for highway use.

10.PLANNING. 6 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 urface mining areas and/pr stockpiles (previously mined areas which remain inactive for 96 hours or more).

10.PLANNING. 7 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. 8 SMP- RUNOFF OUTLETS RECOMMND

The permitted shall during the proposed mining operations, ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining except as shown on the Mining Plan, Exhibit "A" and the Rec;amation Plan, Exhibit "B".

10.PLANNING. 9 SMP- OPERATING HOURS RECOMMND

On-site operating hours, other than maintenance or emergencies, shall be limited to the hours between 6 A.M. and 10 P.M., for any operation within 300 ft. of Boundary.

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10. GENERAL CONDITIONS

10.PLANNING. 9 SMP- OPERATING HOURS (cont.) RECOMMND

Operations located more than 300 ft. from the outside Boundary may operate 24 hours a day.

10.PLANNING. 10 SMP - LOADED TRUCK CARE RECOMMND

All loaded trucks gressing 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. 11 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. 13 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. 19 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 instantaneous gusts) exceed 20 miles per hour. All surface mining operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 20 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

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10. GENERAL CONDITIONS

10.PLANNING. 20 SMP - SIGNS NEED PERMIT (cont.) RECOMMND

from the Riverside County Department of Building and Safety.

10.PLANNING. 21 SMP - RESPONSIBLE TO RECLAIM RECOMMND

The permittee (line operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements and standards according to State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555 guidelines.

10.PLANNING. 22 SMP- ANNUAL REPORT RECOMMND

During the life of this permit, the permittee shall annually prepare and submit a written report to the Planning Director of the County of Riverside, demonstrating compliance with all the conditions of approval and mitigation for this SMP No. 143R2 and EIR No. 359. The Planning Director and/or Building Director may require inspection or other monitoring to insure such compliance.

10.PLANNING. 23 SMP - BLASTING OPERATIONS RECOMMND

Blasting shall only be conducted between the hours of 10:00 AM and 4:00 PM, Monday through Friday, except Federally recognized holidays. If an emergency situation, related to safety or weather conditions, should occur, blasting may occur outside of these hours. Blasting shall be performed in accordance with the following specifications, and in such a manner that noise, ground and air vibrations, and dust are maintained at levels which satisfy Federal, State and County standards:

- a. Blasting shall be conducted by a trained and licensed blaster.
- b. The explosive used for blasting work will be standard commercial products specifically designed for mine applications.
- c. Blasting shall be performed using electric or non-electric blasting systems.
- d. All blasts shall be detonated with a millisecond delay system to limit the quantity of explosive denoted per delay period and to provide for sequential control of the blast detonation.

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10. GENERAL CONDITIONS

10.PLANNING. 23

SMP - BLASTING OPERATIONS (cont.)

RECOMMND

- e. The explosives shall include bulk ANFO suitably primed for blast hole conditions.
- f. Water-resistant explosive shall be used where wet blast hole conditions exists.
- g. Explosive supplies shall be used in accordance with the technical recommendations of the manufacturer and the Institute of Markers of Explosives.
- h. All blast holes shall be carefully stemmed with inert granular material, and individual blast holes will be loaded with due recognition of instant rock fracture and burden conditions.
- i. Seismic monitoring of each blast shall be performed by an independent, qualified consultant.
- j. The mining operator shall inform the County Fire Department and Sheriff Department, prior to 4:30 PM, of the intention to blast the following day.
- k. Notify neighbors within 1,000 feet prior to a blasting episode.
- l. Prior to a blasting episode, the site shall be cleared of people, all vehicles shall be either stored undercover or at a safe distance, all surplus explosives shall be stored in a safe place, warning signals shall be sounded and visual inspection of the site shall be made to assure there are no unauthorized people in the vicinity of the blast.
- m. Blasting signals shall be posted at one or more conspicuous locations on the mining site and all employees shall be familiar with the signals and instructed as to the safety procedures.
- n. Following a blasting episode, the area shall be inspected to assure that the blast went as planned. The "all clear" signal shall not be sounded until the licensed blaster has made a thorough visual inspection of the blast area for misfires.
- o. Design of blasting configurations, i.e. drill hole pattern, diameter, depth, explosive types, quantities and delay systems shall be determined by the location of the blast, rock conditions of the area to be blasted, and distance to neighboring improvements. Determinations shall be made by drilling and visual observations, mine development plans and allowable explosive quantities per delay second.
- p. The initial mine development and mine production blasts shall be limited to 2,000 pounds of explosive per eight-millisecond blast increment. Seismic monitoring at the site of mining operations shall be performed to

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10. GENERAL CONDITIONS

10.PLANNING. 23 SMP - BLASTING OPERATIONS (cont.) (cont.) RECOMMND

determine the actual vibration levels from these blasts.

q. Vibratory ground motion from mine blasting shall not peak particle velocities of one inch per second.

r. Drilling shall be conducted between the hours of 6:00 AM to 6:00 PM, any day, Monday through Friday, except Federally recognized holidays.

s. Airblast at any residential structure shall not exceed 129 dBL, as measured by a sound instrument with a 6 Hz of lower flat response or 105 dBL peak, as measured by a A-weighted sound level meter.

t. Acoustic blankets shall be used around drilling operations to reduce potential drilling noise.

10.PLANNING. 24 SMP - BLASTING RECORDS RECOMMND

A record of each blast, including seismograph date, shall be retained for at least three (3) years and shall be submitted to the County Building and Safety Department on a quarterly basis or more frequently, as deemed by the Building and Safety Director. Such record shall contain the following data:

- a. Location, data and time of blast.
- b. Name, signature and license number of "Blaster-in-charge".
- c. Direction and distance, in feet, to the nearest improvement or residence.
- d. Weather conditions, including temperature, wind direction and approximate wind velocity.
- e. Number of holes, burden and spacing.
- f. Diameter and depth of holes.
- g. Types of explosive(s) used.
- h. Total weight of explosives detonated.
- i. Maximum weight of explosives detonated within an eight (8) millisecond period.
- j. Maximum number of holes detonated within any eight (8) millisecond period.
- k. Type of initiation system.
- l. Type of length of stemming.
- m. Type of delay detonator and delay periods used.
- n. Sketch of the delay pattern.
- o. Seismogram including the calibration signal of the gain setting and:
 1. seismographic reading, including locations of seismograph and its distance, in feet, from the blast,
 2. name of the person taking the seismograph reading,

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10. GENERAL CONDITIONS

10.PLANNING. 24 SMP - BLASTING RECORDS (cont.) RECOMMND

3. name of the person and firm analyzing the seismographic record.

10.PLANNING. 25 SMP - PREBLAST INSPECTION RECOMMND

Preblast inspections shall be made by a civil engineer, licensed by the State of California, of all residences and facilities existing at time of permit approval located within 1,000 feet of potential blasting areas.

10.PLANNING. 26 SMP - BLASTING COMPLAINTS RECOMMND

Any blasting complaints shall be recorded by the permittee as to complainant, address, date, time, nature of the complaints, the complaints that investigation conducted. Complaint records shall be made available to the public agencies regulating blasting.

10.PLANNING. 27 SMP - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 28 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, this mitigation fee will not apply as referred to under MSHCP Resolution 2004-223; Section 3a indicating: "The fee shall be paid only on the gross acreage of the project site that was previously vacant and built subsequent to the effective date of this ordinance. Recognizing that the revised use area under SMP00143R2 is a manufactured slope and that this revision will allow further disturbance into that area; therefore this acreage is exempt from payment.

10.PLANNING. 29 SMP - GEO02280 RECOMMND

County Geologic Report (GEO) No. 2280 submitted for this site (SMP00143S1 originally, and now for SMP00143R2) was prepared by Hilltop Geotechnical, Inc. and is entitled: "Report of Slope Stability Evaluation, Werner Corporation, Aggregate Quarry, SMP 143, APN: 290-120-005 , South of

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10. GENERAL CONDITIONS

10.PLANNING. 29

SMP - GEO02280 (cont.)

RECOMMND

Temescal Canyon Road and East of Maitri Road, Glen Ivy Area of Riverside County, California", dated September 6, 2011. In addition Hilltop Geotechnical prepared the following:

"Report of Slope Stability Evaluation Werner Corporation Aggregate Quarry SMP00143R2 South of Temescal Canyon Road and at the end of Maitri Road Glen Ivy Area of Riverside County, California", dated February 20, 2014.

"Response to Riverside County Planning Department Second Review of Slope Stability Evaluation Report, SMP00143R2, South of Temescal Canyon Road and East of Maitri Road, Glen Ivy Area of Riverside County, California", dated May 5, 2014.

"Response to Riverside County Planning Department Review of Slope Stability Evaluation Report, SMP00143R2, South of Temescal Canyon Road and East of Maitri Road, Glen Ivy Area of Riverside County, California", dated September 8, 2014.

These documents are herein incorporated as a part of GEO02280.

GEO02280 concluded:

1.The active North Glen Ivy fault crosses to the northwest of the subject quarry in a northwesterly direction.

2.The South Glen Ivy fault, also trends toward the northwest and may also be active, is located immediately southwest of the south edge of the Werner Corporation pit (south of the subject site).

3.An unnamed fault crosses the west edge of the Werner Corporation property, trending toward the northwest. This fault lies within the upper portion of the proposed western pit slope. This fault is likely to be potentially active.

4.Earth materials encountered on the subject site during the field exploration were identified a near-surface man-made fills (Af), middle alluvial fan deposits (Qof), Cretaceous heterogeneous granitic rocks (Khg), and Bedford Canyon formation (Mzbc).

5.Groundwater is estimated to have the potential to rise to an elevation of 970 Mean Sea Level (MSL).

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10. GENERAL CONDITIONS

10.PLANNING. 29

SMP - GEO02280 (cont.) (cont.)

RECOMMND

6.Gross slope stability analysis resulted in adequate factors of safety for both static and pseudostatic conditions to the ultimate proposed depth of elevation 800 MSL and with a groundwater elevation of 970 MSL.

7.Analyses for deep-seated wedge failures indicated such failures are highly unlikely on the proposed slopes.

8.Exposed cuts in the Bedford Canyon formation are likely to exhibit localized, shallow wedge failures resulting in relatively small amounts of rock sliding down the face of the cut slope.

9.It is the professional opinion of Hilltop Geotechnical, Inc. that the use of a 0.15g seismic coefficient was appropriate and reasonable for use in the pseudo-static slope stability analysis for this site and is in conformance with current standards of practice for seismic design and appropriate for use in their calculations.

10.Surficial slope stability analyses indicated Factors of Safety of 3.8 and 3.3, respectively, for the lower and upper slopes in the alluvial materials.

GEO02280 recommended:

1.Surface water should not be allowed to flow over the existing and/or proposed mining slopes other than incidental rainfall.

2.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 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 as part of any grading of the property and should be maintained by the property owner.

5.The drainage patterns should be maintained throughout the live of the proposed mine.

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10. GENERAL CONDITIONS

10.PLANNING. 29 SMP - GEO02280 (cont.) (cont.) (cont.) RECOMMND

6. 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.

7. The property owner is responsible for the maintenance and cleaning of the interceptor ditches, drainage terraces, downdrains and other drainage devices that have been installed to promote slope stability.

8. The property owner should establish a program for the elimination of burrowing animals. This should be an on-going program to protect slope stability.

9. The property owner should observe the drainage patterns during heavy precipitation periods as this is often when trouble occurs. Problems such as gulying or ponding should be corrected as soon as practicable.

10. High moisture content in slope earth materials is a major factor in slope erosion and slope failures. Therefore, precautions should be taken to minimize earth material saturation.

GEO02280 satisfies the requirement for a slope stability assessment for SMP00143R2 for planning purposes. Final approval of GEO02280 is hereby granted for SMP00143R2. Further slope stability analysis will be required on an ongoing basis as mining operations proceed. Reporting of slope stability analysis will be required annually as a part of the required annual mine inspection pursuant to SMARA regulations and as described elsewhere in this conditions set.

10.PLANNING. 30 SMP - DIF AND TUMF FEES RECOMMND

Pursuant to Ordinance No. 659, this mitigation fee will not apply as indicated under DIF Resolution 2008-160; Sections 2B which states: "The DIF fee shall be paid only on the gross acreage of the project site that was previously vacant and built subsequent to the effective date of the ordinance. Section 4A & H also states: DIF fees for surface mining operations will be determined by the total acreage of the 'Intensive Use Area'. DIF fees shall not be assessed on the area designated as the "Mineral Extraction Area" within the surface mining operation. The area proposed as

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10. GENERAL CONDITIONS

10.PLANNING. 30 SMP - DIF AND TUMF FEES (cont.) RECOMMND

revised use under SMP00143R2 is a manufactured slope and designated as "Mineral Extraction Area" and therefore exempt. Be sure this area is noted as "Mineral Extraction Area" on the approved Exhibit A.

Pursuant to Ordinance 824, this mitigation fee will not apply as there are no buildings or additions to existing buildings purposed under this SMP00143R2. Please note that if new buildings or structures that qualify for WTUMF payment are proposed, a further review will be required and WTUMF may apply.

10.PLANNING. 31 SMP - HUMAN REMAINS RECOMMND

In the event that human remains are uncovered during mining operations, such remains shall be treated with respect and dignity, and treatment of the remains shall occur in full conformance with the California Native American Graves Protection and Repatriation Act (California Health and Safety Code Section 8010-8011), California Health and Safety Code Section 7050.5, California Public Resources Code Section 5097.98(b), and any other applicable laws.

10.PLANNING. 32 SMP - IDEFO RECOMMND

Throughout the life of operation of the Inert Debris Engineered Fill Operation (IDEFO), the following conditions shall apply:

oNo greenwaste, woodwaste, gypsum, or drywall are allowed as inert waste;

oControls sufficient to contain all surface runoff from the IDEFO areas shall be installed, where necessary; and

oThe site shall be adequately secured to prevent unauthorized disposal by the public.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1 - MBTA RECOMMND

Prior to mining in previously undisturbed areas or areas where vegetation has reestablished itself with more that

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20. PRIOR TO A CERTAIN DATE

20.EPD. 1 - MBTA (cont.)

RECOMMND

50% cover, initial vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:

1. A migratory nesting bird survey of the Project's impact footprint shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance.
2. A copy of the migratory nesting bird survey results report shall be provided to the County. If the survey identifies the presence of active nests, then the qualified biologist shall provide the County with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the County and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and the County verify that the nests are no longer active.

20.EPD. 2 - OAK TREE AVOID AND MITIG

RECOMMND

Prior to any new disturbance within 100 meters of an oak tree, signage and staking shall be installed to ensure avoidance of the oak tree's drip line. Prior to commencement of mining activities that would impact any oak trees, individual oak trees subject to removal must be mitigated through replacement based on a ratio relative to the diameter at breast (DBH) of the impacted trees. Impacted trees shall be replaced with 5-gallon trees of the same species at the replacement ratios presented in the "General Biological Resources Assessment for the Glen Ivy Mine Project (SMP143R2)" dated August 1, 2014 and prepared by Alden Environmental, Inc. Tree replacement shall occur at a location determined by the Project proponent, which shall be subject to approval by the County of Riverside. The limits of the area to be mined shall be staked a

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20. PRIOR TO A CERTAIN DATE

20.EPD. 2 - OAK TREE AVOID AND MITIG (cont.) RECOMMND

minimum of every 200 feet to protect the mature oaks on the sites of SMP 143R2.

20.EPD. 3 - RIP/RIV AVOIDANCE RECOMMND

Prior to any new disturbance within 100 meters of Riparian/Riverine features identified as "Southern Sycamore Woodlands," "Alluvial Fan Scrub," or "Potential Waters of the U.S." on Figure 2-4 of Addendum No. 1 to EIR No. 359, all such areas shall be staked and marked with signage indicating that no disturbance shall occur within these areas. Riverside County must sign off on the staking and signage prior to any disturbance within the 100 meter buffer.

PLANNING DEPARTMENT

20.PLANNING. 2 SMP- LIFE OF PERMIT RECOMMND

This permit shall become null and void fifty (50) years after the date this permit became effective (issuance of first Special Inspection Permit), or upon mining of 67,500,000 tons, whichever comes first. Annual mining tonnage shall not exceed 2,000,000 tons. 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.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 SMP - YR BLASTING NOTICES RECOMMND

A letter, containing a general description of the blasting operations and precautions, including the blast warning whistle signals that are required by the State of California Construction Safety orders, shall be sent to all residents within a one-half mile radius of the surface mining operations. The notification will occur a minimum of once a year. Evidence that notification has been done shall be included in the annual report submitted prior to the issuance of the annual Special Inspections Permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 SMP - 1ST LANDSCAPE PLAN

RECOMMND

Prior to issuance of the Special Inspection Permit, six (6) copies of a Landscaping Plan shall be submitted to the Planning Department for approval. The landscaping shall provide the necessary details for interim revegetation and final revegetation of mined slopes. The plan shall include, but not be limited to the following:

- a. minimum amount of soil required for revegetation,
- b. amount and type of fertilizers and amendments to be used,
- c. design standards for irrigation system,
- d. optimum time of year to hydroseed,
- e. size of species to be attained over a specific monitoring period,
- f. amount of vegetation cover or density,
- g. diversity of species to be attained over a specific monitoring period,
- h. length of monitoring periods,
- i. issues to be addressed in annual report.

60.PLANNING. 3 SMP- 1ST BERM/LANDSCAPE PLAN

RECOMMND

Prior to issuance of the Special Inspection Permit, ten (10) copies of a Berm and Landscaping Plan shall be submitted to the Planning Department for approval. This landscaping shall provide a visual barrier between the project and nearby residences as delineated on the Mining Plan, Exhibit A. The location, number, genus, species and container size of the plants shall be shown. Plans shall meet all requirements of Ordinance 348, Section 18.12. The Landscaping Plan shall include usage of a variety of type and size of plan species native to the site and surrounding area. At least 25 percent of the plant materials shall be mature specimens and in 15 gallon or larger containers.

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.

SURFACE MINING PERMIT Case #: SMP00143R2

Parcel: 290-150-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 SMP- YR RECLAMATION REPORT

RECOMMND

The permittee shall submit a final reclamation completion report prior to the completion of mining and expiration to the Building and Safety Director and Planning Director for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration of 2:1 (horizontal:vertical), resoiled areas, erosion control structures, and successful revegetation. This report shall be submitted at least 30 days prior to completion of each phase and expiration of this permit. This report shall be accompanied by a stamped and wet-signed substantial conformance letter from an independent licensed engineer, landscape architect, geologist or other appropriate professional stating that the project was reclaimed pursuant to the approved Reclamation Plan.

60.PLANNING. 7 SMP - 1ST INSPECTION REPORT

RECOMMND

Prior to commencement of any surface disturbance, or construction of any processing plant, surface minning operation, or issuance of the first Special Inspection Permit, the permittee shall apply for a Special Inspection Permit from the Riverside County Department of Building and Safety which will be accompanied by the appropriate filing fee set forth in Riverside County Ordinance No. 671. The Special Inspection Permit shall be accompanied by a written report which specifies conformance with these conditions of approval.

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 first Special Inspection Permit, the permittee shall establish financial assurances to 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 updated annually Pursuant to SMARA regulations.

SURFACE MINING PERMIT Case #: SMP00143R2

Parcel: 290-150-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 SMP- 1ST FINANCIAL ASSURANCE (cont.)

RECOMMND

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 a twenty-one (21) year period and/or shall be released by the Building and Safety Director on approval of the final Reclamation Plan inspection by the Department of Building and Safety.

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. 5.1. This report shall be prepared by a qualified, licensed professional.

a. Indicate the mined area's proximity to the permit boundaries by topography and details on an approved an, Exhibit A.

b. Show the annual and total change in topography generated by the mining excavation by cross sections and topographic maps. Compare original/previous contours and cross sections with current cross sections and contours.

c. Maximum depth of excavation.

d. Provide the quantity in cubic yards and tons mined during the previous year.

e. Certify that the excavations are within the limits of the permit.

f. Provide data indicating the area reclaimed for the year concluding and for the total amount reclaimed to date. Certify that reclamation is complete in these areas.

SURFACE MINING PERMIT Case #: SMP00143R2

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 SMP- YR REPORT REQUIREMENTS (cont.) RECOMMND

g. A Certified Engineering Geologist or Geotechnical Engineer shall inspect all excavated slopes within the surface mining area at least once per year for slope stability. The results of this inspection and any recommendations for slope remediation shall be included with the annual report.

h. The permittee shall report the discovery of any fossil vertebrate animal remains in the annual report. Upon discovery of such fossil remains, the permittee shall cause a paleontologist to be retained for the project to immediately evaluate the fossils to determine their significance and develop a collection and study plan in conformance with the Paleontological Survey prepared for the site, a copy of which is on file at the Riverside County Planning Department. The report of findings shall be submitted with the annual report.

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) 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

SURFACE MINING PERMIT Case #: SMP00143R2

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 SMP - YR TEST DUST EMISSIONS (cont.) RECOMMND

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 the Los Angeles-Long Beach Metropolitan Area.

60.PLANNING. 18 SMP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for SMP No. 143R2 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

SURFACE MINING PERMIT Case #: SMP00143R2

Parcel: 290-150-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

SMP- C/I SWPPP BMP REQD (cont.)

RECOMMND

Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

Initial residents, occupants, or tenants of this site shall receive educational materials on good house keeping practices which contribute to the protection of storm water quality. These Educational materials shall be provided by the Riverside County Flood Control and Water Conservation District and shall be distributed by the Property Owners' Association. These materials shall address good housekeeping practices associated with the sites's land use and or uses (e.g., good housekeeping practices for office, commercial, retail commercial, vehicle-related commercial, or industrial land use). Employers at this site shall adapt these materials for training their employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to common area landscaping. The applicator shall apply all pesticides in strict accordance with pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to common area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The 'catch basin(s)', more particularly described on Exhibit '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 seperator(s) and

SURFACE MINING PERMIT Case #: SMP00143R2

Parcel: 290-150-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 SMP- C/I SWPPP BMP REQD (cont.) (cont.) RECOMMND

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 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

In accordance with Riverside County Ordinance No. 810, this mitigation fee will not apply as referred to under MSHCP Resolution 2004-223; Section 3a indicating: "The fee shall be paid only on the gross acreage of the project site that was previously vacant and built subsequent to the effective date of this ordinance. Recognizing that the revised use

SURFACE MINING PERMIT Case #: SMP00143R2

Parcel: 290-150-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 SMP- ORD 810 OS FEE SMP (2) (cont.) RECOMMND

area under SMP00143R2 is a manufactured slope and that this revision will allow further disturbance into that area; therefore this acreage is exempt from payment.

60.PLANNING. 21 SMP - MAYHEW SETBCK RECOMMND

The permittee shall establish and observe a 100' mining setback from the centerline of Mayhew Creek to protect the streambed from erosion prior to the construction of the stormwater inlet structure (downstructure). This downstructure would replace the SMP139R1 inlet structure, currently located immediately downstream. This setback shall run the entire length of Mayhew Creek within the SMP143R2 property, and be staked with white PVC every 250'.

Mining within this setback area can occur after substantial completion of the SMP143R2 downstructure and drainage from Mayhew Creek has been addressed.

60.PLANNING. 22 SMP - COAST LIVE OAK MM RECOMMND

Prior to any new disturbance within on-site Coast Live Oak Woodland Habitat, the Project Applicant shall place 1.3 acres of Coast Live Oak Woodland located on-site and outside of the proposed mining and impact limits into a permanent conservation easement.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 7 SMP - YR TEMPORARY SLOPES RECOMMND

Temporary slopes created during mining operations shall be excavated no steeper than 1:1 (horizontal:vertical) and no higher than 30 feet in vertical height, or in compliance with MSHA and CALOSHA requirements.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 SMP - 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

SURFACE MINING PERMIT Case #: SMP00143R2

Parcel: 290-150-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 SMP - NO B/PMT W/O G/PMT (cont.) RECOMMND

construct from the Building and Safety Department.

80.BS GRADE. 2 SMP - 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 SMP - SEPTIC PLAN COPIES INEFFECT

A set of three(3) copies of a detailed, scaled (1"=40' maximum) plot plan showing all fixtures serving the existing subsurface sewage disposal system. The complete subsurface sewage disposal system, plus 100% expansion areas must also be plotted and certified by a C-42 that it is in good working condition on the DEH form for this type

SURFACE MINING PERMIT Case #: SMP00143R2

Parcel: 290-150-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 SMP - SEPTIC PLAN COPIES (cont.) INEFFECT

of certification and pay the fee of \$96.90.

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 SMP - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection of entire permit area.

90.BS GRADE. 2 SMP - 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 the entire site 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.

01/13/15
13:18

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

SURFACE MINING PERMIT Case #: SMP00143R2

Parcel: 290-150-003

90. PRIOR TO BLDG FINAL INSPECTION

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 [Plot Plan] [Conditional Use Permit] [Public Use Permit] [Surface Mining Permit] No. 143R2 is calculated to be 440.00 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.

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: October 1, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Archaeology Section-H.Thompson

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
City of Corona
Southern California Edison
CALTRANS District #8
Santa Ana Regional Water Ctrl Brd.

South Coast Air Qlty. Mgt.
California Dept. of Fish & Game
U.S. Fish & Wildlife Service
Army Corp. of Engineers (ACOE)
OMR

SURFACE MINING PERMIT NO. 143 REVISED NO. 2 – EA42714 – Applicant: Werner Corp – First/First Supervisorial District – Location: Southerly of Temescal Canyon Road, easterly of Glen Ivy Hot Springs Road, westerly of Sage Road. Size: 440 acres total (233 of which will be mined) **REQUEST:** The project is proposing a revision and consolidation of 3 existing, contiguous surface mining permits. Previously approved (and not expired) SMP143R1, SMP150R1 and SMP182 are proposed to be consolidated into SMP143R2. The project site will now be 440 acres total (233 of which will be mined). The revision proposes to extend the life of the current permit 50 years, reduce the amount of disturbed area formerly permitted under the three mines, propose a single reclamation plan which is proposed to be revised to include IDEFO infill, and allow the mining of reserves located between the subject property and adjacent mining operation (SMP139R1) to the north. Day and hours of operation, number of employees and daily vehicle trips will remain unchanged from previously permitted levels. All three mines were previously permitted for 2,500,000 tons per year of production together. The annual production is not proposed to change with this application; however, the overall tonnage will increase because the life of the permit is proposed to extend. The maximum reserves now proposed to be mined on the site are 67,500,000 tons. APNs: 290-120-002, -003, -005, -006, -007, 290-150-002, -003.

Please review the attached map and/or exhibit for the above-described project. This case has been revised slightly to address comments from the August 28, 2014, LDC meeting.

This project will not be scheduled for a new LDC comment meeting.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at **(951) 955-8631** or email 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
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: August 5, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Archaeology Section-H.Thompson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
City of Corona
Southern California Edison

CALTRANS District #8
Santa Ana Regional Water Ctrl Brd.
South Coast Air Qlty. Mgt.
California Dept. of Fish & Game
U.S. Fish & Wildlife Service
Army Corp. of Engineers (ACOE)

SURFACE MINING PERMIT NO. 143 REVISED NO. 2 – EA42714 – Applicant: Werner Corp – First/First Supervisorial District – Location: Southerly of Temescal Canyon Road, easterly of Glen Ivy Hot Springs Road, westerly of Sage Road. Size: 440 acres total (233 of which will be mined) REQUEST: The project is proposing a revision and consolidation of 3 existing, contiguous surface mining permits. Previously approved (and not expired) SMP143R1, SMP150R1 and SMP182 are proposed to be conso lidated into SMP143R2. The project site will now be 440 acres total (233 of which will be mined). The revision proposes to extend the life of the current permit 50 years, reduce the amount of disturbed area formerly permitted under the three mines, propose a single reclamation plan which is proposed to be revised to include IDEFO infill, and allow the mining of reserves located between the subject property and adjacent mining operation (SMP139R1) to the north. Day and hours of operation, number of employees and daily vehicle trips will remain unchanged from previously permitted levels. All three mines were previously permitted for 2,500,000 tons per year of production together. The annual production is not proposed to change with this application; however, the overall tonnage will increase because the life of the permit is proposed to extend. The maximum reserves now proposed to be mined on the site are 67,500,000 tons. APNs: 290-120-002, -003, -005, -006, -007, 290-150-002, -003.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 28, 2014**. 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 **Matt Straite**, Contract Planner, at **(951) 955-8631** or email 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.



DEPARTMENT OF CONSERVATION OFFICE OF MINE RECLAMATION

801 K STREET • MS 09-06 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 323-9198 • FAX 916 / 445-6066 • TDD 916 / 324-2555 • WEB SITE conservation.ca.gov

December 24, 2014

VIA EMAIL: mstraite@rtclma.org
ORIGINAL SENT BY MAIL

Mr. Matt Straite
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Straite:

GLEN IVY MINE
AMENDED RECLAMATION PLAN
CALIFORNIA ID # 91-33-0001, 0010, AND 0075
SMP 143R2

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed the amended reclamation plan for the Glen Ivy Mine. The applicant, Werner Corporation, is proposing to consolidate three existing contiguous surface mining permits and continue mining aggregate on 233 acres of a 440-acre project site for a period of 50 years. The revision will bring all three mines under a single permit and reclamation plan, reduce the total amount of disturbed acreage currently permitted, and allow mining of reserves between the adjacent operations to continue. The applicant estimates that a maximum of 2,500,000 tons of material will be removed annually. The project site is located in the Temescal Canyon area near Corona.

The Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board Regulations (California Code of Regulations (CCR) Title 14, Division 2, Chapter 8, Subchapter 1) require that specific items be addressed or included in reclamation plans. The following comments, prepared by a restoration ecologist and an engineering geologist, are offered to assist in your review of this project. The reclamation plan should be revised and/or supplemented to fully address these items. Additionally, the County will need to work with OMR's Reporting and Records Unit to close out mine numbers 91-33-0010 and 91-33-0075 to finalize the consolidation of the three mines under the single mine number of 91-33-0001.

Mining Operation and Closure

(Refer to SMARA Sections 2770, 2772, 2773, CCR Sections 3502, 3709, 3713)

SMARA Section 2773(a) states that the reclamation plan shall establish site-specific criteria for evaluating compliance with regard to topography and sediment and erosion control. The engineered drawings prepared by Bondiman and Associates (Bondiman) need to be supplemented to include detailed topography and cross-sections that accurately depict how Mayhew Creek will be conveyed into the proposed concrete downdrain structure, which will be a permanent diversion structure.

End Land Use

(Refer to SMARA Section 2772, CCR Sections 3707, 3708)

SMARA Section 2772(c)(7) requires that the reclamation plan include a description of the proposed use or potential uses of the mined lands after reclamation. There is a discussion on page 25 of possible end uses titled "Post Reclamation". OMR recommends inserting a sentence to clarify this such as: "The end use for the property after the completion of mining will be open space, readily adaptable to other uses to be determined in the future."

Hydrology and Water Quality

(Refer to SMARA Sections 2772, 2773, CCR Sections 3502, 3503, 3706, 3710, 3712)

CCR Section 3706(d) requires berms and other erosion control methods to protect against gullyng. The reclamation plan maps prepared by Bondiman show a typical section for a V-Ditch but it is unclear on the map exactly where these V-Ditches, both existing and proposed, are or will be situated at the mine. The reclamation plan should be revised to include a discussion regarding the location of the V-Ditches and also describe how they will be constructed and maintained. The reclamation plan maps should be revised to clearly show where all V-Ditches are or will be constructed at the mine.

CCR Section 3706(d) also requires berms and other water conveyance structures like culverts and the concrete downdrain to be designed to handle runoff from not less than the 20-year/1-hour intensity storm event. These calculations for the proposed reclaimed conditions were not included in the electronic version of the Preliminary Hydrology Study and Drainage Analysis submitted to OMR. Attachment 8, which is supposed to include proposed conditions and calculations on an attached compact disk (CD), was not included in the submittal to OMR. The final version of the Hydrology Study and Drainage Analysis, including all attachments, must be submitted to OMR for review.

CCR Section 3706(e) states that where natural drainages are rerouted by surface mining activities, mitigating alternatives shall be proposed and specifically approved in

the reclamation plan to assure that runoff shall not cause increased erosion or sedimentation. The proposed reclamation plan includes the relocation of an approximately 30-foot-wide by 900-foot-long concrete downdrain structure that will convey flow from Mayhew Creek down into the approximately 500-foot-deep mining pit. The Bondiman maps currently show the downdrain structure in an area where Mayhew Creek will have to make a 90-degree turn and flow uphill in order to enter the downdrain. The reclamation plan must be revised to include design specifications including detailed topography and cross-sections that accurately depict how Mayhew Creek will be conveyed into the proposed concrete downdrain structure.

CCR Section 3706(f) states that when stream diversions are required, they shall be constructed in accordance with the Stream and Lake Alteration Agreement between the operator and the California Department of Fish and Wildlife (DFW) and the requirements of the Federal Clean Water Act. The reclamation plan indicates that these requirements have been met and it includes the specific agreement numbers. OMR recommends including these documents as an appendix to the reclamation plan to ensure reclamation activities are carried out in accordance with these additional regulatory requirements.

Environmental Setting and Protection of Fish and Wildlife Habitat

(Refer to CCR Sections 3502, 3503, 3703, 3704, 3705, 3710, 3713)

Potential adverse effects from the mining operation will be identified and mitigation will be proposed during the environmental review process. Due to the fact that the project is in the early stage of environmental review under CEQA, it is recommended that the amended reclamation plan not be finalized or approved until mitigation is determined, since mitigation measures recommended under CEQA may substantially change the manner in which mining and reclamation are accomplished.

Planting 110 5-gallon coast live oak trees as mitigation for impacts to oak trees is proposed in the "General Biological Resources Assessment for the Glen Ivy Mine Project" by Alden Environmental. Adjusting for some expected mortality will require planting additional trees. Oak tree mitigation requirements, with planting methods and performance standards, need to be added to the reclamation plan once mitigation is determined through the CEQA process. Public Resources Code (PRC) 21083.4 allows replanting to account for no more than half the mitigation requirements for the Project. Additional mitigation may be required, such as purchasing an off-site conservation easement.

CCR Section 3705(a) requires that the density, cover and species-richness of naturally occurring habitats shall be documented in baseline studies in order to establish a self-sustaining vegetative cover similar to the surrounding habitat. Baseline studies of

reference areas must be collected and success criteria for revegetation must be calculated from this data prior to project approval. The reclamation plan must be revised to include this data.

Resoiling and Revegetation

(Refer to SMARA Section 2773, CCR Sections 3503, 3704, 3705, 3707, 3711)

CCR Section 3711 establishes mandatory standards for topsoil salvage, maintenance, and redistribution. There is inadequate detail provided regarding topsoil management to satisfy the minimum requirements of this section. The reclamation plan must be revised to address subsections (a) through (e) of Section 3711.

On page 22, it states that there is no topsoil on the project site and on page 29 it states that the expansion will result in very little additional salvage of topsoil. However, it also states that topsoil will be spread to a thickness of 6 inches, which seems infeasible considering the lack of available topsoil. It will be extremely important to salvage as much topsoil as possible during the expansion of the mining footprint. It will also be important to experiment in the test plots with different blends of topsoil and the "silts and clays resulting from the washing process" that are to be utilized as growth media as well as with additional amendments and fertilizers. It may be more appropriate to change the terminology used in the reclamation plan to "growth media" if what is meant by "topsoil" is actually a blend of soil and wash fines.

CCR Section 3705(m) requires that the reclamation plan include success criteria that can be quantified by cover, density, and species-richness. The success criteria given under Monitoring and Maintenance on page 29 state that "The success criteria for the revegetation plan is 35 percent cover, density, and diversity of perennial species on-site at the end of reclamation compared to the reference areas on adjacent lands." Whereas 35% cover compared to baseline is a reasonable percentage for arid ecosystems, the target values for density and diversity should be higher than 35% of baseline. Quantitative performance standards derived from baseline data must be provided in the plan prior to approval. An example of a table summarizing performance standards is included below.

Revegetation Performance Standards (example):

| | |
|------------------|---|
| Cover | 40% cover of native perennials |
| Density | XX native perennials per 50-meter by 1-meter transect |
| Species richness | X species of native perennials per 50-meter by 1-meter transect |

CCR Section 3705(m) requires that the sampling methods should be set forth in the plan and the sample size should provide an 80-percent confidence level at a minimum. Monitoring should be carried out annually until success criteria have been achieved. A description of monitoring and sampling methods must be added to the plan and the plot

size, such as 50-meter by 1-meter transects, should be incorporated into the performance standards as shown in the table above.

The reclamation plan includes a seed mix on page 28 to be applied by hydroseeding. However, there is no description of planting the 110 5-gallon coast live oak trees as specified in the "General Biological Resources Assessment for the Glen Ivy Mine Project" by Alden Environmental. Adjusting for some expected mortality will require planting additional trees. Oak tree planting methods and performance standards need to be added to the reclamation plan.

CCR Section 3705(k) requires that noxious weeds be managed when they threaten the success of the proposed revegetation; spread to nearby areas; or produce a fire hazard. Weed control is discussed under "Monitoring and Maintenance" on page 29, but it is inadequate. An effective weed control program must include a monitoring program with specific threshold values (weed cover or density per unit area) that trigger control and abatement procedures. In order to be effective, weed control should be conducted both during operations and final reclamation. The plan should be revised to include these additional details. OMR noted abundant presence of the following noxious weeds during the site visit: castor bean (*Ricinus communis*), tamarisk (*Tamarix spp.*), and tree tobacco (*Nicotiana glauca*). Weed control measures should be implemented as soon as possible to minimize the presence of these plants and to prevent their further invasion of the site.

Example:

A weed management program shall be implemented, including monthly monitoring. Noxious weeds will be eradicated by mechanical or chemical methods when cover reaches 10% of any 100-square-foot area.

Administrative Requirements

(Refer to SMARA Sections 2772, 2773, 2774, 2776, 2777, Public Resources Code Section 21151.7)

SMARA Section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments must be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice must be provided to the Department of the time, place, and date of the hearing at which the reclamation plan is scheduled to be approved. If no hearing is required, then at least 30 days' notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the reclamation plan, a final response to these comments must be sent to the Department. Please ensure that your agency allows adequate time in the approval process to meet these SMARA requirements.

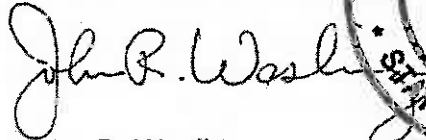
Mr. Matt Straite
December 24, 2014
Page 6

If you have any questions on these comments or require any assistance with OGER mine reclamation issues, please contact Beth at (916) 445-6175.

Sincerely,



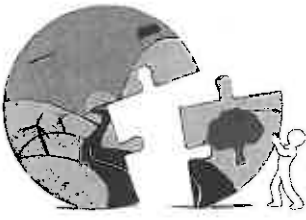
Beth Hendrickson, Manager
Environmental Services Unit



John R. Wesling
Senior Engineering Geologist
Engineering Geology Unit



cc: Alexandra Borack, OGER



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Director

January 13, 2015

Mr. Pat Perez
California Department of Conservation
Office of Mine Reclamation
801 K St. MS 09-06
Sacramento, CA 95814

RE: Response to OMR's Comments and 30-Day Prior Notice of Public Hearing
Glen Ivy #1 (CA Mine ID # 91-33-0001)
Mining Permit and Reclamation Plan Amendment
SMP00143R2

Riverside County is in receipt of the Office of Mine Reclamation (OMR) April 14, 2014 comments on the referenced amendment SMP00143R21. Thank you for OMR's timely submittal of these comments.

Pursuant to SMARA Section 2774.(d)(2), this letter shall serve as notice that Riverside County and the mine operator/owner agree to incorporate all of OMR's comments into the final approved reclamation plan as indicated in the attached response to OMR's comments.

Public Hearing

SMARA Section 2774.(d)(2), this letter shall also serve as notice that Riverside County has scheduled this case for public hearing before the County's Planning Commission on February 18, 2015 at the following address:

Riverside County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92502

The hearing for SMP00143R2 is expected to begin at 9:00 a.m. or as soon as possible thereafter. The intent of the hearing is to present the proposed mining permit and reclamation plan amendments to the Planning Commission for their consideration of approving the revisions.

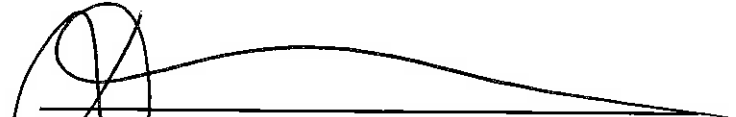
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

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

We look forward to receiving any comments you may have on this amended reclamation plan. Please call me at (951) 955-6863 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Planning Director



David L. Jones, Chief Engineering Geologist
TLMA-PLANNING

cc: Todd Pendergrass PO Box 77850, Corona CA 92877
OMR: Beth Hendrickson, e-mail: Beth.Hendrickson@conservation.ca.gov
SMP00143R2 File



Werner Corporation
Since 1920

January 7, 2015

Mr. Matt Straite
Riverside County Planning Department
4080 Lemon Street, 12th Floor.
P.O. Box 1409
Riverside, California 92502-1409

Re: SMP00143R2 Response to Comments
Department of Conservation, Office of Mine Reclamation: Dated December 24, 2014

The Department of Conservation's Office of Mine Reclamation (OMR) reviewed and provided comments on Surface Mining Permit SMP143R2 on December 24, 2014. Werner Corporation appreciates the Department's timely review and preparation of comments as we prepare for public hearing.

Presented below are responses to the individual comments. Where necessary, exhibits and plans have been updated to reflect these comments and corrections. We are also providing the following updated exhibits and technical reports:

Exhibits A and B – Mining Plan and Reclamation Plan (1 Copy)
Exhibit C – Project Description, including Reclamation Plan Text (1 Copy)
CD of above (1 Copy)

We continue to appreciate your efforts in reviewing our project, and look forward to completion of this application. Please forward these updated exhibits to the appropriate departments, as necessary, for their review. As always, if you need any additional information, please do not hesitate to call us at (951) 277-3900.

Respectfully,

Todd Pendergrass
Werner Corporation

**Office of Mine Reclamation Comments
(12/24/2014)**

Mining Operation and Closure

1. SMARA Section 2773(a) states that the reclamation plan shall establish site-specific criteria for evaluating compliance with regard to topography and sediment and erosion control. The engineered drawings prepared by Bondiman and Associates (Bondiman) need to be supplemented to include detailed topography and cross-sections that accurately depict how Mayhew Creek will be conveyed into the proposed concrete downdrain structure, which will be a permanent diversion structure.

End Land Use

2. SMARA Section 2772(c)(7) requires that the reclamation plan include a description of the proposed use or potential uses of the mined lands after reclamation. There is a discussion on page 25 of possible end uses titled "Post Reclamation". OMR recommends inserting a sentence to clarify this such as: "The end use for the property after the completion of mining will be open space, readily adaptable to other uses to be determined in the future."

Applicant Response

1. Exhibits A and B have been updated; Exhibit B now includes detailed topography and cross-sections depicting how Mayhew Creek will be conveyed into the proposed down structure.

2. The recommended language has been inserted into Exhibit C, the Reclamation Plan text, on page 25.

Hydrology and Water Quality

3. CCR Section 3706(d) requires berms and other erosion control methods to protect against gullying. The reclamation plan maps prepared by Bondiman show a typical section for a V-Ditch but it is unclear on the map exactly where these V-Ditches, both existing and proposed, are or will be situated at the mine. The reclamation plan should be revised to include a discussion regarding the location of the V-Ditches and also describe how they will be constructed and maintained. The reclamation plan maps should be revised to clearly show where all V-Ditches are or will be constructed at the mine.

4. CCR Section 3706(d) also requires berms and other water conveyance structures like culverts and the concrete down drain to be designed to handle runoff from not less than the 20-year/1-hour intensity storm event. These calculations for the proposed reclaimed conditions were not included in the electronic version of the Preliminary Hydrology Study and Drainage Analysis submitted to OMR. Attachment 8, which is supposed to include proposed conditions and calculations on an attached compact disk (CD), was not included in the submittal to OMR. The final version of the Hydrology Study and Drainage Analysis, including all attachments, must be submitted to OMR for review.

5. CCR Section 3706(e) states that where natural drainages are rerouted by surface mining activities, mitigating alternatives shall be proposed and specifically approved in the reclamation plan to assure that runoff shall not cause increased erosion or sedimentation. The proposed reclamation plan includes the relocation of an approximately 30-foot-wide by 900-foot-long concrete down drain structure that will convey flow from Mayhew Creek down into the approximately 500-foot-deep mining pit. The Bondiman maps currently show the down drain structure in an area where Mayhew Creek will have to make a 90-degree turn and flow uphill in order to enter the down drain. The reclamation

Hydrology and Water Quality

3. *Exhibit B has been updated to include V-Ditch locations and placement. Exhibit C now includes a discussion of the construction and maintenance of the V-Ditches on page 22.*

4. *No culverts are proposed. The concrete down drain will be designed for the Q100 bulked flow per the hydrology report. Final design of the inlet structure and down drain will be submitted to Riverside County prior to construction. Additionally, the final version of the Hydrology Study and Drainage Analysis, including all attachments, will be submitted to OMR as requested.*

5. *Exhibit B has been updated to ensure that Mayhew Creek's entrance into the proposed downstructure is accurately depicted. The down drain structure has been repositioned to avoid 90 degree bend. A cross section of the down drain has been added to "Exhibit B".*

plan must be revised to include design specifications including detailed topography and cross-sections that accurately depict how Mayhew Creek will be conveyed into the proposed concrete downdrain structure.

6. CCR Section 3706(f) states that when stream diversions are required, they shall be constructed in accordance with the Stream and Lake Alteration Agreement between the operator and the California Department of Fish and Wildlife (DFW) and the requirements of the Federal Clean Water Act. The reclamation plan indicates that these requirements have been met and it includes the specific agreement numbers. OMR recommends including these documents as an appendix to the reclamation plan to ensure reclamation activities are carried out in accordance with these additional regulatory requirements.

6. The referenced documents will be included as an appendix to Exhibit C.

**Office of Mine Reclamation Comments
(12/24/2014)**

**Environmental Setting and
Protection of Fish and Wildlife Habitat**

7. Potential adverse effects from the mining operation will be identified and mitigation will be proposed during the environmental review process. Due to the fact that the project is in the early stage of environmental review under CEQA, it is recommended that the amended reclamation plan not be finalized or approved until mitigation is determined, since mitigation measures recommended under CEQA may substantially change the manner in which mining and reclamation are accomplished.

8. Planting 110 5-gallon coast live oak trees as mitigation for impacts to oak trees is proposed in the "General Biological Resources Assessment for the Glen Ivy Mine Project" by Alden Environmental. Adjusting for some expected mortality will require planting additional trees. Oak tree mitigation requirements, with planting methods and performance standards, need to be added to the reclamation plan once mitigation is determined through the CEQA process. Public Resources Code (PAC) 21083.4 allows replanting to account for no more than half the mitigation requirements for the Project. Additional mitigation may be required, such as purchasing an off-site conservation easement.

Applicant Response

***Environmental Setting and
Protection of Fish and Wildlife Habitat***

7. The project's CEQA document is an Addendum to previously approved EIR00359. There are no unresolved mitigation measures that would change the manner in which mining and reclamation are accomplished. A final CEQA document will be provided to OMR upon completion.

8. Mitigation Measure 4.9.3.h from the EIR Addendum is intended to ensure project consistency with the Riverside County Oak Tree Management Guidelines. Although impacts to 1.3 acres of Coast Live Oak Woodland would be considered "less than significant" due to mandatory compliance with the provisions of the Western Riverside County Multiple Species Conservation Plan (MSHCP), new Mitigation Measure 4.9.3.k has been imposed on the project to require that, prior to any new impacts to Coast Live Oak Woodland, the project applicant must place 1.3 acres of Coast Live Oak Woodland habitat located on-site and outside of the proposed mining and disturbance limits into a permanent conservation easement, in conformance with Public Resources Code § 21083.4(b)(1). Implementation of the supplemental mitigation would ensure Project compliance with Public Resources Code § 21083.4.

9. CCR Section 3705(a) requires that the density, cover and species-richness of naturally occurring habitats shall be documented in baseline studies in order to establish a self-sustaining vegetative cover similar to the surrounding habitat. Baseline studies of reference areas must be collected and success criteria for revegetation must be calculated from this data prior to project approval. The reclamation plan must be revised to include this data.

Resoiling and Revegetation

10. CCR Section 3711 establishes mandatory standards for topsoil salvage, maintenance, and redistribution. There is inadequate detail provided regarding topsoil management to satisfy the minimum requirements of this section. The reclamation plan must be revised to address subsections (a) through (e) of Section 3711.

11. On page 22, it states that there is no topsoil on the project site and on page 29 it states that the expansion will result in very little additional salvage of topsoil. However, it also states that topsoil will be spread to a thickness of 6 inches, which seems infeasible considering the lack of available topsoil. It will be extremely important to salvage as much topsoil as possible during the expansion of the mining footprint. It will also be important to experiment in the test plots with different blends of topsoil and the "silts and clays resulting from the washing process" that are to be utilized as growth media as well as with additional amendments and fertilizers. It may be more appropriate to change the terminology used in the reclamation plan to "growth media" if what is meant by "topsoil" is actually a blend of soil and wash fines.

9. Biological resources have been studied and identified during both EIR00359 and the Biological Resources Assessment conducted by Alden Environmental. The seed mix, density, cover, and species-richness requirements for this project were provided by OMR staff during the 2013 permitting of neighboring SMP139R1. An additional baseline study will be conducted prior to final reclamation, to ensure adequacy.

Resoiling and Revegetation

10. Exhibit C, on page 29, has been updated to provide additional details on topsoil management that satisfies the requirements of 3711 (a-e).

11. Page 22 has been revised to include the existing topsoil pile on site. Additionally, Exhibit C has been updated to include both "topsoil" and "growth media" as terminology for revegetation soil.

12. CCR Section 3705(m) requires that the reclamation plan include success criteria that can be quantified by cover, density, and species-richness. The success criteria given under Monitoring and Maintenance on page 29 state that "The success criteria for the revegetation plan is 35 percent cover, density, and diversity of perennial species on-site at the end of reclamation compared to the reference areas on adjacent lands." Whereas 35% cover compared to baseline is a reasonable percentage for arid ecosystems, the target values for density and diversity should be higher than 35% of baseline. Quantitative performance standards derived from baseline data must be provided in the plan prior to approval.

13. CCR Section 3705(m) requires that the sampling methods should be set forth in the plan and the sample size should provide an 80-percent confidence level at a minimum. Monitoring should be carried out annually until success criteria have been achieved. A description of monitoring and sampling methods must be added to the plan and the plot size, such as 50-meter by 1 meter transects, should be incorporated into the performance standards.

14. The reclamation plan includes a seed mix on page 28 to be applied by hydroseeding. However, there is no description of planting the 110 5 gallon coast live oak trees as specified in the "General Biological Resources Assessment for the Glen Ivy Mine Project" by Alden Environmental. Adjusting for some expected mortality will require planting additional trees. Oak planting methods and performance standards need to be added to the reclamation plan.

12. Biological resources have been studied and identified during both EIR00359 and the Biological Resources Assessment conducted by Alden Environmental. The seed mix, density, cover, and species-richness requirements for this project were provided by OMR staff during the 2013 permitting of neighboring SMP139R1. An additional baseline study will be conducted prior to final reclamation, to ensure adequacy.

13. Monitoring and sampling methods, which incorporate OMR's "Rehabilitation of Disturbed Lands: A Manual for Decision Making" are addressed under "Monitoring and Maintenance" on page 29 of Exhibit C. No further revision is necessary.

14. Oak tree planting will be in conformance with County of Riverside Oak Tree Management Guidelines. The County of Riverside will approve all planting locations and methods prior to actual planting, utilizing the County's current standards and methods.

15. CCR Section 3705(k) requires that noxious weeds be managed when they threaten the success of the proposed revegetation; spread to nearby areas; or produce a fire hazard. Weed control is discussed under "Monitoring and Maintenance" on page 29, but it is inadequate. An effective weed control program must include a monitoring program with specific threshold values (weed cover or density per unit area) that trigger control and abatement procedures. In order to be effective, weed control should be conducted both during operations and final reclamation. The plan should be revised to include these additional details. OMR noted abundant presence of the following noxious weeds during the site visit: castor bean (*Ricinus communis*), tamarisk (*Tamarix spp.*), and tree tobacco (*Nicotiana glauca*). Weed control measures should be implemented as soon as possible to minimize the presence of these plants and to prevent their further invasion of the site.

15. *The weed control discussion in the "Monitoring and Maintenance" section of Exhibit C (page 29) has been updated to include additional measures from OMR's: "Rehabilitation of Disturbed Lands: A Manual for Decision Making".*



South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

August 21, 2014

Matt Straite
County of Riverside
P.O. Box 1409
Riverside, CA 92502

**Notice of Preparation of a CEQA Document for the
Surface Mining Permit No. 143, Revised No. 2 Project**

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

Air Quality Analysis

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

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

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts

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

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

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

Mitigation Measures

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

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

Data Sources

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

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at Eeckerle@aqmd.gov or call me at (909) 396-3128.

Sincerely,



Ed Eckerle
Program Supervisor
Planning, Rule Development & Area Sources

From: [Brandt, Jeff@Wildlife](mailto:Brandt.Jeff@Wildlife)
To: Straite, Matt
Cc: Brandt, Jeff@Wildlife; Gibson, Joanna@Wildlife
Subject: CEQA response: Surface Mining Permit No. 143 Revised Number 2 (SMP143R2)
Date: Thursday, August 28, 2014 4:56:05 PM

Good afternoon Mr. Straite,

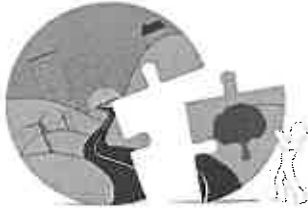
The Department of Fish and Wildlife (Department) is in receipt of a copy of the County of Riverside Land Development Committee's Initial Case Transmittal for Surface Mining Permit No. 143 Revised No. 2.

As you are aware, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of those species (i.e., biological resources). The Department is a Trustee Agency with responsibility under CEQA for commenting on projects that could affect biological resources. As a Trustee Agency, the Department is responsible for providing, as available, biological expertise to review and comment upon environmental documents and impacts arising from project activities (CEQA Guidelines, § 15386; Fish & G. Code, § 1802). The Department understands that Surface Mining Permit No. 143, Revision 2, proposes to revise and consolidate three existing, contiguous surface mining permits (SMP143R1, SMP150R1, and SMP182) into SMP143R2. As a Trustee Agency for fish, wildlife, and habitat resources, and as a potential Responsible Agency for this consolidation, the Department requests that the County of Riverside provide to the Department a copy of the draft Reclamation Plan and the accompanying CEQA document, once available, so that the Department may review and provide comments under its purview.

If you have any questions related to this request, please contact me,

Thank you,

Jeff Brandt
Habitat Conservation
California Department of Fish and Wildlife
3602 Inland Empire Blvd, Suite C-220
Ontario, CA 91764
Phone (909) 987-7161
Fax (909) 481-2945
Email jeff.brandt@wildlife.ca.gov



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

October 22, 2014

Mr. Pat Perez
Assistant Director
California Department of Conservation
Office of Mine Reclamation
801 K St. MS 09-06
Sacramento, CA 95814

RE: OMR's 30-Day Review
Glen Ivy #1 (CA Mine ID # 91-33-0001)
Reclamation Plan Amendment
County Reclamation Plan – SMP00143R2

The above referenced reclamation plan amendment is enclosed for OMR's 30-day review pursuant to Public Resources Code, Division 2, Chapter 9 Section 2774(d)(1). Riverside County certifies this submission is in compliance with the applicable requirements of Article 9 of Chapter 8 of Division 2 of Title 14 of the California Code of Regulations.

We look forward to receiving any comments you may have on this amended reclamation plan. Please call me at (951) 955-6863 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Planning Director

David L. Jones, Chief Engineering Geologist
TLMA-PLANNING

Enclosures: SMP00143R2 Exhibits A, B, and C
Technical studies (disc)

cc w/o encl.:
Applicant: Werner Corporation, Attn: Todd Pendergrass, Fax: (951) 277-3339
Planner: Matt Straite, hand delivery
File: SMP00143R2

Y:\Planning Case Files-Riverside office\SMP00143R2\Letters and Correspondence\Agency Letters\OMR 30 day review letter.docx

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

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

SEP 02 2014

Dave J.

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

August 28, 2014

Attention: Planning

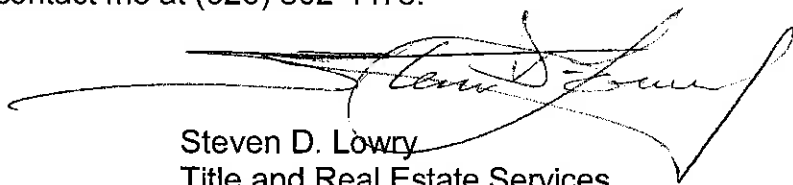
Subject: Surface Mining Permit No. 143, Revision No. 2
APN290-120-002, -003, -005 thru -007, and 290-150-002 & -003

Please be advised that the division of the property shown on Surface Mining Permit No. 143, Revision No. 2 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.



Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CE006580

APPLICATION FOR SURFACE MINING PERMIT

CHECK ONE AS APPROPRIATE:

- Surface Mining Permit Revised SMP (Original SMP No. SMP182) Reclamation Plan

SMP143R1
SMP150R1

INCOMPLETE APPLICATIONS OR INACCURATE EXHIBITS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: June 11, 2014

APPLICATION INFORMATION

Applicant's Name: Eric Werner - Werner Corporation E-Mail: ewerner@wernercorp.net

Mailing Address: PO BOX 77850
Corona Street CA 92877
City State ZIP

Daytime Phone No: (951) 277-3900 Fax No: (951) 277-3339

Mine Operator's Name: Werner Corporation E-Mail: tpendergrass@wernercorp.net

Mailing Address: PO BOX 77850
Corona Street CA 92877
City State ZIP

Daytime Phone No: (951) 277-3900 Fax No: (951) 277-3339

Engineer/Representative's Name: Todd Pendergrass - Werner Corporation E-Mail: tpendergrass@wernercorp.net

Mailing Address: P.O. Box 77850
Corona Street CA 92877
City State ZIP

Daytime Phone No: (951) 277-3900 Fax No: (951) 277-3339

Property Owner's Name: Gerard L. Werner Trust E-Mail: ewerner@wernercorp.net
Werner Family Properties, LLC

Mailing Address: P.O. Box 77850
Corona Street CA 92877
City State ZIP


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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 SURFACE MINING PERMIT

Eric Werner

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

Executed on July 11th, 2014
Month, Date, Year

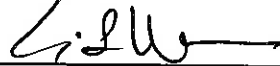
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed Surface Mining Permit application for this property. I further certify that the information contained in this application is true and complete.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Werner Family Properties, LLC

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Gerard L. Werner Trust

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Name of Mine: Werner Corporation - Glen Ivy Mine

Assessor's Parcel Number(s): 290-120-002, -003, -005, -006, -007, 290-150-002, -003

Section: 2 & 11 Township: 5 South Range: 6 West

Approximate Gross Acreage: 440

General location of Mine (nearby or cross streets): North of Cleveland National Forest, South of Mayhew Aggregates & Mine Reclamation, East of Maitri Road, West of Sycamore Creek

Thomas Brothers map, edition year, page number, and coordinates: 2009, Page 804, E-7 & F-7

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):

The applicant is proposing a revision and consolidation of 3 existing, contiguous surface mining permits. The revision will extend the life of the current permit and allow the mining of reserves located between the subject property and adjacent mining operation. Mining operations will continue to be in compliance with County Ordinances 348 and 555, which govern surface mining. Day and Hours of operation, number of employees, and daily vehicle trips will remain unchanged from previously permitted levels.

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

SURFACE MINING PERMIT NO. 143 REVISED NO. 2 – Consider an Addendum to Certified EIR – Applicant: Werner Corp – First/First Supervisorial District – Location: Southerly of Temescal Canyon Road, easterly of Glen Ivy Hot Springs Road, and westerly of Sage Road - Size: 440 acres total (233 of which will be mined) **REQUEST:** The project is proposing a revision and consolidation of 3 existing, contiguous surface mining permits. Previously approved (and not expired) SMP143R1, SMP150R1 and SMP182 are proposed to be consolidated into SMP143R2. The project site will now be 440 acres total (233 of which will be mined). The revision proposes to extend the life of the current permit 50 years, reduce the amount of disturbed area formerly permitted under the three mines, propose a single reclamation plan which is proposed to be revised to include IDEFO infill, and allow the mining of reserves located between the subject property and adjacent mining operation (SMP139R1) to the north. Day and hours of operation, number of employees, and daily vehicle trips will remain unchanged from previously permitted levels. All three mines were previously permitted for 2,500,000 tons per year of production together. The annual production is not proposed to change with this application; however, the overall tonnage will increase because the life of the permit is proposed to extend. The maximum reserves now proposed to be mined on the site are 67,500,000 tons. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: February 18, 2015
PLACE OF HEARING: County Administrative Center
First Floor, Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I MATT STRAITE, certify that on 9/29/14 the attached property owners list was prepared by MATT STRAITE, APN(s) or case numbers SMP00143R2 for Company or Individual's Name PLANNING DEPARTMENT Distance Buffered 600'.

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

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

NAME: MATT STRAITE

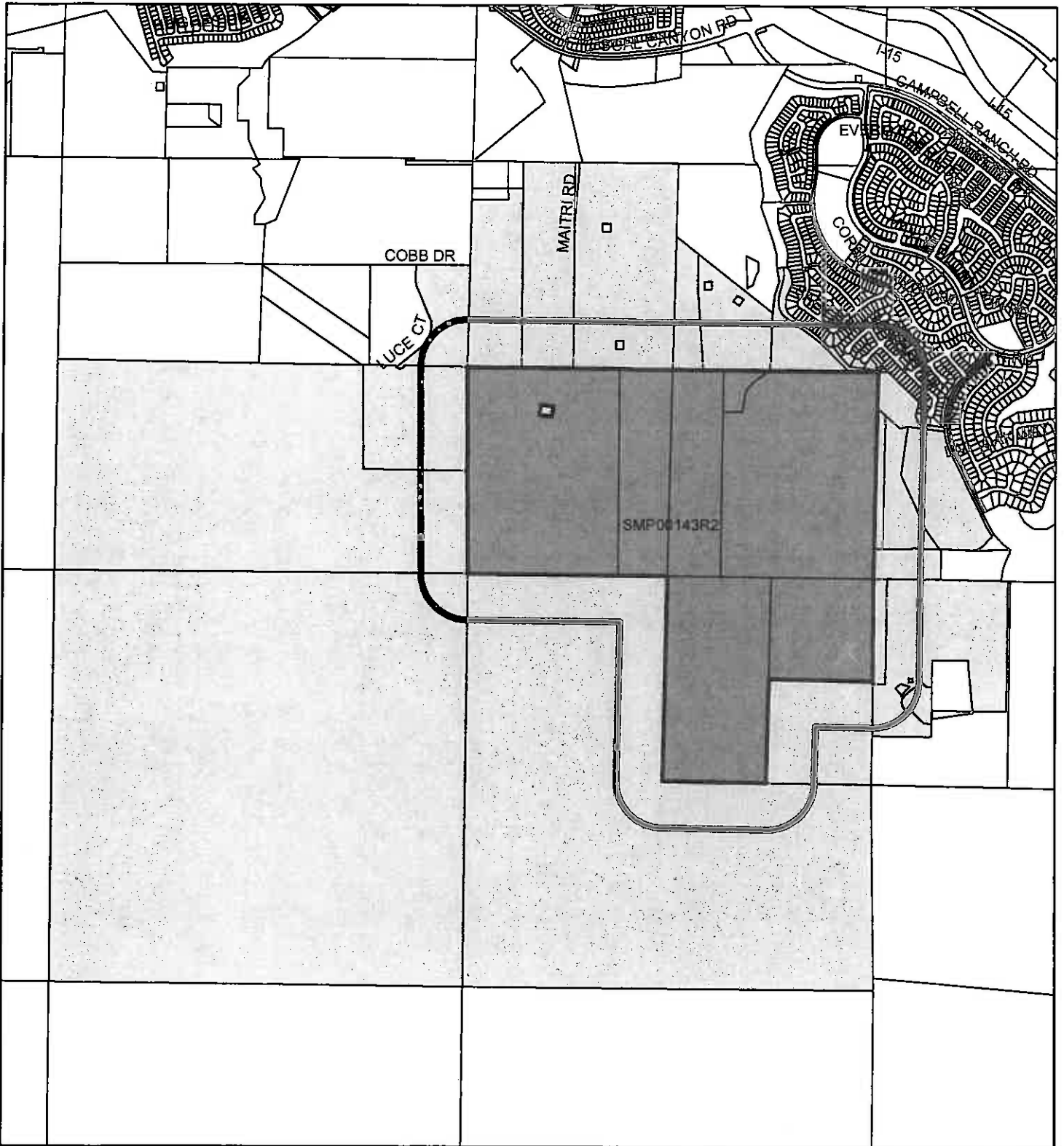
TITLE: PROJECT PLANNER





ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

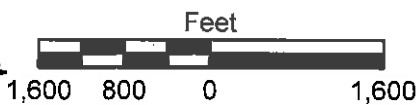
TELEPHONE: 951-955-8631

*Checked by
M. Straite
9/29/14*

SMP00143R2 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 9/24/2014

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.

9/29/2014 11:11:18 AM

ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035

1st Supervisor District
Kevin Jeffries, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

ATTN: Jon Vasquez
Building & Safety Department,
Riverside County
Mail Stop 2715

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

ATTN: Carolyn Syms-Luna
Environmental Programs Dept.,
Riverside County
Mail Stop 2715

ATTN: David Jones
Geologist
Mail Stop 1070

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Office of Mine Reclamation
California Dept. of Conservation
801 K St., Mail Stop 09-06
Sacramento, CA 95814

ATTN: Charissa Leach
c/o Mary Stark, Planning Commission
Secretary
Planning Commission, Riverside
County
Mail Stop 1070

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

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: County Surveyor
Transportation Department,
Riverside County
Mail Stop 1080

Waste Resources Management,
Riverside County
Mail Stop 5950

*Checked/verified
Valid till 7/12/15
J. Braginton*

VICTORIA A ABANISE
25473 HYACINTH ST
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CHARLES ACHEE
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C/O KILEY CHILDRENS TRUST
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C/O ANGELA AVILA
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DENIS BEAULIEU
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CORONA, CA. 92883

BRENT C BENSON
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CORONA, CA. 92883

*CHECKED AND VERIFIED
Valid till 7/12/15
JBragenton*

BLACK BOX SECRETS
19 SNOWBERRY
IRVINE, CA. 92604

SEAN ROY BRYANT
10921 CLOVER CIR
CORONA, CA. 92883

DAVID A CARSTENSEN
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CORONA, CA. 92883

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CYPRESS, CA. 90030

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CORONA, CA. 92883

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C/O JIM DUCOTE
P O BOX 620
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ISMAEL BANIASIA COLINA
1315 EVERGREEN AVE NO H3
FULLERTON, CA. 92835

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C/O REAL ESTATE DIVISION
P O BOX 1180
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C/O ALLAN DE LEON
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LAGUNA HILLS, CA. 92653

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LAKE ELSINORE, CA. 92531

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11011 INDIAN TRUCK TR
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RICHMOND AMERICA HOMES OF MARYLAND INC
4350 S MONACO ST STE 400
DENVER CO, CA. 90237

RICHMOND AMERICA HOMES OF MARYLAND INC
C/O SUSAN M KLEID
4350 S MONACO ST
DENVER, CO. 80237

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STARFIELD SYCAMORE INV
C/O STEVEN C CAMERON
14 CORPORATE PLAZA
NEWPORT BEACH, CA. 92660

STARFIELD SYCAMORE INV
C/O STEVEN CAMERON
14 CORPORATE PLZ
NEWPORT BEACH, CA. 92660

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12 ALBA W
IRVINE, CA. 92620

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BRANDON STRATHMANN
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CORONA, CA. 92883

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C/O EDGAR GOMEZ
5171 CALIFORNIA AV NO 120
IRVINE, CA. 92617

SYCAMORE CREEK COMMUNITY ASSN
C/O EDGAR GOMEZ
5171 CALIFORNIA STE 120
IRVINE, CA. 92617

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BUENA PARK, CA. 90622

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C/O JOHN ROBERTSON
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ROCKY TOMKA
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ARMANDO TORRES
11077 KALMIA CT
CORONA, CA. 92883

RAMIRO L TORRES
11108 JASMINE WAY
CORONA, CA. 92883

USA 290
NONE
0
0

JEREMY VANHEERDE
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MIKE A VANWONTERGHEM
10936 CARAWAY LN
CORONA, CA. 92883

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JOHN MINH DANG N VU
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CORONA, CA. 92883

HUSTON LEE WALKER
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CORONA, CA. 92883

JOSEPH WAYNE
10919 MARYGOLD WAY
CORONA, CA. 92883

THOMAS M WEMHOFF
10943 MARYGOLD WAY
CORONA, CA. 92883

GERARD L WERNER
C/O ASTOR & PHILLIPS ATT G R PHILLIPS TR
P O BOX 77850
CORONA, CA. 92877

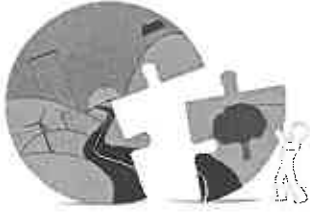
WERNER FAMILY PROP
C/O PATTY SCHULER
P O BOX 77850
CORONA, CA. 92877

KINDRED M WHITE
25545 HYACINTH ST
CORONA, CA. 92883

TARA LYNNE WILLEY
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CORONA, CA. 92883

MARTIN D WOODS
11024 CARAWAY LN
CORONA, CA. 92883

JASON E YACKS
25397 SAGE ST
CORONA, CA. 92883



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

SMP00143R2
Project Title/Case Numbers

Matt Straite 951-955-8631
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Werner Corporation P.O. Box 77850, Corona, CA 92877
Project Applicant Address

The proposed project is located southerly of Temescal Canyon Road, easterly of Glen Ivy Hot Springs Road, and westerly of Sage Road.
Project Location

Revision and consolidation of three (3) approved surface mining permits (SMP143R1, SMP150R1, and SMP182) which have yet to expire, into one permit and associated Reclamation Plan. The proposed project would extend permitted mining operations for an additional 50 years, reduce the area disturbed by the three mining sites by a total of 41.1 acres, allow mining within the 50-foot setback area along the northern boundary of the project site, operation of an IDEFO as part of the mining site Reclamation Plan, and to relocate a down drain structure located on the southern portion of SMP139R1 to the southern portion of proposed SMP143R2. The consolidated mining site will encompass a total of 440 acres, with 230 acres designated for mining operations. In addition, day and hour operations, number of employees, and daily vehicle trips will remain unchanged from previously permitted levels.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. An Addendum to certified EIR No. 359 was prepared for the project pursuant to the provisions of the California Environmental Quality Act 50.00 and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for EIR No. 359.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Project Planner November 3, 2014
Title Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 11/03/2014
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA 42714 ZCFG06101 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1407661

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: WERNER CORPORATION \$50.00
paid by: VI 00256C
paid towards: CFG06101 CALIF FISH & GAME: DOC FEE
EA42714
at parcel #: 25050 MAITRI RD COR
appl type: CFG3

By _____ Jul 21, 2014 13:40
MGARDNER posting date Jul 21, 2014

| 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

ENVIRONMENTAL DOCUMENT APPLICATION/FILING FEE

CASH RECEIPT

12370

Lead Agency: Perrine

Date: February 14, 1992

County/Agency: Riverside

Document No. 1942

Project Title: SMP 143(R) SMP 150(R) SMP 182

Project Applicant: Werner Corp.

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00 \$ 850⁰⁰
- Negative Declaration \$1,250.00 \$ _____
- Application Fee Water Diversion (Water Resources Control Board Only) \$850.00 \$ _____
- Projects Subject to Certified Regulatory Programs (DFG & CDF Only) \$850.00 \$ _____
- County Administrative Fee \$25.00 \$ 25.
- Project that requires fee, not paid (enter amount due) \$ _____
- Project that is exempt from fees

TOTAL RECEIVED \$ 875⁰⁰

Signature of person receiving payment

[Signature]

FIRST COPY-PROJECT APPLICANT SECOND COPY-DFG/CEAB THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY

In compliance with the requirements of our recently approved Surface Mining Permit 182, 150R and 143R, a filing fee to defray costs incurred by the County of Riverside in implementing the Department of Fish and Game filing fee program is enclosed.

The amount is \$850.00 plus \$25.00 for documentary handling for a total of \$875.00. A check is enclosed.

Copies of the applicable pages of the Surface Mining Permit are also enclosed.

Kindly send a receipt of the payment for our records.

Yours Truly,

[Signature]
L.M. Werner
President

LMW/pal

Encs.

Agenda Item No.: 4 . 2
Area Plan: Temescal Canyon
Zoning District: Glen Ivy Area
Supervisory District: First
Project Planner: Paul Rull
Planning Commission: February 18, 2015

GENERAL PLAN AMENDMENT NO. 1137
CHANGE OF ZONE NO. 7821
TENTATIVE TRACT MAP NO. 35249
VARIANCE NO. 1895
Environmental Assessment No. 42676
Applicant: Rancho Way LLC & Centennial
Parkway LLC
Engineer/Representative: Mayers and
Associates Civil Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project consists of four separate applications: a general plan amendment, a change of zone, a tentative tract map and a variance.

General Plan Amendment No. 1137 proposes to amend the Riverside County General Plan Land Use Element by changing the land use designations from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation.

Change of Zone No. 7821 proposes to change the zoning classification from Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Developments.

Tentative Tract Map No. 35249 proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 sq.ft., 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres.

Variance No. 1895 requests to encroach 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate a non-habitable front yard porch on the building.

The proposed project is located in the Temescal Canyon Area Plan, more specifically the project is located northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway.

BACKGROUND:

The project proposes to create 53 single family residential lots on 12.3 gross acres, with a minimum lot size of 4,000 sq.ft. (the maximum lot size is 7,706 sq.ft). The project will also create 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots. The project density is 4.3 dwelling units per acre, consistent with the proposed Community Development: Medium Density Residential (2 – 5 dwelling units per acre) land use designation. Approximately 1.3 acres of the site will be used as a private park with recreational amenities including open space turf area, tot lot, sports court, barbeque area, gazebo and picnic tables, and sitting areas. Approximately 2.2 acres of the site will remain undeveloped open space. The project will have a primary and a secondary access point along Forest Boundary Road. No gates are proposed. The project will have several different types of fencing and walls. A proposed 6 foot high split face block wall is proposed around the project perimeter (the applicant is proposing split face only on the side of the wall that is visible from the public, the other side will remain precision). A proposed 5 foot high precision block wall is proposed for

interior areas between lots. The project has been conditioned for a 6 foot high tubular steel fence around the detention basin. The project proposes three floor plans and three architectural styles for the proposed homes: Spanish, Country, and Craftsman. Plan 1 is a 2,004 square foot single-story floor plan and accounts for 14 lots. Plan 2 is a 2,113 square foot two-story floor plan and accounts for 18 lots. Plan 3 is a 2,405 two-story floor plan and accounts for 21 lots.

The project is surrounded by existing single family residences to the east, south and west, which were developed as part of The Retreat (SP317) and Wild Rose (SP176) Specific Plans. The project's density of 4.3 dwelling units per acre is consistent with the proposed General Plan Land Use designation of Community Development: Medium Density Residential (2 – 5 dwelling units per acre), and compatible with the surrounding land use designations of Community Development: Medium High Density Residential (5 – 8 dwelling units per acre) in Wild Rose Specific Plan, and Community Development: Medium Density Residential in The Retreat Specific Plan. Some of the homes in the Wild Rose Specific Plan were constructed with 15 foot minimum front yard setbacks.

The General Plan Initiation Proceedings process began on April 16, 2014, with the Planning Commission and was initiated on May 20, 2014, by the Board of Supervisors. The Planning Commission had comments regarding the project's compatibility with the future industrial development to the north, and that any potential impacts from future industrial uses must be analyzed and addressed. Staff modified the general plan amendment request at the Board of Supervisors meeting, changing a component of the land use designation from Rural: Rural Residential to Open Space: Recreation for the areas of the project site that had steep topography and was intended by the applicant to be used for open space recreational purposes. The applicant agreed to staff's proposed changes, and was accepted by the Board. The final general plan amendment configuration was changing the land use designations from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation.

ISSUES OF POTENTIAL CONCERN:

Surrounding Land Use Compatibility

The project site is located adjacent to vacant land that is designated Light Industrial and zoned Manufacturing-Service Commercial (along the project's northern boundary). This land could potentially be developed as warehousing distribution, food and textiles manufacturing, metals and lumber manufacturing, electrical equipment, recycling centers, and batch plants. Staff's concerns are the impacts from the potential industrial uses on the project such as noise, odor, light, and air quality. The project is proposing a 6 foot high perimeter block wall along the project's boundary. The wall and design of the project will adequately mitigate existing impacts from the surrounding area i.e. street noise, light glare. If the adjacent site were to be developed as industrial, it will be designed to incorporate mitigation measures to reduce its impact on this project at that time. The project has been conditioned to provide a mechanism that will notify future home owners along the project's northern boundary that they are adjacent to land that is designated as Light Industrial which could potentially be developed as industrial uses in the future (Condition of Approval 90.PLANNING.10).

Surrounding Residential Lot Sizes

The project is surrounded by existing single family residences to the east, south and west, which were developed as part of The Retreat (SP317) and Wild Rose (SP176) Specific Plans. The lot sizes abutting the project are approximately 7,800 to 11,900 square feet to the east, 7,200 to 10,000 square feet to the

south, and 9,700 to 13,700 square feet to the west on top of the hill. The Temescal Valley Municipal Advisory Council (MAC) provided comments at their November 13, 2013, and June 11, 2014, meetings. Specifically, they commented that the proposed project's minimum lot size was too small and not consistent with the surrounding communities.

Single-story Floor Plan

The Riverside Countywide Design Guidelines requires projects with 10 or more residential lots should include at least one single-story floor plan, the intent of which is to create a varied appearance of building heights in the community. The applicant has provided one single-story floor plan, Plan 1, which will be utilized in 14 residential lots. Plan 1 was developed by the applicant to fulfill the intent of the Countywide Design Guidelines in creating an interesting and varied streetscape. Although Plan 1 building façade may give the impression that it is a single-story building, the actual building height and floor plan lends itself to a traditional two-story floor plan.

Variance Setback Request

The applicant is seeking a variance to encroach 5 feet into the 20 foot front yard setback to accommodate a non-habitable front porch design in Plan 1 floor plans (Exhibit T). The applicant submitted a justification letter (Exhibit V) providing reasons why their variance request should be granted. They also provided exhibit showing building elevation with and without the front porch (Exhibit P). Section 18.27 in Ordinance No. 348 provides the basis for a variance:

"Variances from the terms of this ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification".

Staff has reviewed the applicant's request for a variance and believes that findings can be made consistent with Section 18.27. A portion of the site has significant topological slopes. Approximately 2.2 acres (17%) of the 12.3 acre site has significant steep slopes ranging between 36% to 67%, making these areas undevelopable for single family residences. Due to the site's significant topological features, the applicant's developable envelope is restricted to approximately 10 acres. Coupled with other design restrictions such as providing two internal roads for access onto Forest Boundary Road, the project layout is further restricted. In addition, the long and narrow shape of the project's parcels has restricted the layout design of the project compared to the shape and sizes of the surrounding residential parcels within The Retreat and Wild Rose Specific Plans. The Specific Plan parcels are of sufficient size and shape to provide for the requirements for a residential community subdivision. The applicant is requesting a variance to encroach 5 feet into the front yard 20 foot setback for a non-inhabitable porch because of the topological issues and narrow shaped lots restricting the layout design. Staff contends that a variance could be granted to allow this project the same developmental privileges as other projects that were not affected by steep slopes and narrow shaped parcels.

Emergency Secondary Access

During the Land Development Committee process, the applicant was made aware of the critical need for emergency access by the Fire and Transportation Department. There are existing two points of paved access to the project site; northerly on Forest Boundary Road to Knabe Road, and southerly on Forest Boundary Road which turns into the Retreat Parkway and connects to Weirick Road. However, the main issue is that electronic checkpoint gates exist on Forest Boundary Road south of the project (and also

by Weirick Road) as part of The Retreat Specific Plan community. The concerns are if an accident occurred and obstructed Knabe Road and Forest Boundary Road intersection, how would resident vehicles get away from the project site, and how would emergency vehicles gain access to the project site. Currently, only residents within The Retreat community (and emergency vehicles) have access to these gates.

Staff requires the applicant secure secondary access to the project by either: providing a written agreement with the Retreat Residential Development which grants the project access to its gates and permission to utilize the Retreat Parkway in the event of an emergency evacuation in perpetuity. It is Staff's understanding that the subject of the secure secondary access agreement will be considered with The Retreat Homeowners Association (HOA) at their February 12, 2015, meeting. According to the applicant there is a high level of certainty this agreement will be acceptable to the HOA.

Should the decision by the homeowners association delay such agreement, Staff recommends this project be continued until the applicant can obtain a written guarantee that secondary access can be obtained. Staff will update the Commission regarding the status of the HOA decision prior to the meeting.

SB 18 Tribe Comments

Per Senate Bill 18, General Plan Amendment No. 1137 was transmitted to the local Native American Tribes in the area. Two tribes responded and requested consultation: the Pechanga and Soboba Tribes. Staff met with both tribes to discuss the project, and both tribes had no further comments.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Light Industrial and Rural: Rural Residential |
| 2. Proposed General Plan Land Use: | Community Development: Medium Density Residential and Open Space: Recreation |
| 3. Surrounding General Plan Land Use (Ex. #6): | Community Development: Light Industrial, Medium Density Residential, Medium High Density Residential, Open Space: Conservation, City of Corona |
| 3. Existing Zoning (Ex. #3): | Manufacturing-Service Commercial, Residential Agricultural-2 1/2 acre minimum |
| 4. Proposed Zoning (Ex. #3): | Planned Residential and Open Area Combining Zone Residential Development |
| 5. Surrounding Zoning (Ex. #3): | Manufacturing-Service Commercial, Residential Agricultural-2 1/2 acre minimum, Specific Plan No. 317 (The Retreat), Specific Plan No. 176 (Wild Rose) |

5. Existing Land Use (Ex. #1): RV storage and residence, container storage, livestock raising, horse stable boarding
6. Surrounding Land Use (Ex. #1): Single family residences, vacant land
7. Project Data: Total Acreage: 12.3 gross acres
Total Proposed Residential Lots: 53
Total Proposed Non-Residential Lots: 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, 2 landscaping lots
Proposed Minimum Lot Sizes: 4,000 sq.ft.
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT RESOLUTION NO. 2015-003 RECOMMENDING ADOPTION for General Plan Amendment No. 1137.

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42676**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; subject to resolution adoption for the project by the Riverside County Board of Supervisors and,

TENTATIVELY APPROVE of **GENERAL PLAN AMENDMENT NO. 1137**, amending the General Plan Land Use designation for the subject property from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space Recreation, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE of **CHANGE OF ZONE NO. 7821**, amending the zoning classification for the subject property from Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum to Planned Residential (R-4) and Open Area Combining Zone Residential Developments, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 35249, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE VARIANCE NO. 1895, to encroach 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate a front yard porch on the building.

OR

CONTINUE the project off calendar until such time that the written guarantee for the secondary access can be obtained and submitted to staff for review.

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 currently designated Community Development: Light Industrial and Rural: Rural Residential in the Temescal Canyon Area Plan.
2. The proposed residential parcels with a minimum lot size of 4,000 sq.ft., is permitted in the proposed Community Development: Medium Density Residential (2 – 5 dwelling units per acre) land use designation. The proposed open space recreational lots are also permitted in the proposed Open Space: Recreation land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial to the north, Community Development: Medium Density Residential to the south, Community Development: Medium High Density to the east, and Rural: Rural Residential and Open Space Conservation to the west.
4. The zoning for the subject site is Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum.
5. The proposed 53 residential lots are consistent with the proposed change of zone to Planned Residential zone. The proposed recreational open space areas are also consistent with the proposed Open Area Combining Zone Residential Developments zone.
6. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial to the north, Residential Agricultural-2 1/2 acre minimum and Specific Plan No. 317 (The Retreat) to the south, Specific Plan No. 176 (Wild Rose) to the east and Residential Agricultural-2 1/2 acre minimum and Specific Plan No. 317 (The Retreat) to the west. Similar residential uses have been approved and/or constructed and are operating in the project vicinity.
7. This project is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Fee Area but not within a designated Criteria Cell of the WRMMSHCP.
8. This project is within the Sphere of Influence of the City of Corona. The Riverside County Planning Department transmitted a copy of the project to the City of Corona's Planning Department on April 16, 2014. No comments from the City of Corona have been received.
9. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant is conditioned to provide written assurance(s) from the owner(s) of the property(ies) underlying the off-site improvement/alignment that sufficient right-of-way can and will be provided. This condition will provide secondary access to the project site.
10. In order to support the proposed General Plan Amendment, it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 identify four categories of amendments, Technical, Entitlement/Policy, Foundation and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1137 falls into the Entitlement/Policy Amendment category which involves an amendment within the same Foundation-Component, Community Development. The

proposed change to Open Space: Recreation foundation component and land use designation is also accepted and classified under the Entitlement/Policy Amendment category.

The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 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 the Riverside County Vision, any General Plan Principal set forth in General Plan Appendix B, and any Foundation 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 ownership of land or land not under the land use authority of the Board of Supervisors

Consideration Finding:

- a) The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Plan Principal, and any Foundation Designation.

The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision and does not change or conflict with general plan principles.

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 proposed General Plan meets the General Plan Principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses. The proposed Amendment would contribute to the achievement of the general plan principles and policies, and would not be detrimental to them. The project is consistent with a number of policies included in the General Plan, and the Temescal Canyon Area Plan:

LU 8.3. *"Incorporate open space community green-belt separators, and recreational amenities into Community Development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life"*.

The project will provide a 1.3 acre private park with park amenities (i.e., benches, tot lot, etc.) to accommodate residents within the project development. Proposed open space lots (Lots H and J) and the water quality /infiltration basin (Lots A), all bordering the project development's frontage along Forest Boundary Road will be landscaped and planted to match with existing planted landscaping along the opposite side of Forest Boundary Road.

LU 17.2. *"Require that adequate and available circulation facilities, water resources, sewer facilities, and/or septic capacity exist to meet the demands of the proposed land use"*.

The project has adequate facilities to provide the needs and services of its residents as outlined in the project's environmental assessment.

LU 22.10. *"Require that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area"*.

The proposed project contains hillside relief that will remain undeveloped and will be protected from development with its proposed General Plan Amendment in changing the land use designation from Rural: Rural Residential to Open Space: Recreation.

LU 22.4. *"Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels"*.

The project proposes lots sizes between 4,000 sq. ft. to 7,706 sq.ft. and will provide a variety of housing opportunities with three theme designs (Spanish, Country, and Craftsman.) and three model plans ranging from 2,004, 2,113 and 2,405 sq. ft. in size that are compatible with its surrounding properties.

The findings can be made that the proposed Amendment does not change or conflict with general plan principles.

c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Since the time of preparation of the General Plan, the economy as a whole, and more specifically the local development market, has undergone drastic changes that could not have been foreseen

at the time of preparation of the General Plan. During the Great Recession the housing market was devastated, resulting in the stoppage of construction of new housing units for several years. Consequently, the supply of new housing is substantially behind demand from standard growth rates based on long-term demographic projections. With the economy in recovery, and coupled with a decrease in unemployment rates and low interest rates, the demand for new housing far exceeds the demand for new light industrial uses. Furthermore, the market for light industrial uses for this piece of property is generally low for several reasons. First, the property is surrounded on three sides by existing residential uses, which can deter future industrial users because of fears of complaints from surrounding residents that could inhibit light industrial operations. Second, access and visibility to the property are inferior to many other vacant industrial properties and zoned industrial land, making it very difficult for this property to compete in the industrial market. Finally, the size and shape of this property as a result of topographic constraints (surrounding slopes) makes this property difficult to develop and compete in the industrial market. These market conditions could not have been foreseen at the time of preparation of the General Plan, yet they represent special circumstances that warrant a change in land use designation for the property.

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.

The proposed Amendment is consistent with this finding as the project would create some jobs as part of the construction and operations of the residential community. In addition, the housing the tract map development would create would attract people to the local area, potentially prompting them to look for nearby employment and sources to shop, both contributing to the County's economic base.

11. The proposed land division is located within a high fire hazard severity zone.
12. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department.
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 road standards for fire equipment access, standards for signs identifying streets, roads and buildings, use of blue dot reflectors, roofing materials, fuel modification zones, and residential fire sprinklers.
15. A finding can be made for the project's variance request to encroach 5 feet into the 20 foot front yard setback consistent with Section 18.27 of Ordinance No. 348. The project site has significant topological slopes and narrow shaped lots that have restricted the developable area. A variance is required to allow this project the same developmental privileges as other projects without these design constraints.

16. Environmental Assessment No. 42676 identified the following potentially significant impacts:
- a) Biological Resources
 - b) Cultural Resources
 - c) Geology/Soils
 - d) Hazards & Hazardous Materials
 - e) Transportation

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 Community Development: Medium Density Residential and Open Space: Recreation Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 1137.
- 2. The proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7821.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed variance request is inconsistent with Ordinance No. 348.
- 5. The proposed project is conditionally compatible with the present and future logical development of the area.
- 6. The proposed project will not have a significant effect on the environment.
- 7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

- 1. As of this writing, one comment letter in opposition to the project has been submitted by Martin Field dated February 9, 2015. Mr. Field has concerns with adding 53 housing units in such a small area, and such a project would be detrimental to the peace and tranquility of the neighborhood.
- 2. The project site is not located within:
 - a. An Airport Influence Area;
 - b. A Historic District;
 - c. A General Plan Overlay or Policy Area;
 - d. Tribal Land;
 - e. A Specific Plan;
 - f. A 100-year flood plain;

- g. The Mt. Palomar Observatory Area;
- h. A Conservation Area;
- i. Not in an area drainage plan, or dam inundation area;
- j. An Agriculture Preserve; or
- k. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.

3. The project site is located within:
- a. The City of Corona sphere of influence;
 - b. Very Low Liquefaction area;
 - c. A Fault Zone;
 - d. High Fire Area;
 - e. High Paleontological Sensitivity area;
 - f. Temescal Canyon Area Plan;
 - g. Temescal Canyon Municipal Advisory Council (MAC) area;
 - h. The boundaries of the Corona-Norco Unified School District.

The subject site is currently designated as Assessor's Parcel Number No's: 282-180-006 and 282-180-009.

RESOLUTION NO. 2015-003
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1137

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., public hearings were held before the Riverside County Planning Commission in Riverside, California on February 18, 2015, to consider the above-referenced matter; and,

WHEREAS, all the provisions of the California Environmental Quality Act (CEQA) and Riverside County CEQA implementing procedures have been met and the environmental document prepared or relied on is 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 Procedures; 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 February 18, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the Mitigated Negative Declaration environmental document, Environmental Assessment No. 42676; and,

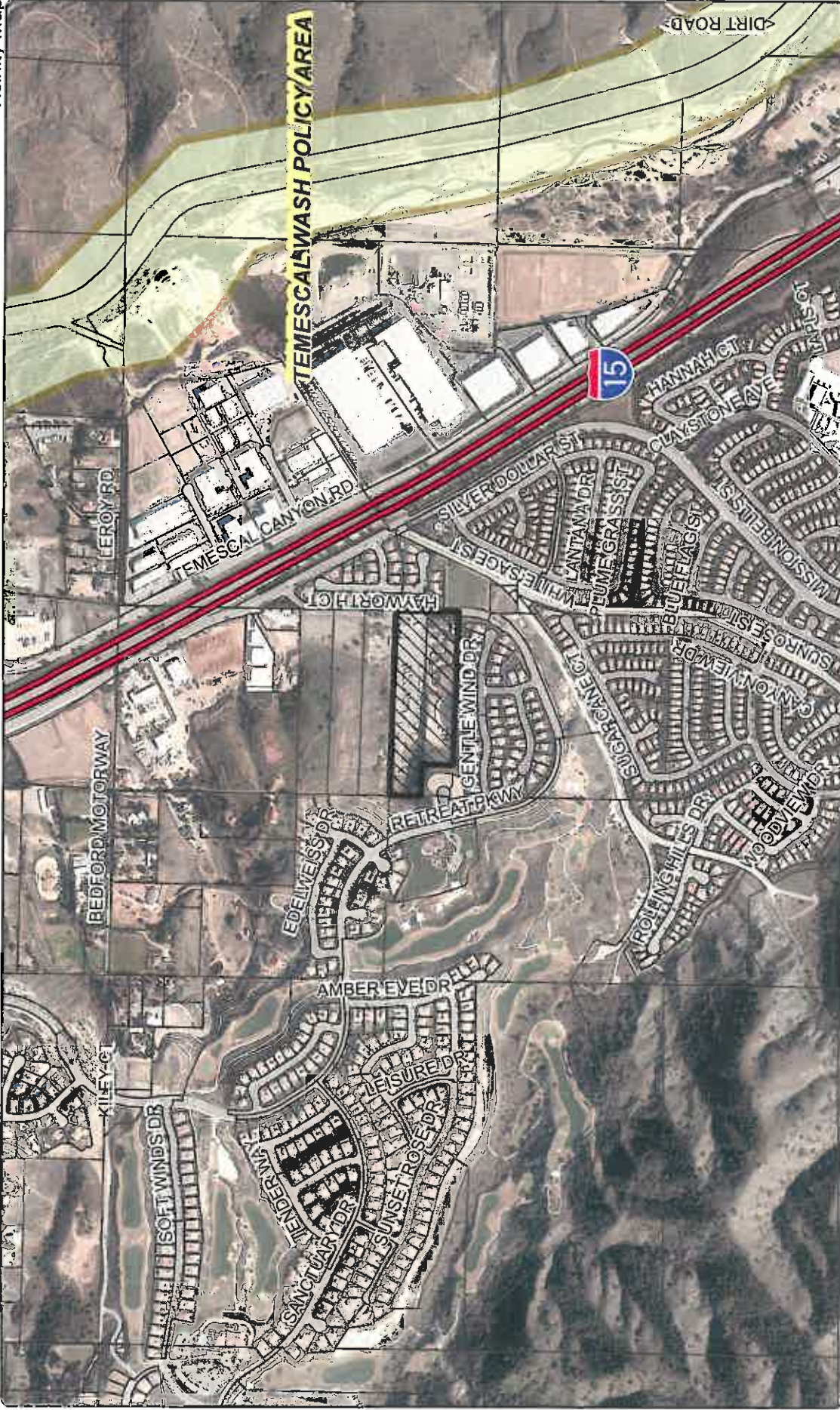
ADOPTION of General Plan Amendment No. 1137; and,

APPROVAL of Tentative Tract Map, No. 35249.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07821 GPA01137 TR35249
VICINITY/POLICY AREAS**

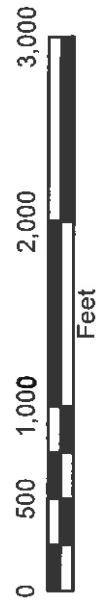
Supervisor Jeffries
District 1

Date Drawn: 12/04/2014
Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan for the County. The County is currently in the process of updating its zoning codes to be consistent with the new General Plan. The County is currently in the process of updating its zoning codes to be consistent with the new General Plan. The County is currently in the process of updating its zoning codes to be consistent with the new General Plan. For further information, please contact the Riverside County Planning Department offices at Riverside or (951) 955-3400 (Western County) or in Palm Desert at (760) 949-1777 (Eastern County) or by email planning@co.riverside.ca.us.

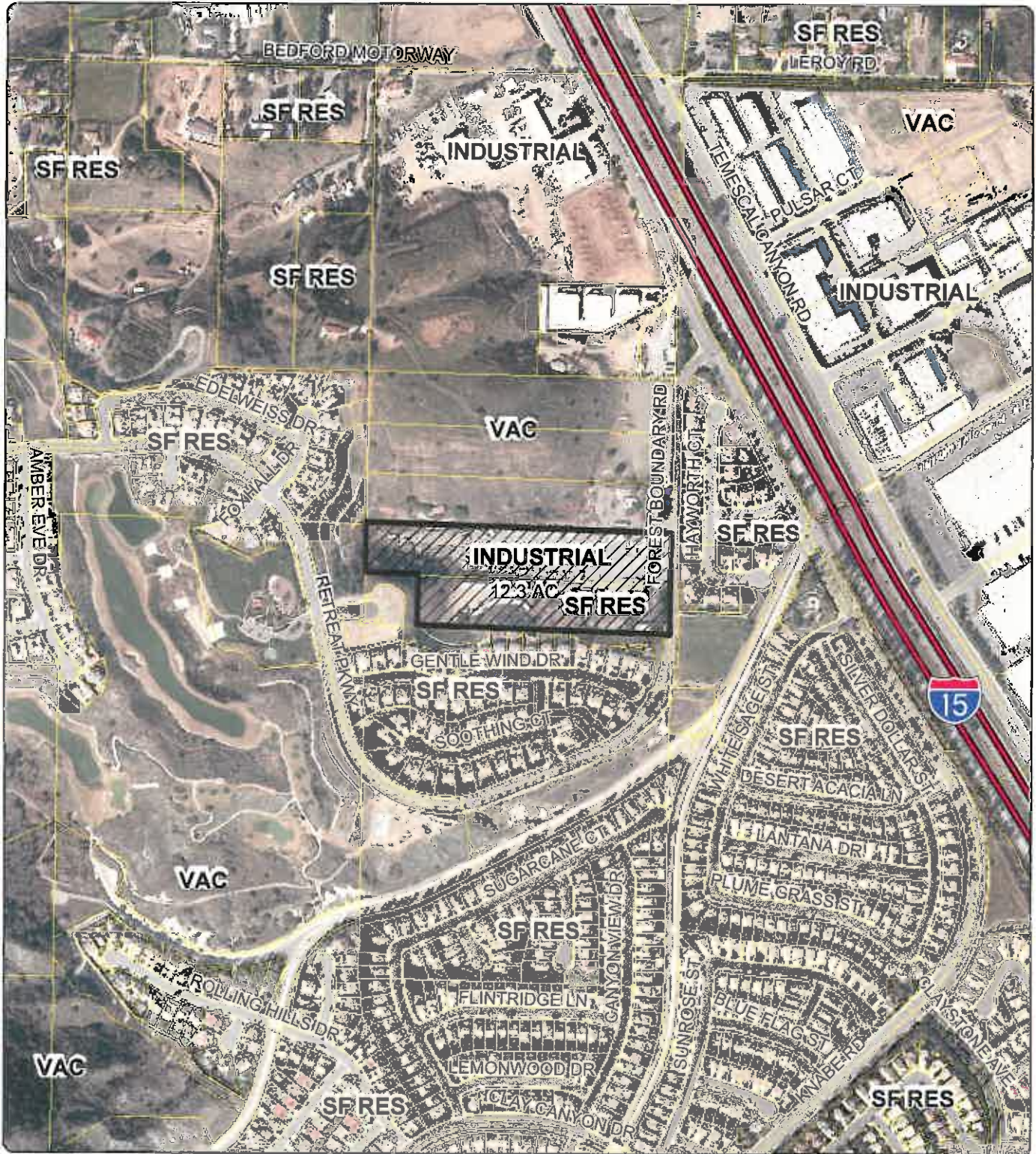
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07821 GPA01137 TR35249

Supervisor Jeffries
District 1

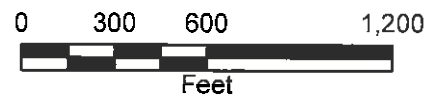
Date Drawn: 12/04/2014
Exhibit 1

LAND USE



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

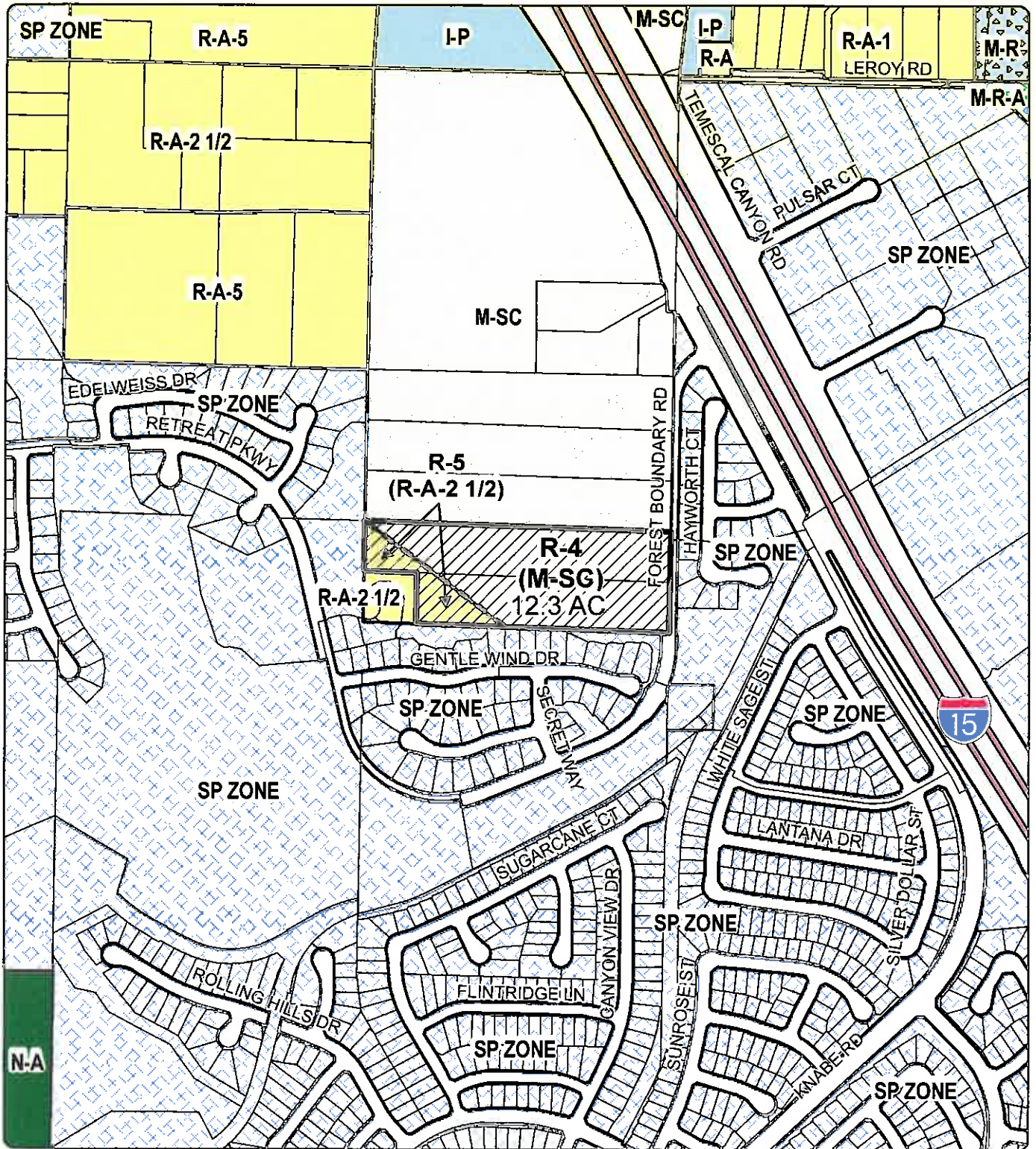
CZ07821 GPA01137 TR35249

Supervisor Jeffries
District 1

Date Drawn: 12/04/2014

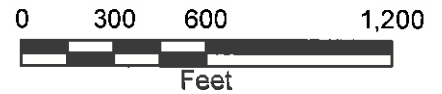
Exhibit 3

PROPOSED ZONING



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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

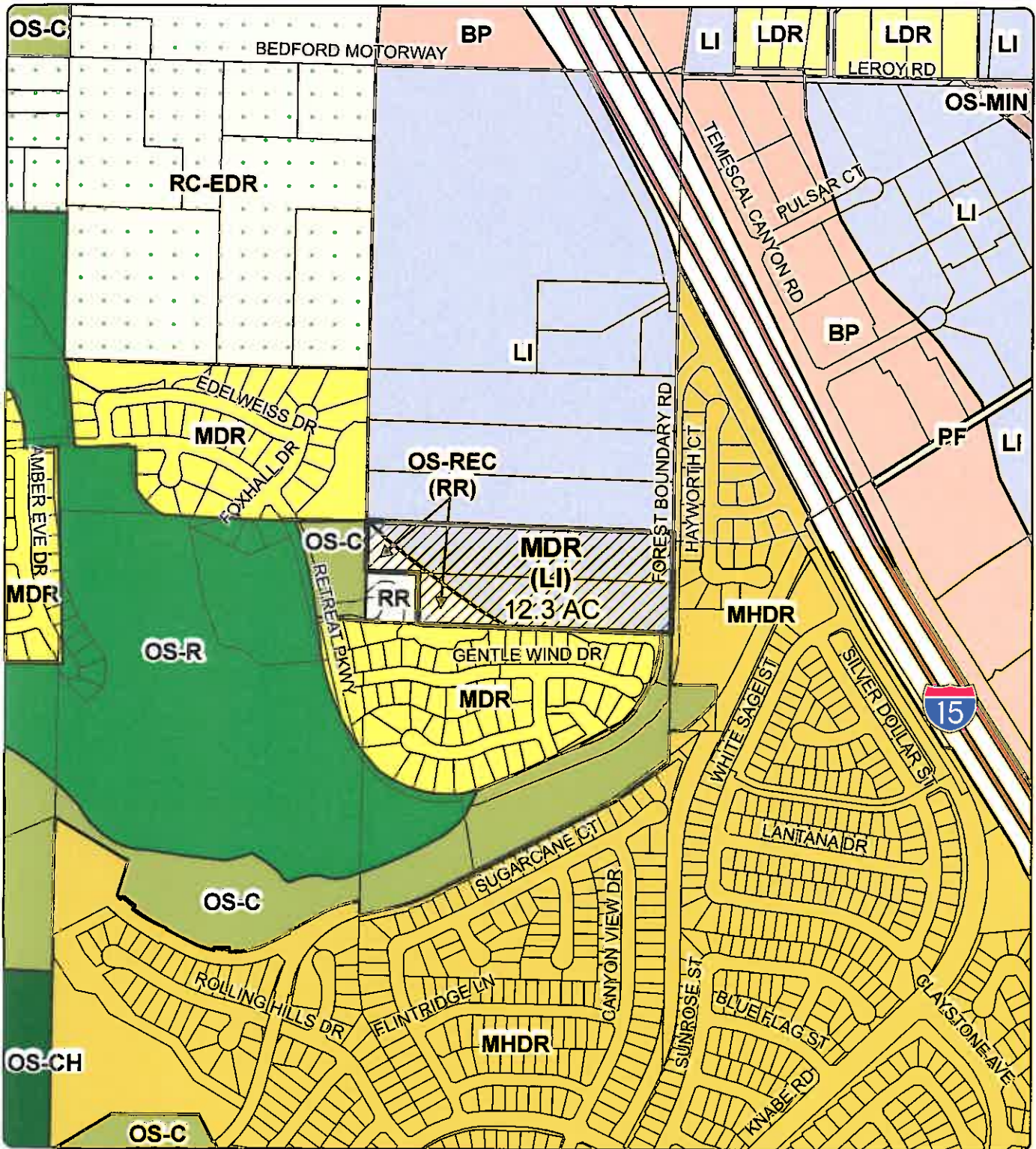
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07821 GPA01137 TR35249

PROPOSED GENERAL PLAN

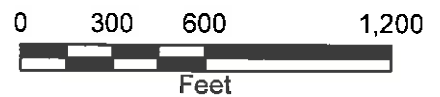
Supervisor Jeffries
District 1

Date Drawn: 12/04/2014
Exhibit 6

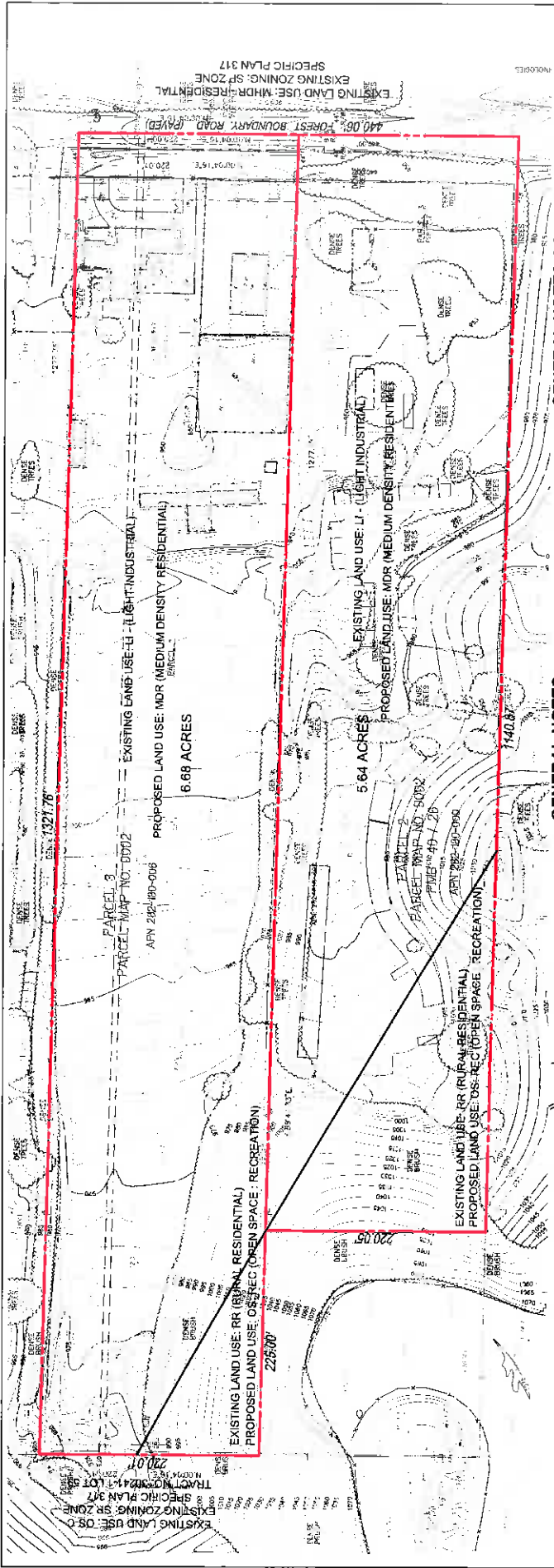


Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcplma.org>

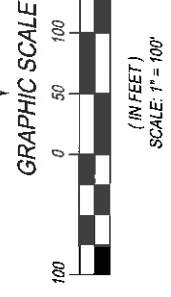


GENERAL NOTES

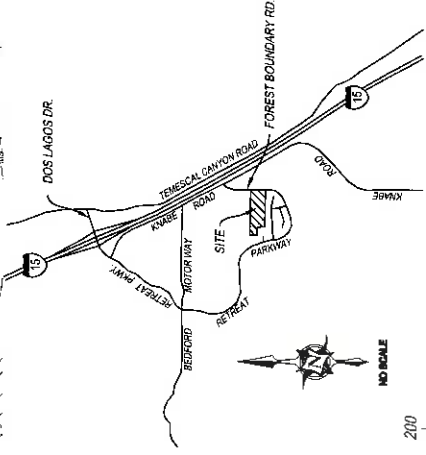
1. APPLICANT: RANCHO WAY, LLC AND CENTENNIAL PARKWAY, LLC
111 THEORY, SUITE 250
IRVINE, CA 92617
PHONE: (949) 463-1329
2. LAND OWNERS: RANCHO WAY, LLC AND CENTENNIAL PARKWAY, LLC
111 THEORY, SUITE 250
IRVINE, CA 92617
PHONE: (949) 463-1329
- AND
MEL AND SUSAN VANDER MOLEN FAMILY TRUST
2291 SILVERPOINTE LOOP
CORONA, CALIFORNIA, CA 92883
PHONE: (949) 463-1329
3. MAP PREPARER: MAYERS AND ASSOCIATES
CIVIL ENGINEERING, INC.
19 SPECTRIUM POINTE DRIVE, SUITE 609
LAKE FOREST, CA 92650
PHONE: (949) 599-0870 FAX: (949) 599-6880
4. LEGAL DESCRIPTION: PARCEL 3 AND LETTERED LOT C AS SHOWN BY PARCEL MAP 9892 ON FILE IN BOOK 40 PAGE 26 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
PARCEL 2 AND LETTERED LOT B AS SHOWN BY PARCEL MAP 8992 ON FILE IN BOOK 41 PAGE 26 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
5. EXISTING GENERAL PLAN: LI (LIGHT INDUSTRIAL) & RR (RURAL RESIDENTIAL)
6. AMEND PARCELS 2 AND 3 FROM LIGHT INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL (2 - 5 DU/AC), & FROM RURAL RESIDENTIAL TO OPEN SPACE RECREATION
7. PROJECT ACREAGE: 12.3 AC. GROSS/NET
- ALL EXISTING BUILDINGS ARE TO BE REMOVED.
- THOMAS BROS. MAP: 2005 SAN BERNARDINO AND RIVERSIDE COUNTIES PAGE 884 B-2, C-2.
- ALL PROPERTIES INCLUDED IN THIS SITE PLAN ABUT A PUBLIC STREET.

GENERAL NOTES CONT.

- DATE: AUGUST 4, 2014



VICINITY MAP



GPA SITE PLAN
TTM 35249
E.A.# XXXXX



CASE #: GPA01137
DATED: 8/5/14
PLANNER: P.RULL



PLAN 2AR

PLAN 1B

PLAN 3C


LAND OWNER:
 MEL & SUSAN
 VANDER MOLEN TRUST
 22281 Silver Pointe Loop,
 Corvallis, CA 92883
 (949) 463-1329
 Job #: 12065
 Date: Jul 31, 2014

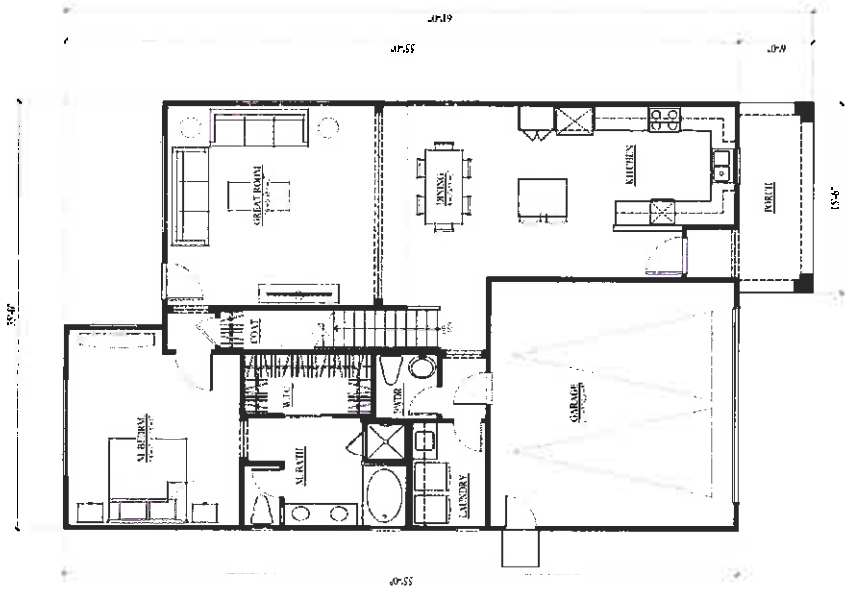
CONCEPTUAL STREET SCENE
 APN'S 282-180-006 & 282-180-009
 TTM 35249 RANCHO WAY
 COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK
 ARCHITECT
 INC.
 1360 Reynolds Avenue,
 Suite 110, Irvine CA 92614
 (949) 660-1587



CASE #: TR35249 AMD#2
EXHIBIT: B&C (fir pln+bldg elev)
DATED: 12/8/14
PLANNER: P.RULL





PLAN 1
2,004 SQ. FT.

FIRST FLOOR PLAN

KEVIN L. CROOK
ARCHITECT
INC.
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



PLAN 2
2,004 SQ. FT.

SECOND FLOOR PLAN

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
22281 Silver Pointe Loop,
Corona, CA 92883
(949) 463-1329
Job #: 12065
Date: Aug 13, 2014

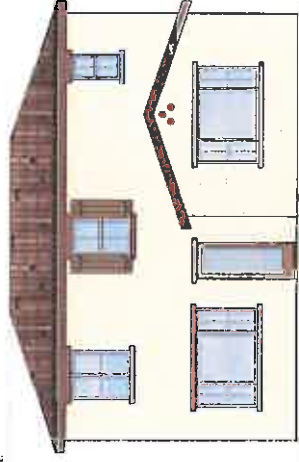
APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA

APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC,
111 Theory, Suite 250,
Irvine, CA 92617
(949) 463-1329





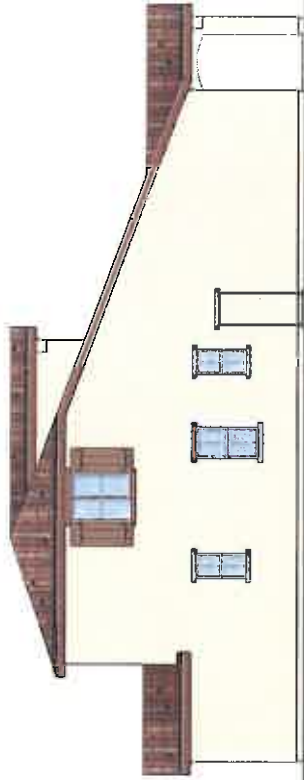
'A' FRONT ELEVATION



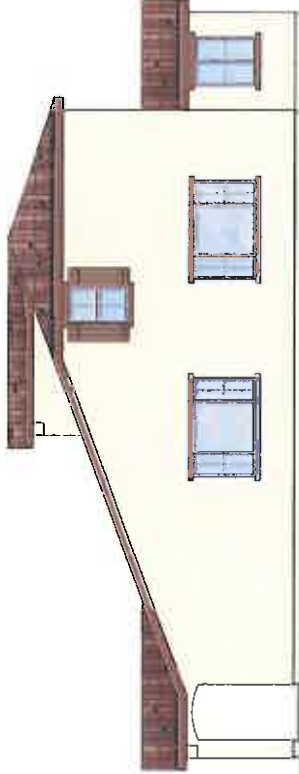
'A' REAR ELEVATION

BUILDING HEIGHT

24'-9"



'A' LEFT SIDE ELEVATION



'A' RIGHT SIDE ELEVATION

SPANISH "A"
PLAN 1

APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA

APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC,
111 Theory, Suite 250,
Irvine, CA 92617
(949) 463-1329

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
23281 Silver Pointe Loop,
Corona, CA 92883
(949) 463-1329
Job #: 12065
Date: Aug 13, 2014



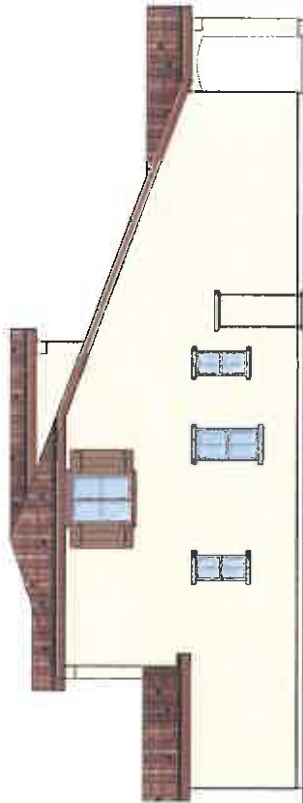
KEVIN L. CROOK
ARCHITECT
INC.
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



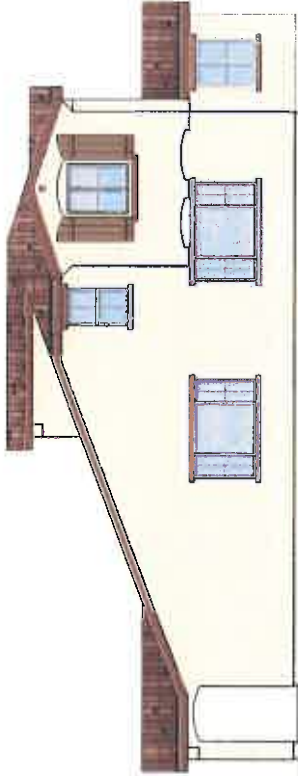
'A' FRONT ELEVATION



'A' REAR ELEVATION



'A' LEFT SIDE ELEVATION



'A' RIGHT SIDE ELEVATION

BLDG. HUI

24'-9"

**SPANISH "A" ENHANCED
PLAN I**

**APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA**

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
23231 Silver Pointe Loop
Cerritos, CA 92883
(949) 463-1329
Job #: 12065
Date: Aug 13, 2014

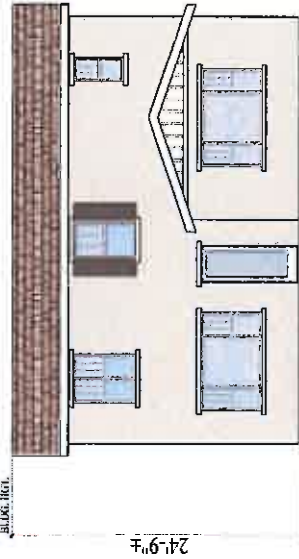
APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC.
111 Theory, Suite 250,
Irvine, CA 92617
(949) 463-1329



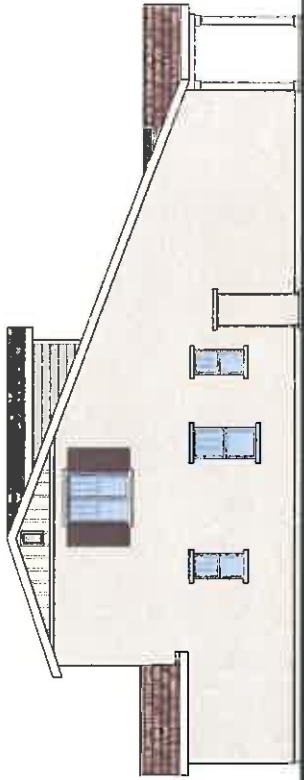
KEVIN L. CROOK
ARCHITECT
INC.
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



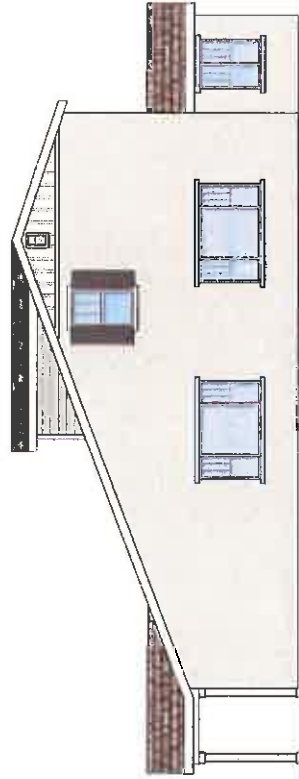
'B' FRONT ELEVATION



'B' REAR ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

COUNTRY "B"
PLAN 1

APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA

LAND OWNER:
MIRI & SUSAN
VANDER MOLEN TRUST
22281 Silver Palms Loop,
Corona, CA 92885
(949) 463-1329

APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC,
111 The Oaks, Suite 250,
Irvine, CA 92617
(949) 463-1329

Job #: 12065
Date: Aug 13, 2014



KEVIN L. CROOK
ARCHITECT
INC.
California Architect No. 13699

1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



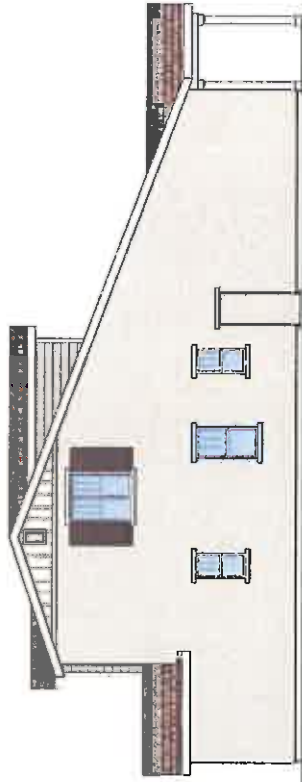
'B' FRONT ELEVATION



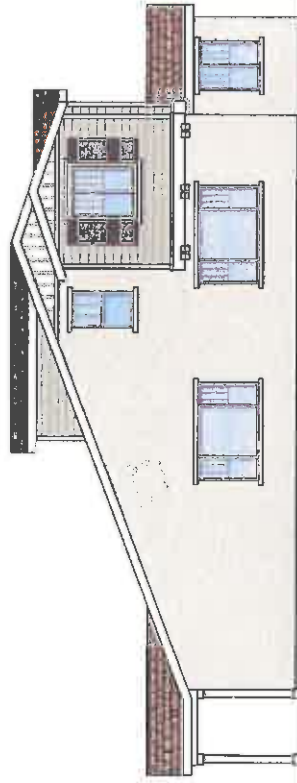
IN DEC. HECT.

24.97±

'B' REAR ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

**COUNTRY "B" ENHANCED
PLAN 1**

**APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA**

APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC,
111 Theoria, Suite 28A,
Irvine, CA 92617
(949) 463-1329

LAND OWNER:
MEL & SUSAN
VANDER MOLEA TRUST
37281 Silver Pointe Loop,
Carson, CA 92683
(949) 463-1329

Job #: 12065
Date: Aug 13, 2014



**KEVIN L. CROOK
ARCHITECT
INC.**
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



'B' FRONT ELEVATION



'B' REAR ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
33281 Silver Pointe Loop,
Cupertino, CA 95083
(949) 463-1329

Job #: 12065
Date: Aug 18, 2014

APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC.
111 Theory, Suite 250,
Irvine, CA 92617
(949) 463-1329

Job #: 12065
Date: Aug 18, 2014

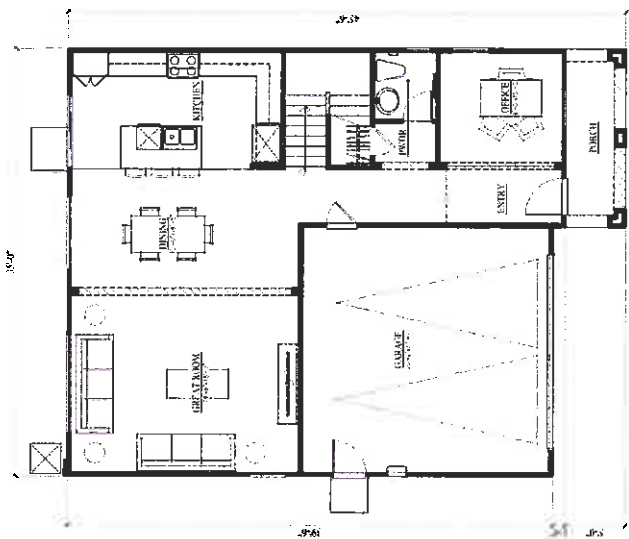
CRAFTSMAN "C"
PLAN I

APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK
ARCHITECT
INC.
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



BLDG. HGT.
24.9'



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLAN 2
2113 S.F.

APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA

APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC,
111 Theory, Suite 250,
Irvine, CA 92617
(949) 463-1329

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
27281 Silver Pointe Loop,
Corona, CA 92883
(949) 463-1329
Job #: 12065
Date: Dec 08, 2014

KEVIN L. CROOK
1360 ARDENWOOD DRIVE
Suite 110, Irvine CA 92614
(949) 666-1587





'A' FRONT ELEVATION



'A' REAR ELEVATION



'A' LEFT SIDE ELEVATION



'A' RIGHT SIDE ELEVATION

BLIND DET.
24'-9"

SPANISH "A"
PLAN 2

APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
22281 Silver Pointe Loop,
Carson, CA 92883
(949) 463-1329
Job #: 12065
Date: Dec 05, 2014

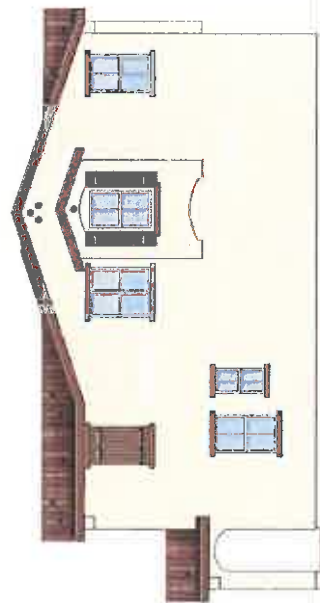
APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC,
111 Theory, Suite 250,
Irvine, CA 92617
(949) 463-1329



KEVIN L. CROOK
ARCHITECT
INC.
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



'A' LEFT SIDE ELEVATION



'A' RIGHT SIDE ELEVATION

LAND OWNER:
 MEL & SUSAN
 VANDER MOLEN TRUST
 22281 Silver Pointe Loop,
 Corona, CA 92883
 (949) 463-1329
 Date: Dec 02, 2014
 Plot Area: 66,464

APPLICANT:
 RANCHO WAY LLC &
 CENTENNIAL PARK WAY, L.L.C.
 111 Thierry, Suite 258,
 Irvine, CA 92617
 (949) 463-1329



'A' REAR ELEVATION

SPANISH "A" ENHANCED
 PLAN 2
 APN'S 282-180-006 & 282-180-009
 TTM 35249 RANCHO WAY
 COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK
 ARCHITECT
 INC.
 1360 Reynolds Avenue,
 Suite 110, Irvine CA 92614
 (949) 660-1587



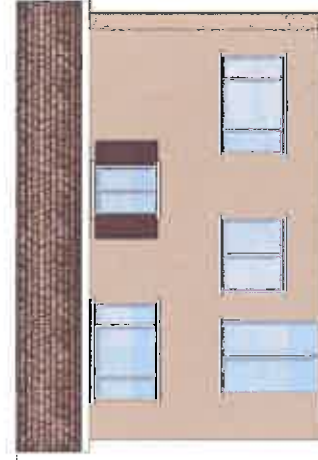
'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION



'B' FRONT ELEVATION



'B' REAR ELEVATION

BLDG. HGT.
24'-9"

COUNTRY "B"
PLAN 2

APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA

APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC.
111 Theory, Suite 250,
Irvine, CA 92617
(949) 463-1339

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
22281 Silver Pointe Loop,
Corona, CA 92883
(949) 463-1329
JOB #: 12065
Date: Sep 05, 2014
File Date: Oct 09, 2014



KEVIN L. CROOK
ARCHITECT
INC.
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
23281 Silver Pointe Loop,
Corona, CA 92883
(949) 463-1329

Job #: 12065
Date: Dec 05, 2014
Rev: Dec 05, 2014



'B' REAR ELEVATION

COUNTRY "B" ENHANCED

PLAN 2

APN'S 282-180-006 & 282-180-009

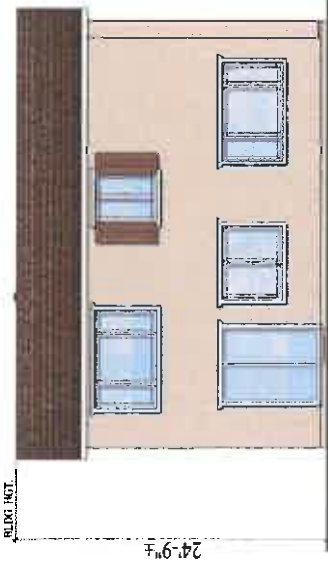
TIM 35249 RANCHO WAY

COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK
ARCHITECT
INC.
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



'B' FRONT ELEVATION



'B' REAR ELEVATION



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

BLDG. HGT.
24'-9"

**CRAFTSMAN "C"
PLAN 2**

**APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA**

'B' RIGHT SIDE ELEVATION

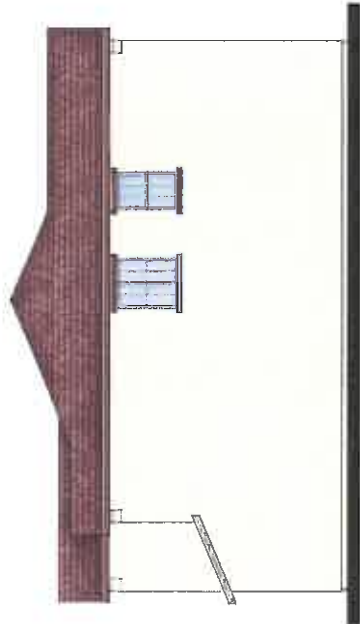
APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC,
111 Theory, Suite 250,
Irvine, CA 92617
(949) 463-1329

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
22281 Silver Pointe Loop,
Corona, CA 92883
(949) 463-1329

Job #: 12065
Date: Dec. 05, 2014
Arch. Date: Dec. 05, 2014



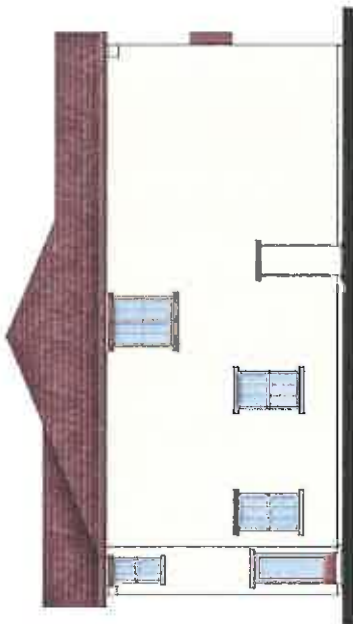
**KEVIN L. CROOK
ARCHITECT
INC.**
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



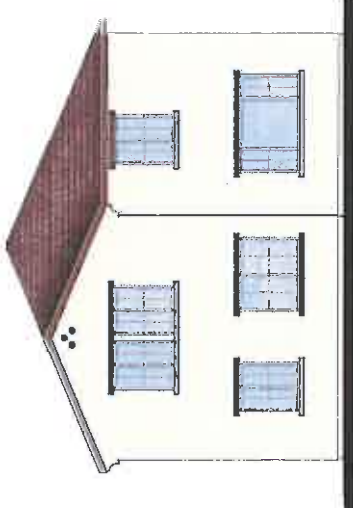
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

LAND OWNER:
 MEL & SUSAN
 VANDER MOLEN TRUST
 22281 Shady Palms Loop,
 Corona, CA 92685
 (949) 465-1329
 Job #: 12065 Date: February 27, 2014

APPLICANT:
 RANCHO WAY LLC &
 CENTENNIAL PARK WAY, LLC,
 111 The Oaks, Suite 258,
 Irvine, CA 92617
 (949) 465-1329

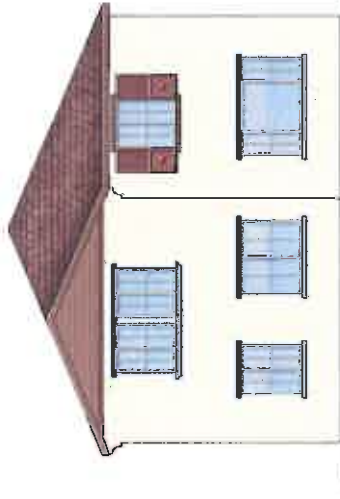
SPANISH
 PLAN 3
 APN'S 282-180-006 & 282-180-009
 TTM 35249 RANCHO WAY
 COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK
 ARCHITECT
 INC.
 1360 Reynolds Avenue,
 Suite 110, Irvine CA 92614
 (949) 660-1587

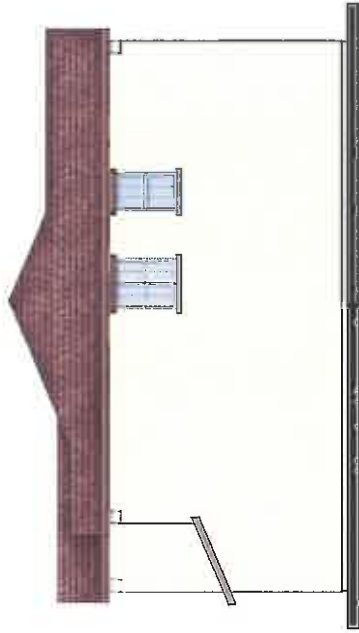




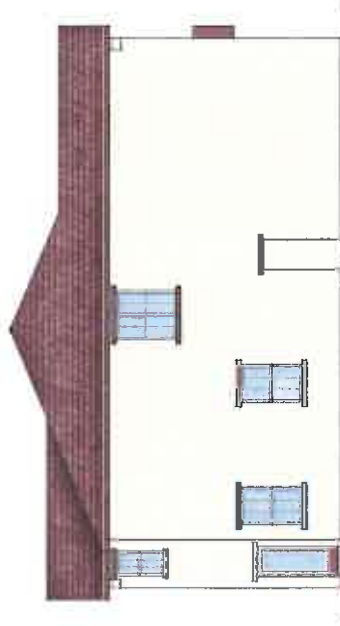
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

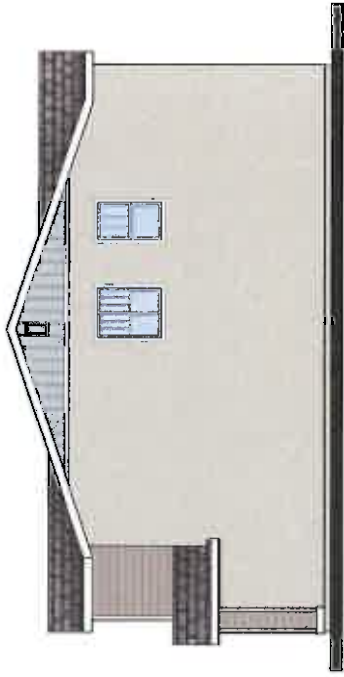
**SPANISH ENHANCED
PLAN 3
APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA**

LAND OWNER:
NELL & SUSAN
VANDER MOLEN TRUST
22281 Silver Pointe Loop
Covina, CA 92883
(949) 462-1329
Job #: 12065 Date: February 27, 2014

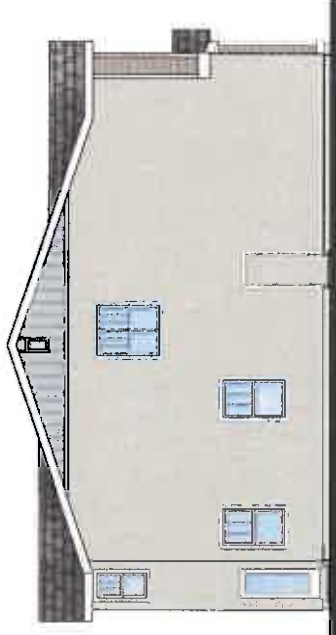
APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC
111 Theory Suite 258
Irvine, CA 92617
(949) 462-1329

KEVIN L. CROOK
ARCHITECT
INC.
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1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587





'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION

LAND OWNER:
 MEL & SUSAN
 VANDER MOLEN TRUST
 22351 Silver Pointe Loop,
 Corona, CA 92683
 (949) 463-1329
 Job #: 12065

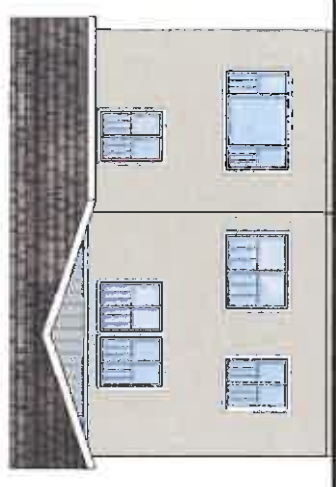
APPLICANT:
 RANCHO WAY LLC &
 CENTENNIAL PARK WAY, LLC,
 111 Theory, Suite 250,
 Irvine, CA 92617
 (949) 463-1329

Date: February 27, 2014

6 3 2 1 0 12



'B' FRONT ELEVATION

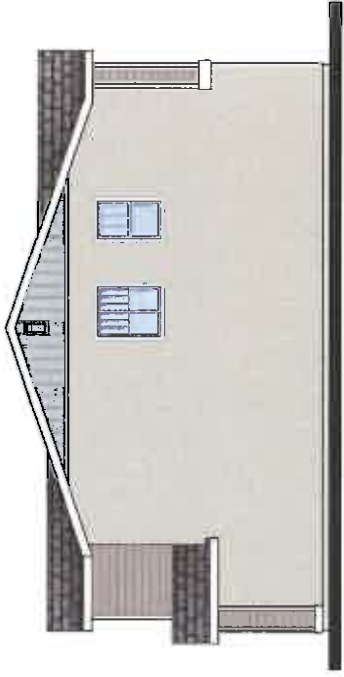


'B' REAR ELEVATION

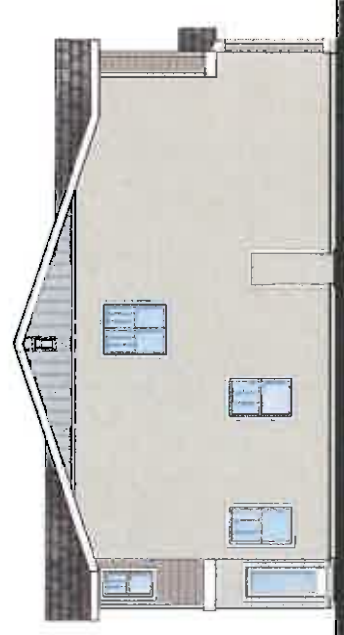
COUNTRY "B"
 PLAN 3

APN'S 282-180-006 & 282-180-009
 TTM 35249 RANCHO WAY
 COUNTY OF RIVERSIDE, CA

KEVIN L. CROOK
 ARCHITECT
 INC.
 1360 Reynolds Avenue,
 Suite 110, Irvine CA 92614
 (949) 660-1587



'B' LEFT SIDE ELEVATION



'B' RIGHT SIDE ELEVATION



'B' FRONT ELEVATION



'B' REAR ELEVATION

LAND OWNER:
MEL & SUSAN
VANDER MOLEN TRUST
22231 Silver Pointe Loop,
Corona, CA 92883
(949) 463-1329

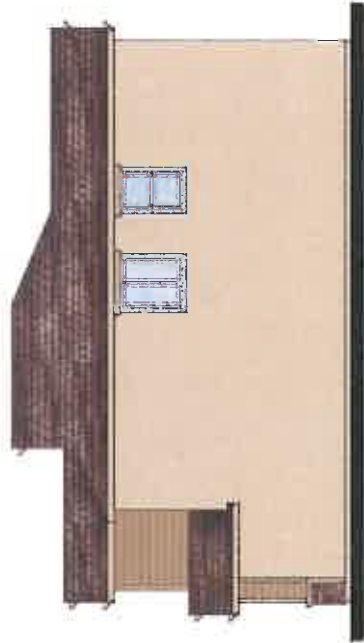
APPLICANT:
RANCHO WAY LLC &
CENTENNIAL PARK WAY, LLC,
111 Theory, Suite 250,
Irvine, CA 92617
(949) 463-1379

Date: February 27, 2014



COUNTRY "B" ENHANCED
PLAN 3
APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA

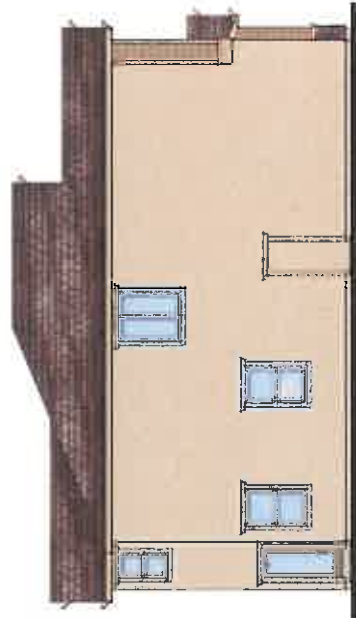
KEVIN L. CROOK
ARCHITECT
INC.
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



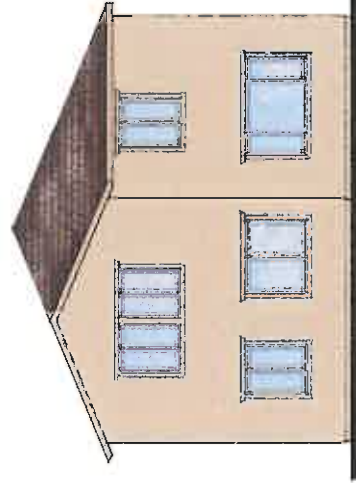
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

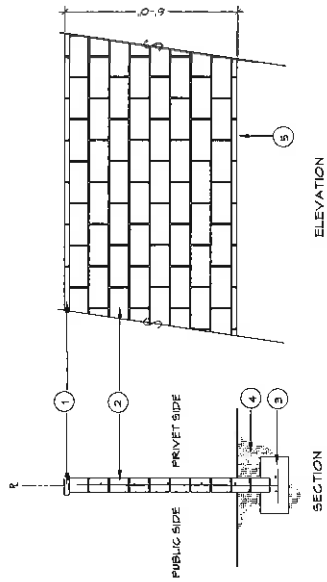
**COUNTRY
PLAN 3**

**APN'S 282-180-006 & 282-180-009
TTM 35249 RANCHO WAY
COUNTY OF RIVERSIDE, CA**

LAND OWNER:
NEL & SUSAN
VANDER MOLEN TRUST
22281 Silver Pointe Loop,
Costa Mesa, CA 92683
(949) 453-1329
Job #: 12055 Date: February 27, 2014

APPLICANT:
RANCHO WAY LLC & LEFT ELEVATION
CENTENNIAL PARK WAY, LLC,
117 Tibbory, Suite 258,
Irvine, CA 92617
(949) 453-1329
Date: February 27, 2014

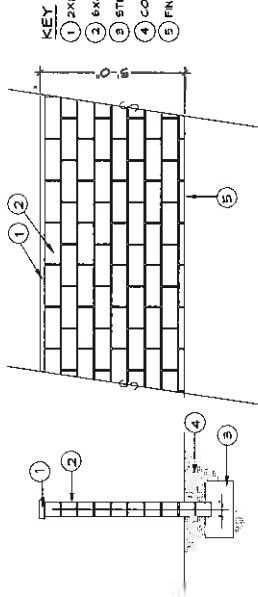
KEVIN L. CROOK
ARCHITECT
INC.
1360 Reynolds Avenue,
Suite 110, Irvine CA 92614
(949) 660-1587



KEY:

- 1) 6x2x16 PRECISION CAP.
- 2) 6x8x16 SPLIT FACE BLOCK.
- 3) STRUCTURAL STEEL AND FOOTING PER ENGINEER.
- 4) COMPACTED SUBGRADE PER STRUCTURAL SOILS REPORT.
- 5) FINISH GRADE.

**6' HT. PERIMETER SPLIT FACE BLOCK WALL
(SPLIT FACE ON SIDE OF VISIBLE FROM PUBLIC VIEW)**

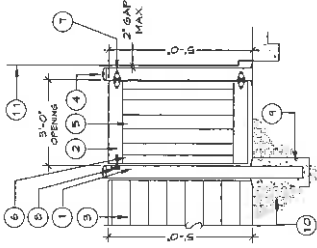


KEY:

- 1) 2x8x16 PRECISION BLOCK CAP
- 2) 6x8x16 CONC. PRECISION BLOCK, COLOR, TAN.
- 3) STRUCTURAL STEEL AND FOOTING PER ENGINEER.
- 4) COMPACTED SUBGRADE PER STRUCTURAL SOILS REPORT
- 5) FINISH GRADE

5' HT. PRECISION BLOCK WALL

- KEY:**
- 1) 5'x5' PVC POST.
 - 2) 1 1/2' x 5/8\"/>
 - 3) ADJACENT MALL.
 - 4) POST CAP.
 - 5) 1\"/>
 - 6) 1 1/2\"/>
 - 7) GATE HINGES PER GATE CONTRACTOR.
 - 8) GATE LATCH HARDWARE PER GATE CONTRACTOR.
 - 9) 3000 PSI CONCRETE FOOTING.
 - 10) UNDISTURBED NATIVE SOIL OR COMPACT TO SOILS ENGINEERS RECOMMENDATION AND CONCRETE FOOTINGS.
 - 11) HOUSE MALL.



INSIDE ELEVATION

3' W. VINYL GATE

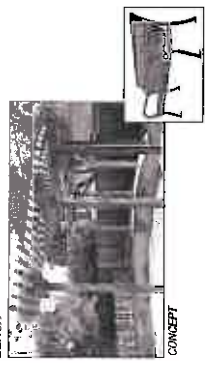
**CONCEPTUAL PLAN
FOREST BOUNDARY**

TRACT# 35249
TDAC DEVELOPMENT

AUGUST 14, 2014

SITTING AREA

- TRELLIS
- BENCH

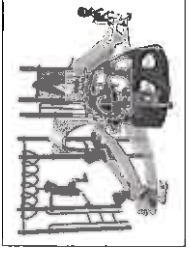


SPORT COURT



TOT LOI

- PLAY STRUCTURE



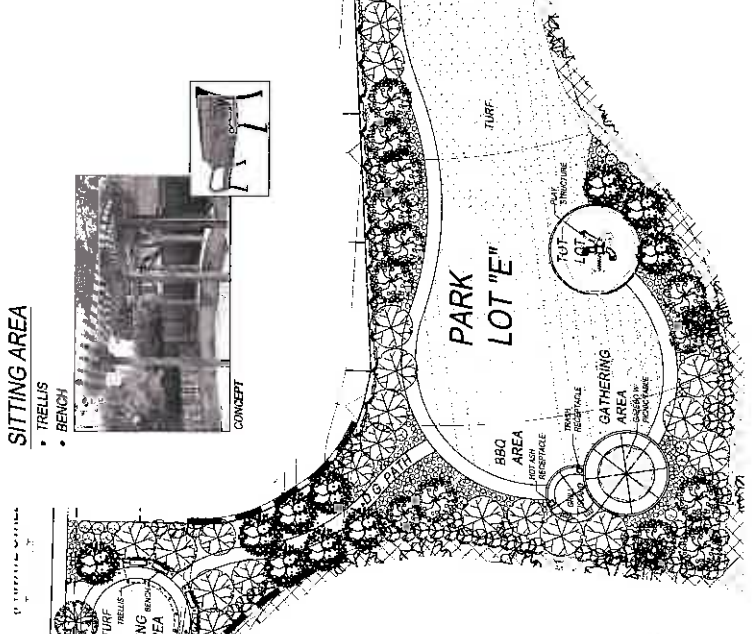
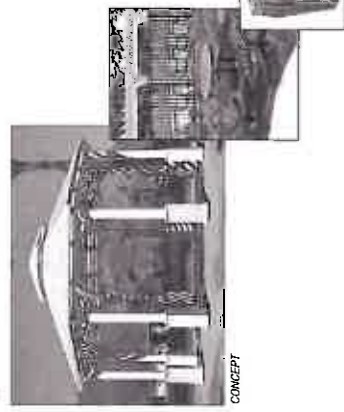
BBQ AREA

- GRILL ISLAND
- HOT ASH/ TRASH RECEPTACLE



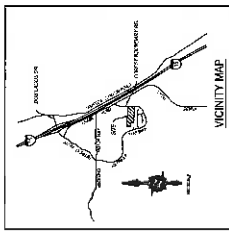
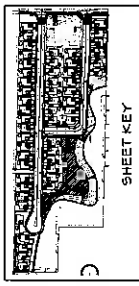
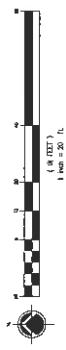
GATHERING AREA

- GAZERO
- PICNIC TABLE



PASSIVE & ACTIVE RECREATIONAL AREA: 34,630 S.F. APPROX.

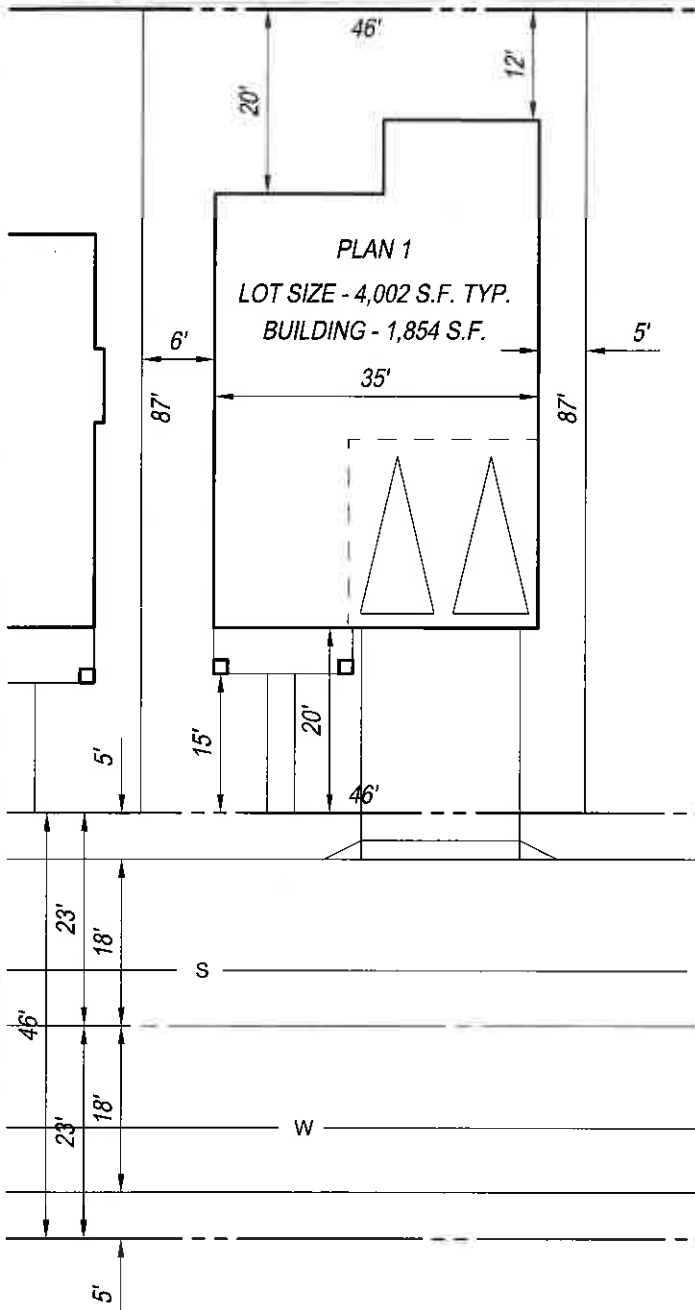
- PICNIC AREA: 960 S.F.
- TOT LOT: 805 S.F.
- SPORT COURT: 1,560 S.F.



CONCEPTUAL PLAN
FOREST BOUNDARY

TRACT# 35249
TDAC DEVELOPMENT

AUGUST 14, 2014



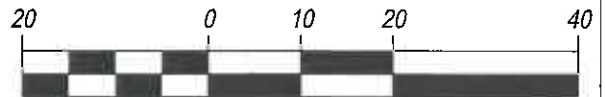
PLAN 1
 LOT SIZE - 4,002 S.F. TYP.
 BUILDING - 1,854 S.F.

R-4 ZONING STANDARDS

| ITEM | REQUIRED | PROVIDED (TYP.) |
|-----------------------------------|-----------------|-----------------|
| FRONT SETBACK (TO LIVING SPACE) | 20' | 20' |
| FRONT SETBACK (TO OPEN STRUCTURE) | N/A | 15' |
| REAR SETBACK | 10' | 12' |
| SIDE SETBACK | 5' (10' COR.) | 5' (10' COR.) |
| LOT SIZE | 3,500 S.F. | 4,002 S.F. |
| MIN. WIDTH | 40' | 46' |
| MIN. DEPTH | 80' | 87' |
| PARKING | 2.5 / LOT TOTAL | 4 ON LOT |
| LOT COVERAGE | 50% MAX. | 46% |
| BUILDING HEIGHT | 40' MAX. | 25' |



GRAPHIC SCALE



(IN FEET)
 SCALE: 1" = 20'

PREPARED FOR:
RANCHO WAY, LLC AND CENTENNIAL PARKWAY, LLC
 111 THEORY, SUITE 250
 IRVINE, CA 92617
 PHONE: (949) 463-1329

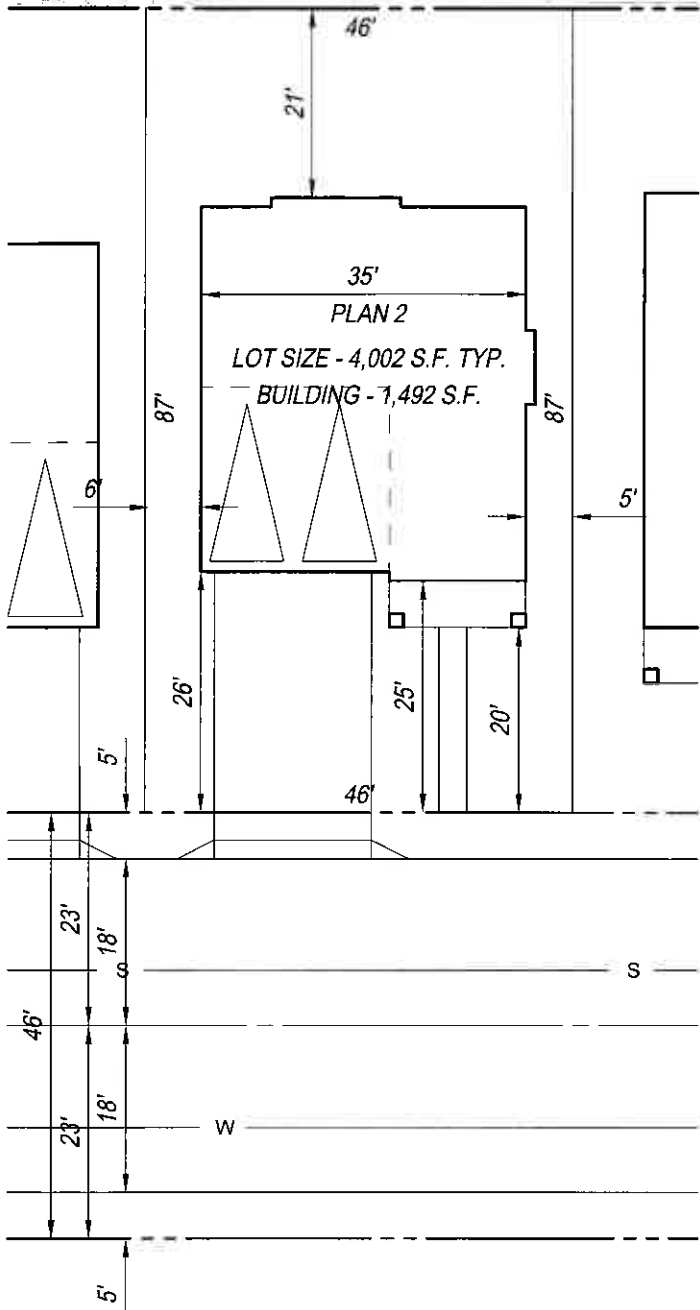
PREPARED BY:

MAYERS & ASSOCIATES
 CIVIL ENGINEERING, Inc.
 PLANNING • ENGINEERING • SURVEYING
 19 Spectrum Pointe Drive • Suite 609
 (949) 599-0870 • (949) 599-0880 Fax

TR 35249

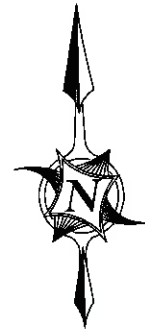
PI AN 1

CASE #: TR35249 AMD#2
EXHIBIT: T (lot typical)
DATED: 12/10/14
PLANNER: P.RULL



R-4 ZONING STANDARDS

| ITEM | REQUIRED | PROVIDED (TYP.) |
|-----------------|-----------------|-----------------|
| FRONT SETBACK | 20' | 20' |
| REAR SETBACK | 10' | 21' |
| SIDE SETBACK | 5' (10' COR.) | 5' (10' COR.) |
| LOT SIZE | 3,500 S.F. | 4,002 S.F. |
| MIN. WIDTH | 40' | 46' |
| MIN. DEPTH | 80' | 87' |
| PARKING | 2.5 / LOT TOTAL | 4 ON LOT |
| LOT COVERAGE | 50% MAX. | 37% |
| BUILDING HEIGHT | 40' MAX. | 25' |



GRAPHIC SCALE



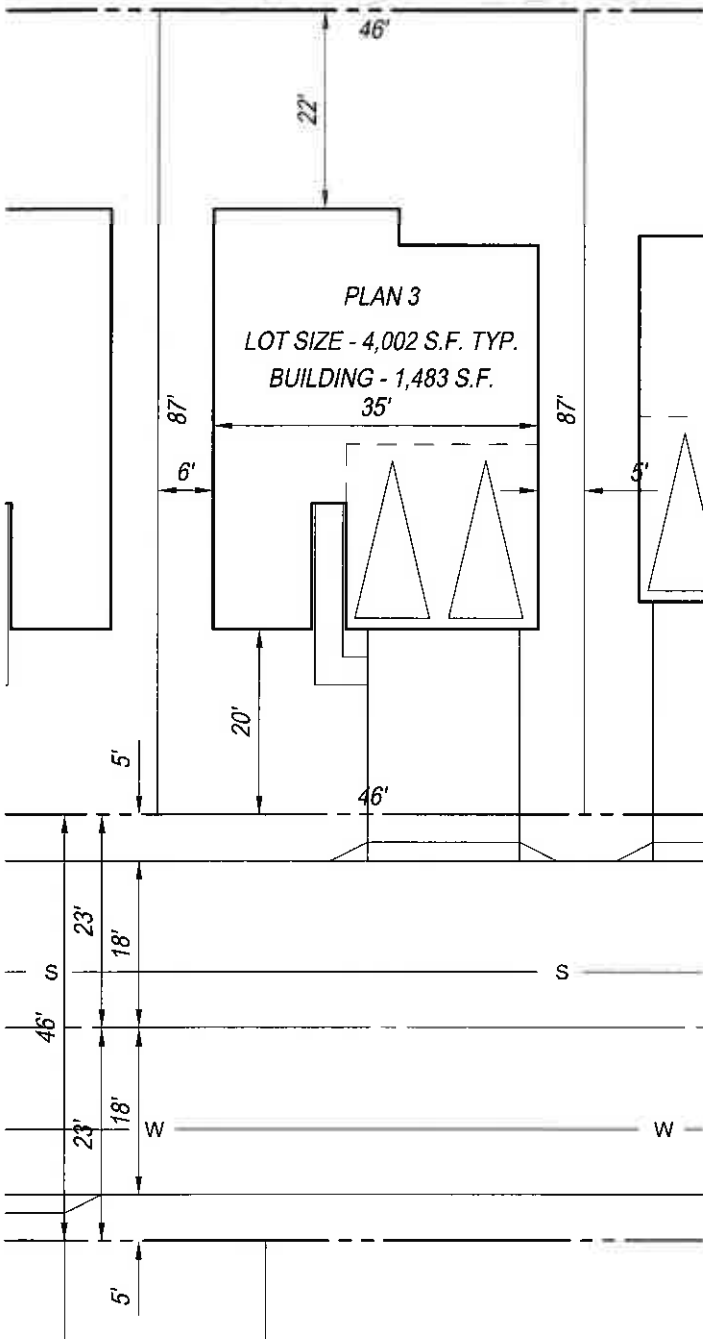
(IN FEET)
SCALE: 1" = 20'

PREPARED FOR:
**RANCHO WAY, LLC AND
CENTENNIAL PARKWAY, LLC**
111 THEORY, SUITE 250
IRVINE, CA 92617
PHONE: (949) 463-1329

PREPARED BY:
**MAYERS & ASSOCIATES
CIVIL ENGINEERING, Inc.**
PLANNING • ENGINEERING • SURVEYING
19 Spectrum Pointe Drive • Suite 609 Lake Forest, CA 92630
(949) 599-0870 • (949) 599-0880 Fax • www.mayerscivil.com

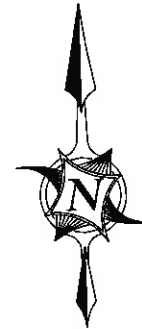
TR 35249

PLAN 2

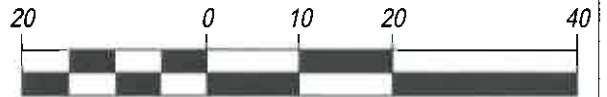


R-4 DESIGN STANDARDS

| ITEM | REQUIRED | PROVIDED (TYP.) |
|-----------------|-----------------|-----------------|
| FRONT SETBACK | 20' | 20' |
| REAR SETBACK | 10' | 20'± |
| SIDE SETBACK | 5' (10' COR.) | 5' (10' COR.) |
| LOT SIZE | 3,500 S.F. | 4,002 S.F. |
| MIN. WIDTH | 40' | 46' |
| MIN. DEPTH | 80' | 87' |
| PARKING | 2.5 / LOT TOTAL | 4 ON LOT |
| LOT COVERAGE | 50% MAX. | 37% |
| BUILDING HEIGHT | 40' MAX. | ? |



GRAPHIC SCALE



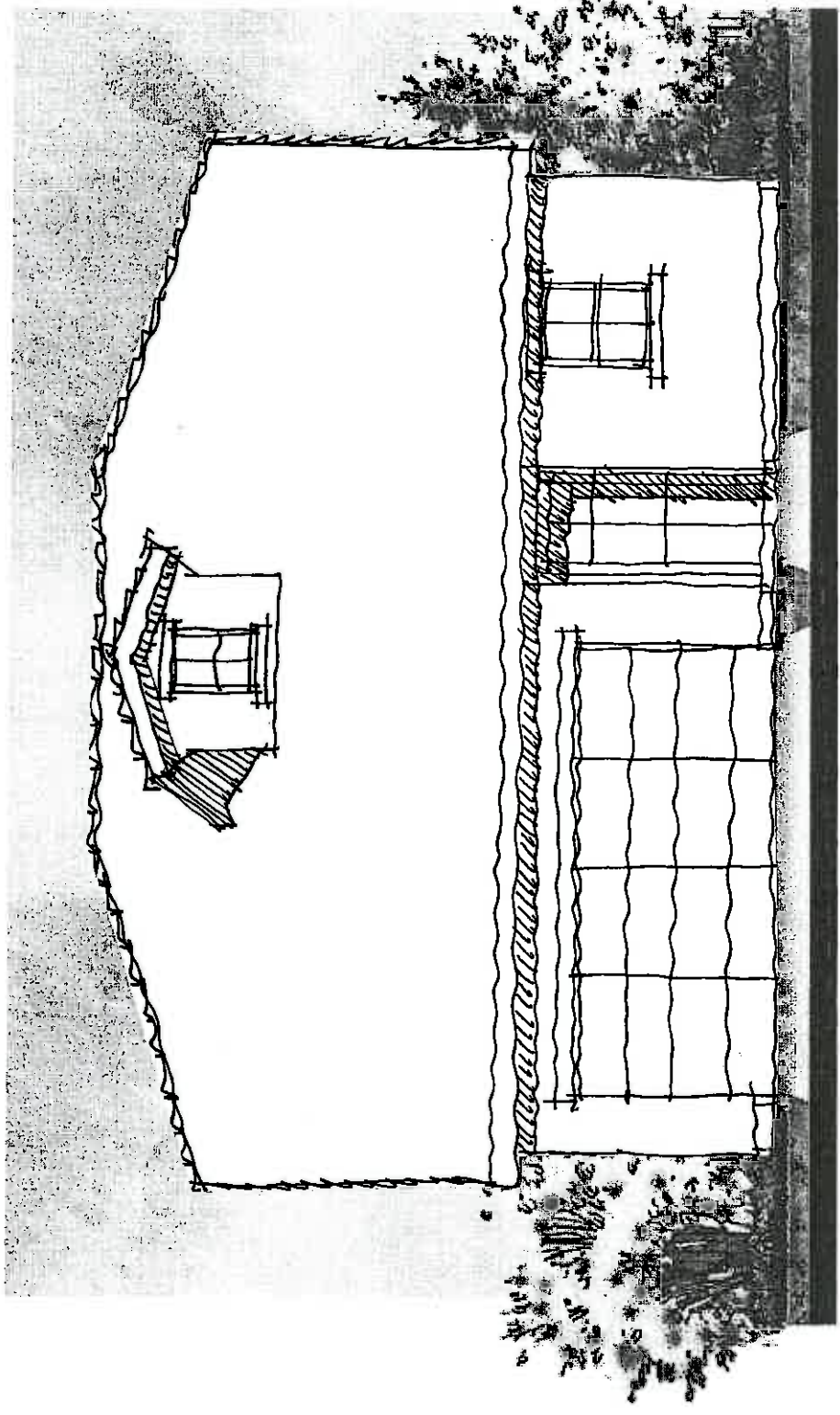
(IN FEET)
SCALE: 1" = 20'

PREPARED FOR:
**RANCHO WAY, LLC AND
CENTENNIAL PARKWAY, LLC**
111 THEORY, SUITE 250
IRVINE, CA 92617
PHONE: (949) 463-1329

PREPARED BY:
MAYERS & ASSOCIATES
CIVIL ENGINEERING, Inc.
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19 Spectrum Pointe Drive • Suite 609 Lake Forest, CA 92630
(949) 599-0876 • (949) 599-0880 Fax • www.mayerscivil.com

TR 35249

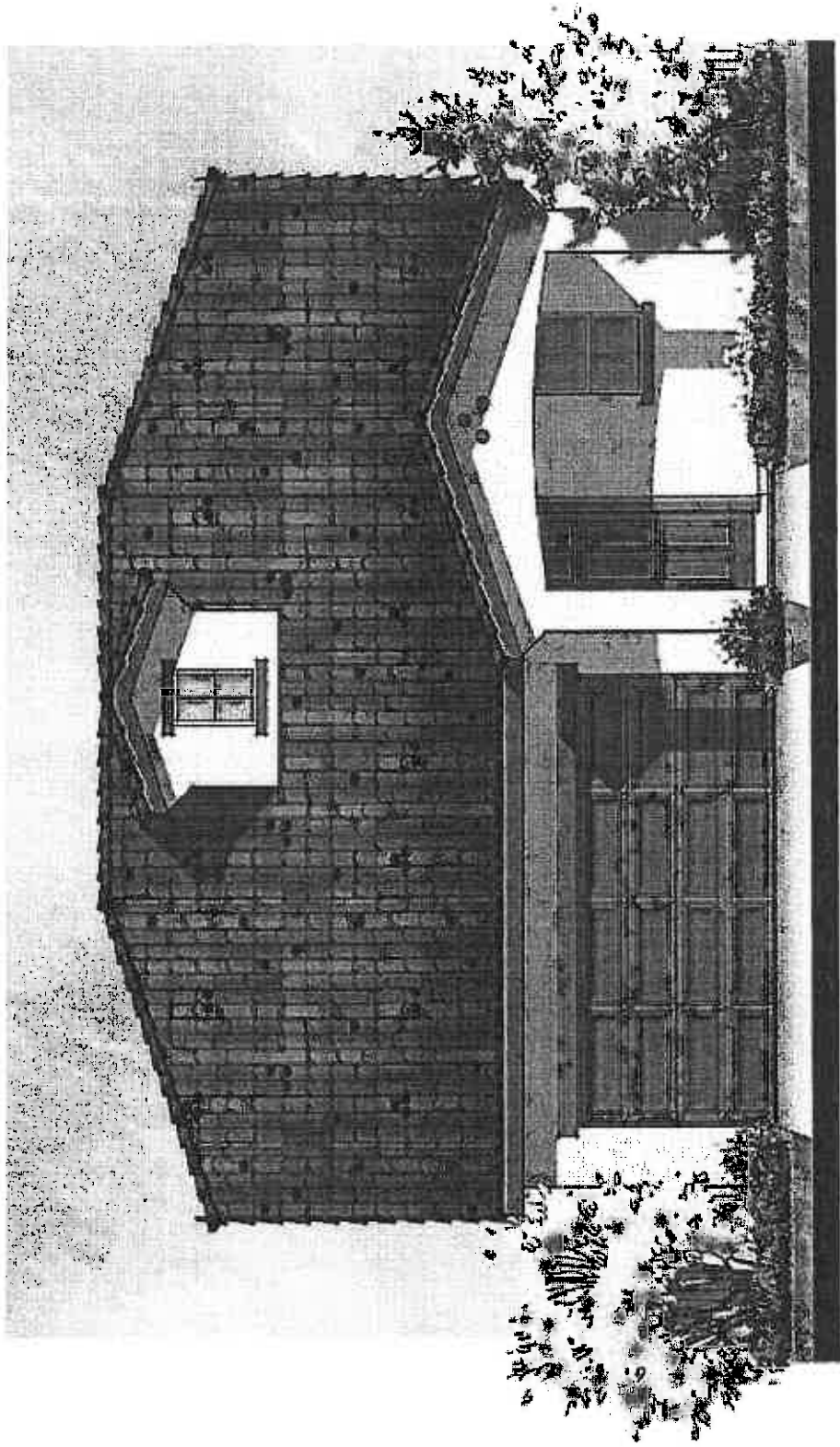
PLAN 3



'A' FRONT ELEVATION

CASE #: TR35249 AMD#2
EXHIBIT: P (porch elev)
DATED: 12/23/14
PLANNER: P.RULL





'A' FRONT ELEVATION

Tract 35249 Variance

Request

The Applicant requests a Variance for Tract 35249 to permit encroachment of 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate front porches. The lots subject to the variance are marked on the attached Figure 1.

Justification

Tract 35249 is a proposed 53 lot subdivision on 12.32 acres. The site is currently zoned light industrial and the application includes a zone change to R-4. The R-4 designation permits single family detached homes on lots with a minimum lot size of 3,500 square feet. The Applicant is proposing minimum 4,002 square foot lots.

The County's design guidelines include a policy that requires projects over 10 lots have at least one single-story floor plan. The policy specifically states:

*Varied Building Heights/Rooflines - Minimum Number of Single Story Units
Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights. All projects of ten or more residential lots should include at least one single-story floor plan. In the Fourth District, single-story homes should be located on the perimeter of the development area.*

The Design Guidelines also require varied architecture among the different floor plans and elevations in order to achieve a varied streetscape. Additional planning objectives from the design guidelines include:

B. Planning Objectives

Based on the Design Strategies outlined in the RCIP and Riverside County General Plan, it is the County's desire to advance several specific development goals including:

- *Ensure that new homes are constructed in neighborhoods that are interesting and varied in appearance*
- *Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years*
- *Encouraging efficient use of land while creating high quality communities that will maintain their economic values and long-term desirability as places to live and work*
- *Incorporating conveniently located and accessible neighborhood parks, trails, and open space*
- *Providing functional public access to recreational opportunities in relation to the overall open space system*



**CASE #: VAR01895
EXHIBIT: V (var.justification)
DATED: 12/15/14
PLANNER: P.RULL**

To comply with the Design Guidelines, the Applicant proposes three floor plans, of which Plan 1 is designed to appear as a single story from the front. This design gives the appearance of a single story elevation and provides the varied streetscape required by the Design Guidelines.

The design of the Plan 1 includes a five foot deep front porch. The front porch provides greater variation of architecture to enhance the streetscape; bring outdoor living area to the front of the house for neighbor interaction and “eyes on the street” for public safety; and soften the view of the garage by causing the garage to appear recessed.

The Applicant considered two options to avoid a variance: move the home farther back on the property and reduce the size of the home. Neither option is feasible to avoid a variance. As currently designed, a portion of the structure extends to within 10 feet of the rear property line. (on three of the 14 lots with Plan Ones) The R-4 zone has a 10 foot rear yard setback. Therefore, the structure could not be moved back on the lot. Furthermore, a small lot detached subdivision is designed for young entry level buyers, many of whom have small children. Rear yard space is very important to this buyer group for family outdoor space.

The second option of reducing the home size is also not feasible. The minimum lot size for the Plan 1 is 4,002 square feet. With setbacks eliminated, the buildable portion of the lot is 2,052 square feet. A two car garage is required, which further reduces the livable square footage to 1,652 square feet. With the one story restriction, this size home does not meet market demand. Furthermore, this example isn't feasible because it would assume construction of a box extended to all setback lines and a 10 foot rear yard setback, neither of which meet market demand. Therefore, the proposed Plan 1 has been designed with the smallest footprint possible.

County Ordinance 348.4773, Section 18.27, Variances, states that a variance may only be granted because of “special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings.” The following provide findings of the special circumstances surrounding Tract 35249.

Topography

The south and western portions of the project site include topography and vegetation that require complete avoidance. The topographic site constraint consists of a 50 to 70 foot tall slope on the subject property that extends up to existing homes within the Retreat community. This slope is also vegetated with coastal sage scrub habitat, which should be avoided for biological purposes. Therefore, approximately 2.25 acres of the 12 acre project site must remain as permanent open space.

Location

The project site is located in an area designated as a very high fire hazard severity zone. As such, Ordinance No. 460 requires two points of access to the project site. Therefore, the only possible design of the tract includes two parallel streets exiting the property onto Forest

Boundary Road. These two streets must be separated sufficiently to accommodate safe turning movements onto Forest Boundary. The two parallel east/west streets require the residential lots be oriented north /south, and the distance available for those lots is fixed by the width and placement of Streets A and C. Therefore, the location of the project site and the requirement for two points of access limit the ability to create deeper residential lots, which would eliminate the need for the variance.

Lot Size

The minimum lot size proposed in Tract 35249 exceeds the minimum lot size required by the R-4 zone. The minimum lot depth required by the R-4 zone is 80 feet. The Applicant proposes a minimum lot depth of 85 feet (see Figure 2). As discussed above, increasing lot depths is not feasible due to the requirement for two points of access. If the Applicant were permitted to construct all two story homes, a variance would not be necessary. However, the County Design Guidelines require a single story floor plan and varied architecture, which is not feasible in the R-4 zone, even with deeper lots than permitted by Code, without a modification to the setback development standards.

Compliance with other County Codes

The requested variance is consistent with the policies, objectives, and standards found in other parts of the County Codes. The Applicant could remove the front porch from Plan 1 and meet the setback standards, thereby eliminating the need for a variance. However, the variance request would enhance the proposed architecture by providing front porches. This architectural attribute would provide greater streetscape interest, de-emphasize the garage by making the garages appear recessed, promote more neighbor interaction by creating outdoor living space in the front of the house, and provide variation of the front of the structures, which would create architectural movement along the streetscape.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42676

Project Case Type (s) and Number(s): General Plan Amendment No.1137, Change of Zone No. 7821, Tentative Tract Map No. 35249, Variance No. 1895

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Paul Rull, Contract Planner

Telephone Number: (951) 955-3200

Applicant's Name: Rancho Way LLC & Centennial Parkway LLC

Applicant's Address: 111Theory, Suite No. 250, Irvine, CA. 92617

I. PROJECT INFORMATION

A. Project Description:

The General Plan Amendment proposes to change the project site's current General Plan Land Use designation from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation. The Change of Zone proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Developments. The Tentative Tract Map proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres. The Variance requests to encroach 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate a non-habitable front yard porch on the building.

The proposed project is located in the Temescal Canyon Area Plan, more specifically the project is located northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway.

The project proposes to create 53 single family residential lots on 12.3 gross acres, with a minimum lot size of 4,000 sq.ft. (the maximum lot size is 7,706 sq.ft). The project will also create 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots. The project density is 4.3 dwelling units per acre, consistent with the proposed Community Development: Medium Density Residential (2 – 5 dwelling units per acre) land use designation. Approximately 1.3 acres of the site will be used as a private park with recreational amenities including open space turf area, tot lot, sports court, barbeque area, gazebo and picnic tables, and sitting areas. Approximately 2.2 acres of the site will remain undeveloped open space. The project will have two access points on Forest Boundary Road. No gates are proposed. The project will have several different types of fencing and walls. A proposed 6 foot high split face block wall is proposed around the project perimeter (the applicant is proposing split face only on the side of the wall that is visible from the public, the other side will remain precision). A proposed 5 foot high precision block wall is proposed for interior areas between lots. The project has been conditioned for a 6 foot high tubular steel fence around the detention basin. The project proposes three floor plans and three architectural styles for the proposed homes: Spanish, Country, and Craftsman. Plan 1 is a 2,004 square foot single-story floor plan and accounts for 14 lots. Plan 2 is a 2,113 square foot two-story floor plan and accounts for 18 lots. Plan 3 is a 2,405 two-story floor plan and accounts for 21 lots.

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

C. Total Project Area: 12.3 gross acres

| | | | | | |
|--------------------|------|-------|----|-----------------------|---------------------------------|
| Residential Acres: | 12.3 | Lots: | 53 | Units: | Projected No. of Residents: 174 |
| Commercial Acres: | n/a | Lots: | | Sq. Ft. of Bldg Area: | Est. No. of Employees: |
| Industrial Acres: | n/a | Lots: | | Sq. Ft. of Bldg Area: | Est. No. of Employees: |
| Recreation Acres: | 1.3 | | | | |

D. Assessor's Parcel No(s): 282-180-006 and 282-180-009

E. Street References: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Park way.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 6 West, Section 28

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is comprised of two parcel lots totaling approximately 12.3 acres. The site is currently being used for RV storage and private residence with container storage, livestock raising and horse stable boarding. The land varies topographically with the western and southern sides of the site exhibiting elevated hillside slopes. Elevation ranges from 945 feet (northeast corner) to 1,045 feet (southwest corner) above mean sea level. The surrounding area is a mixture of single family residential and vacant land. There are existing commercial industrial businesses north of the project closer to Knabe Road.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** A General Plan Amendment is required to change the current Community Development: Light Industrial and Rural: Rural Residential land use designation to the proposed Community Development: Medium Density Residential and Open Space: Recreation land use designation.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies.

7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

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

C. Foundation Component(s): Community Development, Rural

D. Land Use Designation(s): Light Industrial, Rural Residential

E. Proposed Foundation Component(s): Community Development, Open Space

F. Proposed Land Use Designation(s): Medium Density Residential (2 – 5 dwelling units per acre), Recreation

G. Overlay(s), if any: Not Applicable

H. Policy Area(s), if any: Not Applicable

I. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Canyon

2. **Foundation Component(s):** Community Development, Open Space

3. **Land Use Designation(s):** Light Industrial, Medium Density Residential, Medium High Density, Conservation.

4. **Overlay(s), if any:** Not Applicable

J. 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

K. Existing Zoning: Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acres minimum.

L. Proposed Zoning, if any: Planned Residential and Open Area Combining Zone Residential Development.

M. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial, Residential Agricultural-2 1/2 acre minimum, Specific Plan No. 317 (The Retreat), Specific Plan No. 176 (Wildrose).

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

Hazards & Hazardous
Materials

Recreation

Agriculture & Forest

Hydrology / Water Quality

Transportation / Traffic

Resources

- | | | |
|--|---|---|
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input 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

Paul Rull

Printed Name

For Juan C. Perez, Interim 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, Temescal Canyon Area Plan, Figure 10 "Scenic Highways"

Findings of Fact:

a) The project is located approximately 0.14 miles west of Interstate 15, which is designated as a State Eligible Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan. The proposed Project will have a similar aesthetic character to existing residential development found immediately to the east within Specific Plan No. 176 (Wildrose SP). Furthermore, development standards set forth in Ordinance No. 348 and Countywide Design Guidelines (Architecture and Landscaping) would ensure that the project site is developed in a manner that is visually attractive and would not adversely affect public views within the I-15 corridor. Implementation of the project would not result in any new or more severe impacts upon a scenic highway corridor. Therefore, impacts are considered less than significant.

b) The project site is located in an unincorporated area of Riverside County, and is currently being used for RV storage, and a single family residence with storage containers, livestock raising and horse stable boarding purposes. The existing character of the project site varies topographically with views of Estelle Mountain and Monument Peak to the east and the Santa Ana Mountains to the west. Project development will include the construction of 53 residences with one private neighborhood park within the development. The residences will be a mixture of one-story and two-story designed homes 25 feet in height. The project varies topographically with a steep sloping area occurring along the south and western boundaries. The proposed homes have been designed away from the steep terrain and located on the flatter areas. Therefore, placement of proposed one and two story homes will maintain mountain views and vistas that surround the planned residential tract map. Furthermore, the 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. Therefore, impacts are considered less than significant.

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?

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project is located 47.6 miles away from the Mt. Palomar Observatory, and outside the special lighting area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The new residential development will result in a new source of light and glare from the addition of residential lighting, street lighting, as well as vehicular lighting from automobiles traveling on adjacent roadways. The project is nestled between existing established neighborhoods to the east, south and west. The in-fill location of the proposed project is the next logical step for development to occur, and with that development comes new sources of light. The residential lots are proposed to be located on the flatter areas of the project site. No residential homes will be located on the steep slopes of the project and therefore will not affect the surrounding scenic views. Therefore, impacts are considered less than significant.

b) Surrounding land uses include single-family residential homes. The project proposes the creation of residential lots similar in size to the existing adjacent homes. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Therefore, impacts are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

| 1. Agriculture | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

Findings of Fact:

a) According to the County General Plan GIS database, the project is located within other lands and urban-built up land, and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact will occur as a result of the project.

b) According to the County GIS database, the project is not located within an Agriculture Preserve, under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) Although a portion of the project site is currently designated Residential Agricultural-2 1/2 acre minimum, it is land considered non-useable for agricultural purposes due to its limited size and steep sided topography which separates the project's proposed residential lot development from existing residential lot development to the south and west of the project. Furthermore, the proposed Change of Zone for this area will change the zoning from Residential Agricultural-2 1/2 acre minimum to Open Area Combining Zone Residential Development. There are no other agriculturally zoned properties within 300 feet of the project. Therefore, impacts are considered less than significant.

d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 2. 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, Eastern Coachella Valley Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Temescal Canyon Area Land Use Map, 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 County has no designation of forest land, timberland, or timberland zoned areas. Therefore, 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 | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 3. 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"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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; iLanco Environmental, LLC. December 2014.

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) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

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

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves a General Plan Amendment and Specific Plan, and is therefore considered a *significant project*.

The project site is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The project will generate approximately 152 residents. This total is within the growth projections adopted by SCAG and the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

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

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

Project-related emissions were modeled by iLanco Environmental LLC in December 2014. Analysis of the data concludes that construction emissions, operational emissions, and other project-related emissions will not exceed thresholds projected by SCAQMD without need for mitigation. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

**Table 1
Project Peak Emissions (without mitigation)**

| Source | Peak Daily Emissions (lb/day) | | | | | |
|---------------------------------------|-------------------------------|-----------------|------------|-----------------|------------------|-------------------|
| | ROG | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
| <i>Maximum Construction Emissions</i> | | | | | | |
| Year 2014 | 7 | 81 | 53 | 0 | 21 | 13 |
| Year 2015 | 50 | 31 | 20 | 0 | 2 | 2 |
| SCAQMD Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| Potential Impact? | No | No | No | No | No | No |
| <i>Maximum Operational Emissions</i> | | | | | | |
| Year 2015 | 16 | 0 | 31 | 0 | 4 | 4 |
| SCAQMD Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| Potential Impact? | No | No | No | No | No | No |

*Source: iLanco Environmental LLC. December 2014.
Note: Volatile organic compounds are measured as reactive organic compounds*

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 to the south and east, which are considered a sensitive receptor, however, the project is will not generate substantial point source emissions because residential uses do not generate substantial toxic air contaminants. Furthermore, the project does not involve any intersections (31,600 or more vehicles per hour) that could result in the formation of a CO hotspot. Impacts will be less than significant.

e) As indicated in Table 2, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such

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

as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed residential development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

4. Wildlife & Vegetation

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

| | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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, Multipurpose Open Space Element; Hernandez Environmental Services, *Biological Resources Study TR 35249 County of Riverside, California*, August 2014. Review by Environmental Programs Division

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

Findings of Fact:

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) but not within a designated Criteria Cell. Because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area. However, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

b-c) A General Biological Resources Assessment has been prepared in compliance with Riverside County Planning Departments Biological Report Guidelines. According to the *Biological Resources Study*, conducted by Hernandez Environmental Services in August 2014, field observations indicated no sensitive biological resources identified on the project site. The Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species on-site. However, EPD believes there is still the potential for the Burrowing Owl to occupy the project site and perimeter prior to grading due to suitable habitat for the species. Therefore, prior to issuance of grading permits, in accordance with County standard requirements, burrowing owl clearance surveys shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered (COA 60.EPD.1). Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. While nesting birds were not located during the onsite Biological Habitat Assessments, nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur (COA 60.EPD.2). Therefore, impacts are considered less than significant with mitigation measures incorporated.

d) Surveys were conducted for the *General Biological Resources Assessment* to determine the presence of wildlife corridors around the project set. No regularly used wildlife corridors could be detected through sign or observation. The project does 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. No impacts will occur.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: Prior to grading activities, a burrowing owl survey (COA 60.EPD.1) and MBTA survey (COA 60.EPD.2) shall occur to determine presence of bird population onsite.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Biologist)

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

CULTURAL RESOURCES Would the project

5. Historic Resources

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Alter or destroy a 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: Duke Cultural Resources Management, LLC. *Cultural and Paleontological Resources Assessment Forest Boundary Project Tentative Parcel Map No. 35249, Riverside County California*, August 12, 2014.

Findings of Fact:

a) The Cultural and Paleontological Resources Assessment did not identify the project site as historic. The project will not alter or destroy any historic site. Therefore impacts are considered less than significant.

b) One resident home is present at the eastern portion of APN 282-180-006 on the project site. However, historical aerial photographs taken of the project area indicate the residence was built after 1967; therefore, the existing residence does not pose that of a historical significance. Furthermore, the Cultural and Paleontological Resources Assessment did not identify any historic or archaeological resources within the proposed project boundaries. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

6. Archaeological Resources

| | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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: Duke Cultural Resources Management, LLC. *Cultural and Paleontological Resources Assessment Forest Boundary Project Tentative Parcel Map No. 35249, Riverside County California*, August 12, 2014.

Findings of Fact:

a-b) The Cultural and Paleontological Resources Assessment indicated that the proposed project is not located within an archaeological site and would not cause a substantial adverse change in significance to an archaeological resource. However, it has been incorporated into the project that in the event of unanticipated resources are identified during grading activities or construction that an

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

archaeologist shall be brought in to assess the find and make recommendations (COA 10.PLANNING.1 and 2). Therefore, impacts are considered less than significant with mitigation measures incorporated.

c) The project site is not located on a known formal or informal cemetery. However, it has been incorporated into the project that in the event human remains are encountered, that no further disturbance shall occur until the County Coroner has assess the situation (COA 10.PLANNING.3). Therefore, impacts are considered less than significant with mitigation measures incorporated.

d) The project site does not contain nor will restrict any existing religious or sacred uses within the project site. No impacts will occur.

Mitigation: In the event that cultural resources or human remains are discovered during grading activities, all work shall stop until an archaeologist (COA 10.PLANNING.1 and 2) or County Coroner (COA 10.PLANNING.3) has assessed the find.

Monitoring: Department of Building and Safety Grading Division, Planning Department, County Archaeologist

7. Paleontological Resources

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

Source: Duke Cultural Resources Management, LLC. "Paleontological Resources Assessment for the Forest Boundary Project, Temescal Valley Riverside County." September 26, 2014. Riverside County General Plan Figure OS-8 "Paleontological Sensitivity";

Findings of Fact:

a) Although the project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan, the Paleontological Resources Assessment concluded that there is a low sensitivity for Paleontological resources within the project boundaries and that mitigation was not recommended. However, due to the high level of sensitivity of the area, the project has been conditioned prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan for the project site (COA 60.PLANNING.1), and prior to grading final the applicant shall submit to the County Geologist a copy of the paleontological monitoring report for site grading operations (COA 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (COA 60.PLANNING.1), and said plan shall be submitted to County Geologist (COA 70.PLANNING.1).

Monitoring: Department of Building and Safety Grading Division, Planning Department, County Geologist

GEOLOGY AND SOILS Would the project

8. Alquist-Priolo Earthquake Fault Zone or County

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

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?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <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, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act. Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest active fault is the Elsinore Fault which is approximately 0.45 mile southwest from the project site. The Geotechnical Evaluations performed by Geotek Incorporated (2013, 2014), indicate that the project site is not located on an active or potentially active fault and has no active faulting on the project site or in the adjacent areas. Furthermore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential 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.

9. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater

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

table. Affected soils lose all strength during liquefaction and foundation failure can occur. The Geotechnical Evaluations performed by Geotek Incorporated (2013, 2014) indicated that the project site's potential for liquefaction considered as "negligible." Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

10. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk); Riverside County TLMA GIS. Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault (Elsinore Fault) located 0.45 miles southwest at the base of the Santa Ana Mountains. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

11. 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 TLMA GIS. Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

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

Findings of Fact:

a) The project site varies topographically with the western half of the Tract Map's proposed residential lots to be tucked in between elevated hillside slopes along the north, south and western edges of the tract. Although the Geotechnical Evaluations performed by Geotek indicated that surficial instabilities of slopes were not observed and that landslide risk was considered negligible, the potential exists for out-of-slope bedding to occur within the lower portion of the proposed cut slopes located on the southerly side of the property. Therefore, the project has been conditioned to follow the recommendations listed in the submitted geo-study such as: areas of planned grading or improvements shall be cleared of existing improvement, vegetation, roots, trash and debris and properly disposed of offsite; all of the undocumented fill and the upper three (3) to five (5) feet of alluvial soils shall be completely removed within the structural grading limits; and existing site fill materials are not suitable to support structural site improvements and shall be entirely removed prior construction (COA 10.PLANNING.6). Impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project shall implement the recommendations identified in GEO2366 (COA 10.PLANNING.6).

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Geologist)

12. 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 TLMA GIS. Geotek Incorporated. *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

a) The project is located in an area of susceptibility for subsidence. However, observations by Geotek Inc. indicated that, "the potential for hydro-consolidation and the associated settlement is not considered to be a significant design constraint". The project has been conditioned to follow the recommendations listed in the submitted geo-study such as: all of the undocumented fill and the upper three (3) to five (5) feet of alluvial soils shall be completely removed within the structural grading limits; and existing site fill materials are not suitable to support structural site improvements and shall be entirely removed prior construction (COA 10.PLANNING.6). Impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The project shall implement the recommendations identified in GEO2366 (COA 10.PLANNING.6).

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Geologist)

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

13. Other Geologic Hazards

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

Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

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. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. 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?

Grading Review, GEO No. 2366

Findings of Fact:

a) The project site varies topographically with the western half of the Tract Map's proposed residential lots to be tucked in between elevated hillside slopes along the north, south and western edges of the tract. Development of the site will involve mass and fine grading with minor slope grading along the southern boundary of the project and will not significantly change the existing topography relief on the subject site. Approximately 1.3 acres of the bottom of the hillside slope will be developed as open space recreational amenities. Approximately 2.2 acres of the remaining hillside slope area will remain as undeveloped open space. Therefore, impacts are considered less than significant.

b) Although the project will create fill slopes higher than 10 feet along the southern boundary (13-18 feet), proposed construction of concrete lined v-ditch culverts at the top of infill slopes will direct precipitation runoff away from slopes, thereby reducing potential for erosion. Furthermore, said slopes will be landscaped and planted with shrub species capable of rooting in place and securing infill from erosion during rain events. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Septic tanks are not proposed as the project will tie-in to an existing sewer line off of Forest Boundary Parkway. No impacts will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. 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: *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The 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. Therefore, impacts are considered less than significant.

c) The project is not proposing the use of septic systems. Full sewer service will be provided. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. 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 checked="" type="checkbox"/> | <input 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"/> |

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

Source: *Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* May 17, 2013. Geotek Incorporated. *Updated Geotechnical Evaluation For APN 282-180-006 Proposed Single-Family Residential Development Corona Area.* March 3, 2014.

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) and the Construction General permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition and turbidic discharge within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters, fiber rolls and silt fencing during construction activity will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a) The site is located in an area of Moderate 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 CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on- or off-site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

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 |
|--------------------------------|--|------------------------------|-----------|

GREENHOUSE GAS EMISSIONS Would the project

18. Greenhouse Gas Emissions

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: iLanco Environmental, LLC., *Greenhouse Gas Analysis In Support of: Riverside County Residential Subdivision Development Negative Declaration / Mitigated Negative Declaration*. December 11, 2014.

Findings of Fact:

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 2 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 2 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 2 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically resident vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 99 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 mty, impacts will be less than significant.

**Table 3
Construction and Operational GHG Emissions and Impacts**

| | CO2 | CH4 | N2O | CO2e |
|---|------------|----------|----------|------------|
| Construction (mt) | | | | |
| Demolition | 10 | 0 | 0 | 10 |
| Site Preparation | 20 | 0 | 0 | 20 |
| Grading | 166 | 0 | 0 | 167 |
| Building Construction | 85 | 0 | 0 | 86 |
| Paving | 11 | 0 | 0 | 11 |
| Architectural Coating | 2 | 0 | 0 | 2 |
| Total Construction | 295 | 0 | 0 | 297 |
| <i>Amortized Construction (mty)¹⁷¹</i> | 10 | 0 | 0 | 10 |
| Operation (mty) | | | | |
| Mobile | 752 | 0 | 0 | 753 |
| Electricity | 116 | 0 | 0 | 117 |
| Natural Gas | 96 | 0 | 0 | 96 |
| Area Sources | 17 | 0 | 0 | 18 |
| Water | 21 | 0 | 0 | 24 |
| Waste | 13 | 1 | 0 | 28 |

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

| | | | | |
|---|-------|---|---|-----------|
| Annual Operation (mty) | 1,015 | 1 | 1 | 1,036 |
| Construction and Operation GHG Emissions (mty) | 1,025 | 1 | 0 | 1,046 |
| GHG Significance Threshold (mty) | | | | 3,000 |
| Significant? | | | | No |
| Source: iLanco Environmental, LLC., <i>Greenhouse Gas Analysis In Support of: Riverside County Residential Subdivision Development Negative Declaration / Mitigated Negative Declaration</i> . December 2014. | | | | |

b) Because the project will not exceed the County's GHG emissions threshold of 3,000 mty, the project will contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

19. Hazards and Hazardous Materials

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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: Fero Environmental Engineering, Inc. *Phase I Environmental Site Evaluation*, August 2005.

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries,

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

electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes from construction activity will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because residential uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.

A Phase I Environmental Site Assessment (ESA) was conducted in August 2005 and the report determined that there was no evidence of a recognized environmental condition (REC) in the form of oils, grease, etc. used to operate and maintain equipment on the project site. The Assessment also noted that, "Although these materials were not stored in secondary containment or within onsite buildings or storage facilities, they were well maintained and did not appear to compromise the environmental integrity of the site." Furthermore, the project site did not observe any Asbestos Containing Materials (ACM) and no structures were identified on the site with the potential to contain polychlorinated biphenyl (PCBs). Therefore impacts are considered less than significant.

c) The project will include two (2) private entry streets off of Forest Boundary Road by providing adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. Therefore, impacts are considered less than significant.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest schools to the project site are Temescal Valley Elementary, located at 22950 Claystone Avenue, approximately 0.68 miles southeast and Woodrow Wilson Elementary, located at 750 Spyglass Drive within the City of Corona. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction but based on distance from any sensitive receptors, no significant impacts will be anticipated. Therefore, impacts are considered less than significant.

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. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

| 20. Airports | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 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 | <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Temescal Canyon Area Plan; GIS database

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is March Air Reserve Base, at approximately 15.2 miles to the northeast. Therefore, the project would not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.

c) The project is not located within an airport land use plan and will 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 will 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.

21. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan, Figure 13 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) The proposed project site is located within a high fire hazard area and as a result will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contain provisions for prevention of fire hazards. The Fire Department has conditioned the project for fuel modification zones (COA 50.FIRE.3) and the plans will note that the project is located within a high fire area (COA 50.FIRE.1). In addition, due to the lack of secondary access to the project site, sufficient emergency access will be provided through COA 50.TRANS.19 which requires the applicant to secure secondary access prior to map recordation. Therefore, the impact is considered less than significant with mitigation measures incorporated.

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

Mitigation: Prior to recordation, the applicant shall provide evidence to the Transportation Department that they have secured an acceptable form of secondary access to the project site.

Monitoring: Building & Safety Department, Planning Department

HYDROLOGY AND WATER QUALITY Would the project

22. 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 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a) The project site varies topographically with the western half of the Tract Map's proposed residential lots to be tucked in between elevated hillside slopes along the north, south and western edges of the tract. Post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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through stormwater BMPs. Therefore, the project shall 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. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and for potential downstream pollutant loading. The project includes an on-site stormwater drainage system involving:

- Conveyance of runoff through an underground storm drain from the west end of the project site and under "A" Street then turning north between Lots 16 and 17 (Lot "B") and discharge these flows onto the adjacent property;
- Conveyance of runoff via concrete V-ditches on toes of manufactured slopes along the southwestern boundary of the project;
- Conveyance of runoff into a Water Quality / Infiltration Basin, then conveyed northerly in a proposed underground storm drain and eventually connecting to an existing storm drain system located on Forest Boundary Road approximately 250-feet north of the site.
- To be designed in accordance with the NPDES program, as demonstrated in the project Preliminary Water Quality Management Plan (WQMP). The water quality infiltration basin will conform to the MS4 Whitewater River Watershed Municipal Stormwater Program. Impacts will be less than significant.

c) The project site is not located within a groundwater recharge area where groundwater levels are currently rising. The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source. The project will receive potable water service and sanitary sewer service from Lee Lake Water District (LLWD). Therefore, the project will have no impact on groundwater levels due to groundwater extraction.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains/infiltrates the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

e) The project is not located within a 100-year flood hazard area. The project proposes the construction of residential homes that are not near or within a 100-year flood hazard area. Therefore, there will be no impact.

f) The project does propose placement of structures that would impede a 100-year flood hazard area. Therefore, there will be no impact. g) The project does not propose any uses for the Tract development that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project will be designed to treat stormwater runoff via a water quality infiltration basin in accordance with the MS4 Santa Ana River Watershed Municipal Stormwater Program. On-site drainage facilities will be managed by the Homeowners Association to minimize vector population and/or odors. Impacts will 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 measures required.

Monitoring: No monitoring measures required.

23. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, south of the City of Corona and is currently being used for container storage, livestock raising and horse stable boarding. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District. 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 will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements as discussed in Section 25b. Impacts will be less than significant.

c) The project site is located in an unincorporated area of Riverside County, south of the City of Corona but within the City of Corona Sphere of Influence. According to the General Plan, the closest dam to the project site is located 4.56 miles southeast at Corona Lake. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body.

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.

LAND USE/PLANNING Would the project

24. 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Corona General Plan and Sphere of Influence.

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, and located 1.12 miles southeast of the City of Corona, and within the City of Corona Sphere of Influence. Implementation of the project will require a General Plan Amendment to change the land use designation from Community Development: Light and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation. The project will provide a residential density of 4.3 dwelling units per acre, provide 3.32 acres of open space (approximately 27 percent of the site), and conform to the policies in the Temescal Canyon Area Plan.

The project is surrounded by the following land use designations: Light Industrial, Medium Density Residential, Medium High Density Residential, and Open Space: Conservation. The project's proposed density, lot size, and building size are consistent and compatible with the existing established homes to the east, south, and west. The project site is the next logical extension of these existing residential communities.

The southwest corner of the project site contains the majority of the hillside slopes. This area is seeking to be changed to Open Space: Recreation land use designation which will be used as open space recreation

North of the project exists vacant parcels that are designated Light Industrial (and further north existing commercial industrial businesses along Knabe Road). The proposed project seeks to change its existing land use designation from Light Industrial to Medium Density Residential. As previously mentioned, the residential expansion of the existing neighborhood communities makes more sense than establishing industrial uses on the project site which would divide these established communities. However, by changing the site's land use designation from Light Industrial to Medium Density Residential, it may create the potential for impacts along the project's northern boundary as it abuts against Light Industrial designation. The vacant parcel north of the project could potentially be developed as industrial and related uses including warehousing/distribution, assembly and light manufacturing, and repair facilities. The proposed project northern boundary has a 6 foot high perimeter block wall which will help mitigate some of the impacts associated with these uses. However, it will be dependent on the applicant of the future industrial development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore the project will not result in a substantial alternation to the present land use of the area and impacts will be less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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b) According to the Riverside County Land Information System and the City of Corona General Plan, the project site is located within the City of Corona Sphere of Influence and designates the project site as Light Industrial. The proposed General Plan Amendment would have an effect by changing the City of Corona's current SOI designation from Light Industrial to Medium Density Residential. Therefore, project proposal (if adopted by the County) would place the City in the same scenario by requiring a General Plan Amendment in order to permit the land use if annexed into the City of Corona. Nonetheless, the proposed General Plan Amendment does not eliminate a significant portion of the current Light Industrial designated area (65.86 acres), but only decreases a portion of Light Industrial land use area (12.3 acres) adjacent to existing residential land uses to the south and east. Furthermore, the City of Corona to date of publication of this study has not provided comments of concern over the proposed land use change. Lastly, the project's residential density will average 4.3 du/ac, consisting of 53 residential lots ranging from 4,000 to 4,945 sq. ft. and will abut similar sized residential lots found along the southern and eastern boundaries of the project. Therefore, impacts in regard to affecting a land use within a city sphere of influence are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Land Use Element; Riverside County General Plan

Findings of Fact:

a) The project site's current zoning does not allow for the development of single family dwelling units without a General Plan Amendment and Change of Zone. Therefore, in order to be consistent with the General Plan Amendment proposed land use, the proposed development would require a Change of Zone from Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Development. The project's residential density of 4.3 dwelling units per acre and minimum 4,000 sq. ft. lots are consistent with the standards in the Planned Residential zone. The project is consistent with the proposed Planned Residential zoning, however, the applicant has requested a variance to encroach 5 feet into the 20 foot front yard setback to accommodate a non-habitable porch. Staff has reviewed the applicant's request for a variance and believes that findings can be made consistent with Section 18.27 of Ordinance No. 348. A portion of the site has significant topological slopes. Approximately 2.2 acres

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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(17%) of the 12.3 acre site has significant steep slopes ranging between 36% to 67%, making these areas undevelopable for single family residences. Due to the site's significant topological features, the applicant's developable envelope is restricted to approximately 10 acres. Coupled with other design restrictions such as providing two internal roads for access onto Forest Boundary Road, the project layout is further restricted. The applicant is requesting a variance to encroach 5 feet into the front yard 20 foot setback for a non-habitable porch because of these site constraints limiting lot sizes. Staff contends that a variance could be granted to allow this project the same developmental privileges as other Planned Residential zoned project without these topological constraints. It should also be noted that some planning areas within Specific Plan No. 176 Wild Rose was approved and constructed with 15-foot minimums front yard setbacks. Support for the proposed variance would be consistent with the Wild Rose Specific Plan development that exists today. Staff believes findings can be made to support the applicant's variance request. The inclusion and encroachment of the front yard porch is less than significant impact. The addition of the porch will add to the aesthetic character of the proposed streetscape and overall community design.

Therefore, the variance request is being recommended for approval, consistent with Section 18.27 of Ordinance No. 348. Therefore, the project is consistent with the proposed zone of Planned Residential and the variance section, and therefore impacts are considered less than significant.

b) The project site's current zoning is Manufacturing-Service Commercial, and is being proposed to change to Planned Residential with a density of 4.3 dwelling units per acre and minimum 4,000 sq.ft. lots. The project is surrounded by the following zoning: Residential Agricultural-2 1/2 acre minimum, Residential Agricultural-5 acre minimum, Manufacturing-Service Commercial, Specific Plan No. 317 (The Retreat), and Specific Plan No. 176 (Wildrose). The project's proposed density, lot size, and building size are consistent and compatible with the Specific Plan's density of 2 – 5 dwelling units per acre (MDR) and 5 – 8 dwelling units per acre (MHDR), as well as the existing established homes to the east, south, and west. The project site is the next logical extension of these existing residential communities.

North of the project exists vacant parcels that are zoned Manufacturing-Service Commercial (and further north existing commercial industrial businesses along Knabe Road). The proposed project seeks to change its existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2 acre minimum to Planned Residential and Open Area Combining Zone Residential Development. As previously mentioned, the residential expansion of the existing neighborhood communities makes more sense than establishing industrial uses on the project site which would divide these established communities. However, by changing the site's zoning from industrial to residential, it may create the potential for impacts along the project's northern boundary as it abuts against manufacturing zoning. The vacant parcel north of the project could potentially be developed as light manufacturing including food and textiles manufacturing, metals and lumber manufacturing, electrical equipment, recycling centers, and batch plants. The proposed project northern boundary has a 6 foot high perimeter block wall which will help mitigate some of the impacts associated with these uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

c) The project is located in between three established residential communities to the east, south and west. The project's proposed density, lot size, and building size are consistent and compatible with these residential neighborhoods. The residential expansion of the existing neighborhood communities makes more sense than establishing industrial uses on the project site which would divide these

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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established communities. There is vacant land north of the project, however, these vacant lands has the potential to be developed as industrial manufacturing, consistent with the existing industrial uses north of the project along Knabe Road. The proposed project northern boundary has a 6 foot high perimeter block wall which will help mitigate some of the impacts associated with these uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

- d) The project is consistent with the Riverside County General Plan and Temescal Canyon Area Plan.
- e) The project will not disrupt or divide the physical arrange of an established community. On the contrary, the proposed project seeks to complete the established existing neighborhood by developing a residential community on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

26. 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, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has available geologic information indicates that mineral deposits are likely to exist, however, the significant 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 will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the immediate area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, 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

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from nearby proposed, existing or abandoned quarries or mines. No impact will occur.

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

27. 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, Eastern Coachella Valley Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"

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 will expose people residing on the project site to excessive noise levels. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

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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28. Railroad Noise

NA A B C D

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Local Circulation Policies, "Rail"

Findings of Fact: There are no railroad tracks in the vicinity of this project site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Highway Noise

NA A B C D

Source: Riverside County General Plan, Circulation Element

Findings of Fact: The project is not directly adjacent to any Highway. The closest highway, Interstate 15 freeway is 0.10 miles east of the project. The Department of Industrial Hygiene reviewed the project that no noise study was required and determined that noise from the freeway was less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Other Noise

NA A B C D

Source: Project Application Materials, Review by Department of Industrial Hygiene

Findings of Fact: The vacant parcel north of the project could potentially be developed as light manufacturing including food and textiles manufacturing, metals and lumber manufacturing, electrical equipment, recycling centers, and batch plants. The Department of Industrial Hygiene reviewed the noise impacts of the project and determined a noise study was not required. The proposed project's northern boundary has a 6 foot high perimeter block wall which will assist in reducing some of the existing noise impacts, as well as the potential future noise impacts associated with the industrial uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

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 |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 31. Noise Effects on or by the Project | | | | |
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Noise review by Department of Industrial Hygiene

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct 53 single family residential buildings on 12.3 acres, which is similar to the existing residential neighborhood to the east, south and west. The Department of Industrial Hygiene reviewed the project and determined that a noise study was not required due to the relatively low classification of roadway (number of lanes) for Forest Boundary Road, and that the County’s standard noise conditions would be applied and adequate for the level of noise anticipated (COA 10.PLANNING.23) and generated by the project. A 6-foot high block wall will be constructed along the project’s perimeter which will provide noise attenuation from and to surrounding sources. In addition, the construction of the project will be required to be consistent with State building code which will provide further sound attenuation through building materials. The noise generated from the project is consistent with the surrounding residential communities. Therefore, impacts are considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project site or surrounding are. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community (COA 10.PLANNING.23):

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- All high noise impact construction-related activities shall be limited to constructions hours determined by County staff.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

c) Future residents located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people living on the premises and utilizing the on-site amenities. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's residential land uses will not exceed the County of Riverside's compatibility thresholds and is considered less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

32. 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Housing Element

| | | | |
|--------------------------------|--|------------------------------|-----------|
| 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 currently used for RV storage, container storage, livestock raising and horse stable boarding. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. 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 percent or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently used as agricultural land. No impact will occur.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.
- e-f) The project will generate approximately 174 residents within the unincorporated portion of the Temescal Valley area. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 471,500 is projected for 2020 in unincorporated areas of Riverside County. This total is within the growth projections and impacts will be less than significant.

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:

33. Fire Services

Source: Riverside County General Plan Safety Element; Google Maps 2013.

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Corona Fire Station 7, located 2.3 miles northwest of the project site.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.18). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Sheriff Services

Source: Riverside County Sheriff's Department,

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.18). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Schools

Source: Coachella Valley Unified School District; Google Maps 2013.

Findings of Fact: The project site is located within the Corona-Norco Unified School District (CNUSD). The nearest schools to the project site are Temescal Valley Elementary, located at 22950 Claystone Avenue, approximately 0.68 miles southeast and Woodrow Wilson Elementary, located at 750 Spyglass Drive within the City of Corona. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Libraries

Source: Riverside County General Plan; Google Maps 2013.

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

The closest library to the project site is the El Cerrito Branch Library, located at 7581 Rudell Road in an unincorporated portion just outside of City of Corona, at approximately 3.14 miles to the northwest of the site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.18). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Health Services

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan

Findings of Fact:

The project site is located within an area served by the County Health Centers. The closest health center to the project site is Kaiser Permanente Corona Medical Offices, located at 2055 Kellogg Avenue in the City of Corona, approximately 5.4 miles northwest of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

38. 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source: Project Site Plan; Google Maps 2013.

Findings of Fact:

a) The project will include the construction of 53 residential units within the project site. The proposed landscape conceptual plan shows that the project will include one private neighborhood park provided with concrete walkway and DG footpath, park benches, shaded canopy with picnic tables barbeque area, basketball half court and a tot lot all within the interior of the project site. The nearest public park to the project site is Eagle Glen Park, located at 4190 Bennett Avenue, Corona at approximately 2.14 miles northwest. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. Therefore, impacts are considered less than significant.

b) The project will include one private neighborhood park that will be open to residents. The project will 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. Therefore impacts are considered less than significant.

c) The project will be managed by the formation of a Homeowners Association (HOA), which will be responsible for managing and maintaining the private neighborhood park's landscaping and recreational amenities. The HOA assigned to the project development will require all residents within the project development to pay a monthly HOA fee directed towards the maintenance of the park and all other associated open space lots within the tract development. This is a standard condition of approval and is not considered mitigation under CEQA. Therefore, the project's impact towards payment of park fees will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Recreational Trails

Source: Riverside County General Plan;

Findings of Fact: The project development will not provide recreation trails as the project area will be a private, gated neighborhood limited in size (12.3 acres). However, the project will provide a concrete walkway and DG footpath for the proposed private neighborhood park, which will serve its local residents for local recreational purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

40. Circulation
 a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the perform-

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| ance 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Transportation Department project review December 2014.

Findings of Fact:

a-b) The project will not conflict with an applicable plan, ordinance, policy or a congestion management program. As determined through review and conclusion by Riverside County Transportation Department the size (53-lot tract home development) and location of the project does not require a traffic study and is exempt from traffic study requirements as the proposed 53 single-family dwelling units would not generate 100 or more peak hour trips. The project is consistent with all County transportation plans. It was also determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project will not generate significant amounts of vehicle trips to significantly impact the level of service standards in the vicinity, and therefore will not create any significant traffic congestion. Forest Boundary Road is not designated on the County's General Plan Circulation Element and will not impact the Circulation Element. Therefore, impacts in this regard are considered less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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e-f) The proposed project will provide two access points on Forest Boundary Way for its residents to use. The internal circulation system will be designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. However, there is a potential significant hazard with the lack of secondary access to the project. If there as an accident that cause an obstruction at the intersection of Knabe Road and Forest Boundary Road north of the project, residents would be potentially trapped as Forest Boundary Road southbound is controlled by an electronic gate, which is only accessible to residents of The Retreat (and emergency service vehicles). Therefore to avoid this hazard and provide a secondary point of access to the site, the project has been conditioned to secure secondary access prior to map recordation (COA 50.TRANS.19). The potential secondary access may require the need to create new roads. Therefore, impacts are considered less than significant with mitigation measures incorporated.

g) The project will not cause an effect upon circulation during the project’s construction. The project will be required to submit to RTLMA for review and approval a staging plan to identify the location(s) for onsite and off-site construction equipment, mechanized equipment and building materials. Therefore, impacts in this regard are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses with the mitigation measure incorporated (see section 40 e and f) (COA 50.TRANS.19). The project will be required to fulfill one of the two conditional options by the Transportation Department prior to map recordation. Therefore, impacts in this regard are considered less than significant with mitigation measures incorporated.

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 is a private, gated community that will provide adequate internal pathways and sidewalks, and will connect to outside regional bike paths and trails. Impacts will be less than significant.

Mitigation: Prior to recordation, the applicant shall provide evidence to the Transportation Department that they have secured an acceptable form of secondary access to the project site.

Monitoring: Building & Safety Department, Planning Department

41. Bike Trails

Source: Temescal Canyon Area Plan, Figure 8 “Trails and Bikeway System”; Riverside County General Plan,

Findings of Fact:

There are no bike trails within the immediate vicinity of the project area. No impact will occur.

| 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.

UTILITY AND SERVICE SYSTEMS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 42. 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 checked="" type="checkbox"/> | <input 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"/> |

Source: Riverside County Land Information System;

Findings of Fact:

a) The project's water needs will be served by the Lee Lake Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or 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.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

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 |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 43. Sewer | | | | |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County Land Information System;

Findings of Fact:

a) The project's wastewater needs will be served by the Lee Lake Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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or 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.

b) There is a sufficient wastewater capacity available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Solid Waste

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| 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:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Energy Conservation

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

Source:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have 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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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: As discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

48. 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: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

49. 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: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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 and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

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

File: EA.PP10130R3

Revised: 2/10/2015 6:57 AM

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

Tentative Tract Map proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres.

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 #: TR35249

Parcel: 282-180-009

10. GENERAL 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. 35249 shall be henceforth defined as follows:

TENTATIVE MAP =

Tentative Tract Map No. 35249, Amended No. 2, dated 8/14/14.

Exhibit B & C, Building Elevations and Floor Plans, dated 12/8/14

Exhibit F, Fire Plan, dated 8/14/14

Exhibit L, Landscaping Plan, dated 8/14/14

Exhibit P, Porch Design, dated 12/23/14

Exhibit S, Site Plan, dated 12/5/14

Exhibit T, Lot Typicals, dated 12/10/14

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - 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.

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

10. GENERAL CONDITIONS

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. 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)

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

10. GENERAL CONDITIONS

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

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 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.

TRACT MAP Tract #: TR35249

Parcel: 282-180-009

10. GENERAL CONDITIONS

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. 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. 20 MAP - CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

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.

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

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10. GENERAL CONDITIONS

10.BS GRADE. 24 MAP - FINISH GRADE (cont.) RECOMMND

the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

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

All lots under Tract Map 35249 are proposing to receive potable water service and sanitary sewer service from Lee Lake Water District (LLWD). 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. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 RETENTION BASIN(S) -NO VECTORS RECOMMND

All retention basin(s) shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

Based on the information provided in the Phase 1 Environmental Site Assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or naturally occurring hazardous material is discovered at the site, a Phase 2 and/or 3 Environmental Site Assessment may be required at the discretion of the Department of Environmental Health, Environmental Cleanup Programs (DEH-ECP).

For further information, please contact DEH-ECP at (951) 955-8980.

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

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10. GENERAL CONDITIONS

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

of markers must be approved by the Riverside County Fire Department.

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

Schedule _ 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 35249, Amendment No. 2, is a request to subdivide an approximately 12.3-acre site for single family residential use. The development also includes landscaping lots, a park lot, open space lots and a water quality basin. The site is located in the Temescal Canyon area on the west side of Forest Boundary Road, north of Retreat Parkway and south of Bedford Motor Way. The District did not receive or review the original submittal of Tract 35249. Change of Zone 01137 is being processed concurrently with this proposal.

The mass grading of the surrounding area along with the construction of street and drainage improvements associated with the surrounding development under Specific Plan 317 (The Retreat) has significantly changed the area's natural landscape. The topography of the site is a small valley with a mild northeasterly slope surrounded by steep hills or manufactured slopes. A 30-inch storm drain, along with terrace drains from the manufactured slopes, concentrates storm runoff at the west end of the site. These flows then proceed northeasterly through the northwesterly corner of the site. The southerly boundary of the site receives a small amount of runoff from the manufactured slopes of the adjacent developments (Tract 30444 and Parcel Map 32494).

The exhibit indicates runoff at the west end of the site will be collected and conveyed in an underground storm drain from the west end of the site under "A" Street then

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

turn north between Lots 16 and 17 (Lot "B") and discharge these flows onto the adjacent property. If the capacity of the inlet at the west end is exceeded, emergency overflow would take flows in a concrete driveway/channel to "A" Street. The upstream inlet works is located outside of the tract boundary and permission for this work from the property owner will be required. The location of the outlet for this storm drain is outside of the tract boundary and permission for this work from the property owner will be required. The inlet and outlet should be located within drainage easements and maintenance access should be provided.

The offsite flows along the southerly boundary are collected and conveyed by V-ditches and down drains into the development which eventually enter the street system. These flows, along with all of the development's onsite runoff, continue easterly toward catch basins located in either "A" street or "C" Street near Forest Boundary Road. Flows from these catch basins are conveyed in an underground storm drain and discharged into the water quality basin. A small amount of runoff tributary to Forest Boundary Road is also collected and conveyed to the water quality basin. Flows discharged from the basin are conveyed northerly in a proposed underground storm drain and eventually connect to an existing storm drain system located in Forest Boundary Road approximately 250-feet north of the site.

There are no District maintained facilities proposed with this subdivision request. The Water Quality Management Plan (WQMP) and any drainage related issues, including maintenance responsibilities, will be reviewed and approved by the Transportation Department.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - PDA04867R1

RECOMMND

County Archaeological Report (PDA) No. 4867 submitted for this project (TR35249) was prepared by Chris Purtell with Duke Cultural Resources Management, LLC and is entitled: "Cultural and Paleontological Resources Assessment Forest Boundary Project Tentative Parcel Map No. 35249, Riverside County California ," dated August 12, 2014. This report was not accepted by the County Archaeologist

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - PDA04867R1 (cont.)

RECOMMND

and report comments (request for revisions) were requested and sent to the consultant September 03, 2014. Revised County Archaeological Report (PDA) No. 4867r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated September 24, 2014. This report was received on September 25, 2014 and accepted by the County Archaeologist on the same day.

(PDA) No 4867r1 concludes that there are no historic or archaeological resources located within the proposed project boundaries.

(PDA) No 4867r1 recommends that in the event unanticipated resources are identified during construction that an archaeologist shall assess the find and make recommendations.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

1)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.

a)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.

b)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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)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 MAP - IF HUMAN REMINAS FOUND RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i)A County Official is contacted.

ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - IF HUMAN REMINAS FOUND (cont.) RECOMMND

(1)The MLD identified fails to make a recommendation; or
(2)The landowner or his authorized representative rejects
the recommendation of the MLD, and the mediation.

10.PLANNING. 4 MAP - PDP01476R1 RECOMMND

County Paleontological Report (PDP) no. 1476r1, submitted
for this project (TR35249) was prepared by Benjamin
Scherzer, M.S. and Chris Purtell, M.A., with Duke Cultural
Resources Management LLC and is entitled "Paleontological
Resources Assessment for the Forest Boundary Project,
Temescal Valley! Riverside County, California dated
September 26, 2014.

PDP01476r1 concludes that there is a low sensitivity for
Paleontological resources within the project boundaries.
PDP01476r1 recommends that a program to mitigate adverse
impacts to Paleontological resources is not necessary.

10.PLANNING. 6 USE - GEO02366 RECOMMND

County Geologic Report (GEO) No. 2366, submitted for this
project (TR35249) was prepared by GeoTek, Inc. and is
entitled: "Geotechnical Evaluation For APN 282-180-006
Proposed Single-Family Residential Development Corona Area,
Riverside County, California", dated May 17, 2013. In
addition, GeoTek submitted the following documents for this
project:

"Updated Geotechnical Evaluation for Proposed Single-Family
Residential Development Tentative Tract Map No.35249 Corona
Area, Riverside County, California", dated March 3, 2014.

Response to Riverside County Review Comments Re: County
Geologic Report No. 2366 "Geotechnical Evaluation For APN
282-180-006 Proposed Single-Family Residential Development
Corona Area, Riverside County, California", dated May 8,
2014.

These documents are herein incorporated as a part of
GEO02366.

GEO02366 concluded:

- 1.No active or potentially active fault is known exist at
this site.
- 2.No active faulting on the subject property or in the
adjacent areas.

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - GEO02366 (cont.)

RECOMMND

- 3.No evidence of perched groundwater or localized seepage due to variations in rainfall, irrigation practices, and other factors.
 - 4.The potential for hydro-consolidation and the associated settlement is not considered to be a significant design constraint.
 - 5.The liquefaction potential on the site is considered negligible.
 - 6.The potential for landsliding is considered negligible.
 - 7.Surficial instabilities of slopes were not observed.
 - 8.There is a potential for out-of-slope bedding to occur within the lower portion of the proposed cut slopes located on the southerly side of the property.
 - 9.The potential for secondary seismic hazards such as a seiche or tsunami is considered negligible.
- GEO02366 recommended:
- 1.Existing site fill materials are not suitable to support structural site improvements and are recommended to be entirely removed.
 - 2.Remedial grading may be required to mitigate the out-of-slope bedding conditions.
 - 3.Areas of planned grading or improvements should be cleared of existing improvement, vegetation, roots, trash and debris and properly disposed of offsite.
 - 4.All of the undocumented fill and the upper three (3) to five (5) feet of alluvial soils should be completely removed within the structural grading limits.

GEO No. 2366 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2366 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 should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 7 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.

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10. GENERAL CONDITIONS

10.PLANNING. 8 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. 10 MAP - FINAL PLAN OF DEVELOPMNT RECOMMND

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

10.PLANNING. 13 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Planned Residential (R-4) zone.

10.PLANNING. 18 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 superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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10. GENERAL CONDITIONS

10.PLANNING. 19 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. 21 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 and Exhibit B & C.

10.PLANNING. 23 MAP - NOISE RECOMMND

Based on the information provided to the Office of Industrial Hygiene, no noise report will be required. However, this facility shall be required to comply with the following County standards:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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10. GENERAL CONDITIONS

10.PLANNING. 23

MAP - NOISE (cont.)

RECOMMND

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, consistent with the manufacturers' standard. 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.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing noise sensitive receptors (residential dwellings) nearest the project site during all project construction.

TRANS DEPARTMENT

10.TRANS. 1

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 5 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. 6 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 - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Forest Boundary Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

10.TRANS. 8 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.

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10. GENERAL CONDITIONS

10.TRANS. 9

MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 10

MAP - WAMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design,

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - WAMP ESTABL MAINT ENTITY (cont.) RECOMMND

source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 11 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 12 MAP - 100YR SUMP OUTLET RECOMMND

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

10.TRANS. 13 MAP - PERP DRAINAGE PATTERS 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

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10. GENERAL CONDITIONS

10.TRANS. 13 MAP - PERP DRAINAGE PATTERS (cont.) RECOMMND

flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10.TRANS. 14 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.TRANS. 15 MAP - INCREASE 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 drainage facilities in the site design. Although final design of the drainage facilities 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 configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP*- EXPIRATION DATE RECOMMND

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

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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-#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 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. 4 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

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.

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1137 and Change of Zone No. 7821 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 6 MAP - FINAL PLAN OF DEVELOPMNT RECOMMND

The land divider shall submit a Final Plan of Development to the County Planning Department to be reviewed and approved by the County Planning Department- Minor Permit Division pursuant to Section 7.11 of County Ordinance No. 348. The Final Plan of Development shall contain the following elements:

A. The site's precise grading plan showing all lots, building footprints, setbacks, yard spaces, fences, and the floor plan and elevation assignment for each lot.

B. Construction plans of all dwelling units within the subdivision. The plans shall be in a form suitable for submission to the Department of Building and Safety for plan review.

C. A typical mechanical plan showing the location and placement of mechanical equipment for each dwelling.

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 Recreation and Parks District 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.

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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. 31 MAP - CC&R RES HOA COMMON AREA RECOMMND

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,

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 home 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 home 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 home owners' association established herein shall manage and continuously maintain the 'common area', more

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50.PLANNING. 31

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

RECOMMND

particularly described on Tentative Tract Map No. 36590, 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 home 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."

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.

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50.PLANNING. 37 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. 38 MAP - REMOVAL OF STRUCTURES RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

TRANS DEPARTMENT

50.TRANS. 1 MAP-LC LNDSCP COMMON AREA MAIN RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP-LC LNDSCP COMMON AREA MAIN (cont.) RECOMMND
Department, Landscape Section.

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 3 MAP - ACCESS RESTRICTION/SUR RECOMMND
Lot access shall be restricted on Forest Boundary Road and so noted on the final map.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 5 MAP - 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. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 7 MAP - LIGHTING PLAN RECOMMND
A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 8 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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 Forest Boundary Road.
- (2) Streetlights.
- (3) 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, or other electric provider.

50.TRANS. 9 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be

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50. PRIOR TO MAP RECORDATION

50.TRANS. 9 MAP - UTILITY PLAN (cont.) RECOMMND

submitted to the Transportation Department for verification purposes.

50.TRANS. 10 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping 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 Forest Boundary 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 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. 11 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. 12 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), 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.

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50.TRANS. 13 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. 14 MAP - SIGNING & 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 or as approved by the Director of Transportation.

50.TRANS. 15 MAP - EXISTING MAINTAINED RECOMMND

Forest Boundary Road along project boundary is a paved County maintained road designated Collector Road and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE: A 5' sidewalk (on the project side) shall be constructed 7' from the curb line within the 15' parkway.

50.TRANS. 16 MAP - IMPROVEMENTS RECOMMND

"A" and "B" Streets, and portion of "C" Street from Forest Boundary Road to lot 43 are reserved private streets and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within a 46' private road easement in accordance with County Standard No. 105, Section "A". (36'/46') (Modified for reduced easement width from 56' to 46'.)

NOTE: 1. A 5' concrete sidewalk shall be constructed adjacent to the curb line within the 5' parkway.

"C" Street, from "B" Street to lot 43 is a reserved private street and shall be improved with 28' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (on one side) within a 35' private road easement in accordance with County modified Standard No. 105, Section "A". (28'/35') (Modified for reduced easement width from 56' to 35' and reduced improvement from 36' AC pavement to 24' AC

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50.TRANS. 16 MAP - IMPROVEMENTS (cont.) RECOMMND
pavement.)

NOTE: 1. A 5' concrete sidewalk (on one side) shall be constructed adjacent to the curb line within the 5' parkway.

2. Transition from 28' to 36' AC pavement shall be constructed as directed by the Director of Transportation.

50.TRANS. 17 MAP - EASEMENTS RECOMMND
The project shall provide easements for those storm drainage facilities not maintained by the HOA.

50.TRANS. 18 MAP - VACATION/ABANDONMENT RECOMMND
The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Forest Boundary Road. Accordingly, prior to the recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 19 MAP - SECONDARY ACCESS RECOMMND
Prior to map recordation, the project proponent shall provide secondary access for this Tract Map through one of the following options:

Option 1: Retreat Parkway

Said access shall utilize Retreat Parkway through the Retreat Residential Development (Tract Map No. 30241) ultimately connecting to Knabe Road. The project proponent shall secure and provide, to the County, a written agreement with the Retreat Residential Development which grants the project access to its gates and permission to

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19

MAP - SECONDARY ACCESS (cont.)

RECOMMND

utilize Retreat Parkway in the event of emergency evacuation. The agreement shall be binding and remain effective in perpetuity. The agreement and gate access granted to the project shall be submitted to the Transportation Department and Fire Department for review and approval.

Should the project proponent fail to secure/provide a written agreement with the Retreat Residential Development, the map shall be returned for redesign.

Option 2: Other

The project proponent shall identify and secure easements for a secondary access that is approved by the Transportation Department and Fire Department.

The project proponent shall disclose this condition of approval to all prospective owners/buyers of this project or as approved by the Director of Transportation. The Director of Transportation, with concurrence of the Fire Chief, may alter or waive any provision of this condition.

50.TRANS. 20

MAP - WQMP REQMNT ON ECS

RECOMMND

A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 21

MAP - SUBMIT PLANS

RECOMMND

The project specific Final WQMP, improvement 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.TRANS. 21 MAP - SUBMIT PLANS (cont.) RECOMMND

the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

50.TRANS. 22 MAP - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP.

50.TRANS. 23 MAP - ONSITE ESMT ON FINAL MAP RECOMMND

Onsite drainage facilities located outside the 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.TRANS. 24 MAP - OFFSITE ESMT 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 Transportation Department 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.TRANS. 25 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 Transportation Department for review and approval.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

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

60.BS GRADE. 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. 13 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.

60.BS GRADE. 14 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. 15 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

60.BS GRADE. 16 MAP-DELINEATE EXISTING S.D. RECOMMND

Tentative Tract Map No. 35249 indicates an existing 30" storm drain traversing lots 20-25 and proposes relocate the storm drain system.

Prior to the issuance of a grading permit, the existing storm drain system shall be clearly delineated on the grading plan and the project soils report shall provide recommendations for the removal and backfill of the existing storm drain system.

60.BS GRADE. 17 MAP-EMERGENCY OVERFLOW DEVICE RECOMMND

Subsurface drainage, flowing in easements adjacent to or in lots for homes, shall provide emergency overflow facilities - in case the subsurface drainage is blocked - to prevent inundation of residential lots.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. 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. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. 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 - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 12 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. 22 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - FEE BALANCE (cont.) RECOMMND

a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 23 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. 25 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1137 and Change of Zone No. 7821 have been approved and adopted by the Board of Supervisors and have been made effective.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

60.TRANS. 2 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet,

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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 - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA (cont.) RECOMMND

any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

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 - BUILDING SEPARATION RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Fireplaces may encroach one (1) foot into the side yard setback. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 3 MAP - SIDE YARD SETBACKS RECOMMND

All street side yard setbacks shall be a minimum of ten (10) feet.

80.PLANNING. 4 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - NO CROSS LOT DRAINAGE RECOMMND

Lots shall be graded to drain to the street with no cross lot drainage permitted. Drainage shall be indicated on the Final Plan of Development.

80.PLANNING. 9 MAP*- ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibit B and C.

80.PLANNING. 10 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit B and C.

80.PLANNING. 11 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. 12 MAP - FINAL SITE OF DEVELOPMNT 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.

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

2. One (1) color and materials sample board containing precise color texture and material swatches or photographs

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12

MAP - FINAL SITE OF DEVELOPMNT (cont.)

RECOMMND

(which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. 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.

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

3. Each individual plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

C. Subdivision development shall conform to the approved plot plan and shall conform to the design guidelines and requirements found in the approved Design Manual, Exhibit

_____.

80.PLANNING. 13

MAP - CONFORM FINAL SITE PLAN

RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Corona-Norco Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 28 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. 29 MAP - BASIN FENCING RECOMMND

Prior to building permit issuance, the applicant shall submit wall/fencing plans for review and approval by the Planning Department and Building and Safety. In particular, the proposed wall/fencing around the detention basin shall be submitted for Planning Department review and approval.

80.PLANNING. 30 MAP - PARKS PLAN RECOMMND

Prior to building permit issuance, the developer/builder shall submit a parks plan to the Planning Department outlining all the recreational amenities in the tract including trails, equipment, structures, paths. This plan shall be reviewed and approved by the Planning Department.

TRANS DEPARTMENT

80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 2 MAP - LC LANDSCAPE SECURITY

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 Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - LC LANDSCAPE SECURITY (cont.) RECOMMND

forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 3 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 Forest Boundary Road.
- (2) Streetlights.
- (3) Street sweeping.

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- 1. All slopes, including basins, will need to meet minimum erosion control planting and irrigation requirements per County Standards. (Basin slopes were called out to be a native grass hydroseed mix).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 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.

80.TRANS. 6 MAP - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - BMP GPS COORDINATES (cont.) RECOMMND
treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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)955-5282

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall on the project

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI (cont.) RECOMMND

perimeter consistent with TENTATIVE TRACT MAP NO.35249. The required wall 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. 5 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - WALL AND FENCING COMPLI. RECOMMND

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and Exhibit L landscaping plans.

90.PLANNING. 10 MAP - FUTURE RESIDENT NOTIFY RECOMMND

The developer shall provide evidence that a mechanism is in place to notify those future residential property owners adjacent to the Light Industrial land use designation, that their property they are purchasing is adjacent to land designated as Light Industrial, and could potentially be developed as industrial uses.

90.PLANNING. 11 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. aid certification shall be obtained from the Recreation and Park District.

TRANS DEPARTMENT

90.TRANS. 1 MAP - LC LNDSCP INSPECT DEPOSI 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 Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - LC LNDSCP INSPECT DEPOSI (cont.) RECOMMND

required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 2 MAP- LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS.2 condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS.1 condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 3 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - LC COMPLY W/LNDSCP/IRR (cont.) RECOMMND

inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 4 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. 5 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 6 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 7 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:

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

MAP - 80% COMPLETION (cont.)

RECOMMND

- 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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 11 MAP - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 MAP - PARK CONSTRUCTION RECOMMND

Prior to the 15th building permit issued for single family residence in the tract, the developer shall construct all recreational amenities as per TENTATIVE TRACT MAP NO. 35249, or sooner.

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10. GENERAL CONDITIONS

10. EVERY. 3 VAR - 90 DAYS TO PROTEST (cont.) RECOMMND

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this application.

PLANNING DEPARTMENT

10.PLANNING. 1 VAR - 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. 2 VAR - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, 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. 3 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 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. 4 VAR - VARIANCE APPLIED TO LOTS RECOMMND

The variance to encroach 5 feet into the 20 foot front yard setback shall only be applicable to Plan 1 lots per APPROVED EXHIBIT S (site plan). Only these 14 lots will

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CONDITIONS OF APPROVAL

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Parcel: 282-180-009

10. GENERAL CONDITIONS

10.PLANNING. 4 VAR - VARIANCE APPLIED TO LOTS (cont.) RECOMMND

have its front yard setback reduce to 15 feet minimum for
the purposes of a porch in front of the building.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 VAR - EXPIRATION DATE FOR MAP RECOMMND

This approval shall be used within the same period of
time that the land division approval may be used,
otherwise this variance shall become null and void.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 16, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health Dept-M.Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv.Co. Landscaping Section-M.Hughes

Riv.Co. Park Department
P.D. Archaeology Section-D. Jones
Riverside Transit Agency
Riv. Co. Waste Management Dept.
Riv. Co. Survey
Riverside Transit Agency
1st District Supervisor
1st District Planning Commissioner
Corona-Norco Unified School District
Temescal Canyon MAC

Lee Lake Water District
SBC and Verizon
Comcast & Time Warner
City of Corona
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO.1137, CHANGE OF ZONE NO.7821, TENTATIVE TRACT MAP NO. 35249 – EA42676 - Applicant: Rancho Way LLC – Engineer/Representative: Mayers and Associates Civil Engineering - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial and Rural: Rural Residential – Location: Northly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway – 12.3 gross acres - Zoning: Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum - **REQUEST:** The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Rural: Rural Residential. The **Change of Zone** proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum to Planned Residential and Residential Agricultural-2½ Minimum. The **Tentative Tract Map** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 2 open space lots, 1 water quality basin lot, 1 parks lot, and 3 landscape lots on 12.3 gross acres. - APNs: 282-180-006 and 282-180-009

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 8, 2014**. 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 Paul Rull, Project Planner, at (951) 955-0972 or email 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.

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 19, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv.Co. Landscaping Section-M.Hughes

Riv.Co. Park Department
P.D. Archaeology Section-D. Jones

GENERAL PLAN AMENDMENT NO.1137, CHANGE OF ZONE NO.7821, TENTATIVE TRACT MAP NO. 35249 AMENDED #1 – EA42676 - Applicant: Rancho Way LLC – Engineer/Representative: Mayers and Associates Civil Engineering - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial and Rural: Rural Residential – Location: Northly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway – 12.3 gross acres - Zoning: Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum - **REQUEST:** The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Rural: Rural Residential. The **Change of Zone** proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum to Planned Residential and Residential Agricultural-2½ Minimum. The **Tentative Tract Map** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 2 open space lots, 1 water quality basin lot, 1 parks lot, and 3 landscape lots on 12.3 gross acres. - APNs: 282-180-006 and 282-180-009

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on June 19, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Environmental Programs Division, Geology, Archaeology, Landscaping, Transportation, Environmental Health Services, Fire, Building & Safety: Grading

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 **Paul Rull**, Project Planner, at **(951) 955-0972** or email 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.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 19, 2014

TO

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health – Industrial Hygiene

Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety- Plan Check

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

Riv.Co. Landscaping Section-M.Hughes

Riv.Co. Park Department

P.D. Archaeology Section-D. Jones

GENERAL PLAN AMENDMENT NO.1137, CHANGE OF ZONE NO.7821, TENTATIVE TRACT MAP NO. 35249

AMENDED #2 – EA42676 - Applicant: Rancho Way LLC – Engineer/Representative: Mayers and Associates Civil Engineering - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial and Rural: Rural Residential – Location: Northly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway – 12.3 gross acres - Zoning: Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum - **REQUEST:** The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Rural: Rural Residential. The **Change of Zone** proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum to Planned Residential and Residential Agricultural-2½ Minimum. The **Tentative Tract Map** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 2 open space lots, 1 water quality basin lot, 1 parks lot, and 3 landscape lots on 12.3 gross acres. - APNs: 282-180-006 and 282-180-009

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment agenda on September 11, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Planning, Environmental Programs Division, Geology, Archaeology, Landscaping, Transportation, Environmental Health Services, and Fire.

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 **Paul Rull**, Project Planner, at (951) 955-0972 or email at prull@rctima.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.

Rull, Paul

From: Magee, Robert <RMagee@rcbos.org>
Sent: Wednesday, April 23, 2014 3:15 PM
To: Rull, Paul
Cc: Huyck, Kristen
Subject: GPA 1137, CZ 7821 & TTM 35249 LDC Comments

Paul,

I have consistently advised this applicant that our office was supportive of Residential in this area, but that their density goals appeared to be a bit aggressive and would require a great deal of public outreach. That being said, I offer the following comments:

1. The applicant must make a presentation to the Temescal Canyon Municipal Advisory Council (TMAC).
2. Provide details of the amenities/landscaping proposed for the two private parks.
3. Since all three streets will be private is the development proposed to be gated?
4. Will the HOA maintain the streets, parks & basin?
5. Since all the private streets are narrower than County standards will on-street parking be restricted by Fire?

Thank you for the opportunity to comment.

Robert E. Magee
District Director

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 16, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health Dept-M.Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
Riv.Co. Landscaping Section-M.Hughes

Riv.Co. Park Department
P.D. Archaeology Section-D. Jones
Riverside Transit Agency
Riv. Co. Waste Management Dept.
Riv. Co. Survey
Riverside Transit Agency
1st District Supervisor
1st District Planning Commissioner
Corona-Norco Unified School District
Temescal Canyon MAC

Lee Lake Water District
SBC and Verizon
Comcast & Time Warner
City of Corona
Southern California Edison
Southern California Gas Co.

GENERAL PLAN AMENDMENT NO.1137, CHANGE OF ZONE NO.7821, TENTATIVE TRACT MAP NO. 35249 – EA42676 - Applicant: Rancho Way LLC – Engineer/Representative: Mayers and Associates Civil Engineering - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial and Rural: Rural Residential – Location: Northly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, westerly of Forest Boundary Parkway – 12.3 gross acres - Zoning: Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum - **REQUEST: The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Rural: Rural Residential. The **Change of Zone** proposes to change the existing zoning from Manufacturing-Service Commercial and Residential Agricultural-2½ Minimum to Planned Residential and Residential Agricultural-2½ Minimum. The **Tentative Tract Map** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 square feet, 2 open space lots, 1 water quality basin lot, 1 parks lot, and 3 landscape lots on 12.3 gross acres. - APNs: 282-180-006 and 282-180-009**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 8, 2014**. 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 Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / **MAILSTOP# 1070**.

Please see page 2

DATE: April 30, 2014 SIGNATURE: *Charissa Leach*

PLEASE PRINT NAME AND TITLE: Charissa Leach, First District Planning Commissioner

TELEPHONE: 951.500.5325

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.

Leach LDC Comments – Pg. 2

1. Would like to see the existing RR GP designation and Existing Zoning of RA 2 ½ be revised to be consistent with each other and maybe even to an open space designation.
2. Please discuss the potential for this project providing a 'mini design guideline' for future buyers, in lieu of the provided architectural elevations and floor plans. This appears to be a perfect example of where we could go with the preliminary requirements. It may be too soon but I would like to investigate the options.



December 17, 2014

TO: Paul Rull, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Tentative Tract Map No. 35249

In regards to Tentative Tract Map No.35249, I recommend that the property owners, on the northern portion of the tract, are informed and acknowledge the potential noise from future industrial activities which may require a possible 8 to 16 feet noise barrier adjacent to their backyards. The size of the barrier is dependent on the proposed type and design of the future industrial complex. There are unknown variables when not knowing what type of project and any proposed design that will be incorporated to mitigate any noise generated to sensitive receptors (residences). The project could require a minimal size noise barrier or may go with the maximum height to achieve the Riverside County's noise standards for stationary noise sources.

Please contact me if you have any questions.

A handwritten signature in black ink, appearing to read "S. Hinde".

Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

TEMESCAL VALLEY MUNICIPAL ADVISORY COUNCIL

Minutes of the November 13, 2013 Meeting

7:00 P.M.

The Lodge - Trilogy
24503 Trilogy Parkway
Corona, CA 92883

I. Pledge of Allegiance

II. Roll Call

Present: Eric Werner (Chair)
Absent: Jerry Sincich (Vice-Chair)
Present: Bob Hafner

Present: Craig Deleo
Present: Roberta Tandy
Present: Jack Wyatt (Alternate)

III. Approval of Minutes

A. June 12, 2013 Minutes Approved

IV. New Business

A. Update from 67th Assembly District Assemblywoman Melissa Melendez – Not Present

B. Update from Sheriff's Dept. – Lt Zachary Hall

1. Low amount of crime rate in the valley
2. Discussed that police don't spend time in our area because of low volumes and minor forms of crime that occur in our area.
3. The Lt will discuss with his officers about spending more time out in our area. He wants the officers to become more of stewarts in our neighborhoods
4. Most of the crimes that do occur appear to be happening at highest rate in Horsethief. The crimes are small thefts and some domestic violence

C. Update from the Cal-Fire – Chief Tony Mecham

1. Thanked the community for all their support of Station 64 during the annexation process. They consider it an honor to serve in our neighborhood.
2. Over 80% of our calls were medical calls
3. The fire calls they did go out on one was a small structural fire in the valley and the other calls were some of the areas where woods and grass did catch fire

D. Lee Lake Water District Update on Temescal Canyon Pipeline Project – General Manager Jeff Pape;

1. Discussed the route of the pipelines that Lee Lake will be installing along Temescal Road
2. Discussed some of the services they will be bringing to Toscana upcoming construction
3. Discussed working most of the time at night to minimize traffic restrictions.
4. Discussed instead of routing traffic off of Temescal road they will use employees to traffic control while work is going on.

E. Presentation by TDAC Development on Tentative Tract Map which includes 56 single family lots located at 22395 Forest Boundary Road in the Temescal Valley

1. Company presented the location of the property right outside of Wildrose and the Retreat subdivision. They described the lay out of the neighborhoods, the size of the yards, and the entrances and exits in the neighborhoods
2. Concerns brought up by community members
 - a. Adding too much traffic to an already congested area because of the other communities
 - b. Minimal amenities in the community. This would result in homeowners going and using near by communities resources
 - c. Home to yard size not the same as surrounding communities.

- F. Update on Laticrete Project – Larry Markham on behalf of Clendenon Development – Not Present
- G. Update from Waste Management – Miriam Cardenas
 - 1. Just a reminder that soon they will be looking for volunteers to start working on the Temescal Valley Fair
- H. RFTV Update – Jannlee Watson
 - 1. The Residents for Temescal Valley (RFTV) continues to meet at Starbucks in the Sycamore Creek Vons shopping center, 8:30 AM most Saturdays
 - 2. RFTV continue to work and form committees. The goal is to form sub committees to help address some of the deficiencies that were voiced by residence during the no annexation process. The committees that were formed were
 - a. Development
 - b. Public Safety
 - c. Identity
 - d. Legislative
 - e. Transportation
 - f. Communication
 - g. Beautification

If you are interested in any of these committees, please get hold of Jannlee

V. Old Business

- A. Report from Supervisor Kevin Jeffries Office – Kristen Huyck, Legislative Assistant
 - 1. Discussed the marquees. Putting out the bid to start constructions. Finalizing all the land requirements so that construction can begin
- B. Update on Transportation - None
- C. Community Calendar

VI. Public Comments

VII. TVMAC Member Comments

VIII. Items for Future Agendas

- A. RTA Presentation
- B. Update Foothill Parkway extention

IX. Date of Next Meeting

- A. The next meeting will be February 12, 2014 (Dark in January) at The Lodge - Trilogy, 24503 Trilogy Parkway, Corona, CA 92883.
- B. Future TVMAC meetings will be held on the second Wednesday of the month. Meetings for remainder of 2013 and 2014 will be held at The Lodge – Trilogy

MEETING ADJOURNED

1st District Supervisor Kevin Jeffries

4080 Lemon Street, 5th Floor

PO Box 1527

Riverside, CA 92502

Phone: (951) 955-1010

Fax: (951) 955-1019

DISTRICT1@rcbos.org

<http://www.rivcodistrict1.org/>

Chairperson Contact Information:

Eric Warner

ewerner@wernercorp.net

Ph: 951.277.3900

TEMESCAL VALLEY MUNICIPAL ADVISORY COUNCIL

Minutes of the June 11, 2014 Meeting

7:00 P.M.

The Lodge - Trilogy
24503 Trilogy Parkway
Corona, CA 92883

I. Pledge of Allegiance

II. Roll Call

Present: Eric Werner (Chair)
Present: Jerry Sincich (Vice-Chair)
Absent: Bob Hafner

Present: Craig Deleo
Present: Roberta Tandy
Present: Jack Wyatt (Alternate)

III. Approval of Minutes

A. May 14, 2014 TVMAC meeting minutes approved

IV. Reports

A. Update from Sheriff Department – Deputy Whitford

1. The recent Temescal Valley criminal activity
 1. May criminal activity includes: 1) Larceny (8); 2) Aggravated Assault (4); 3) Burglary (3); 4) Robbery (1); 5) Motor Vehicle Theft (6)
2. Total calls for service in May were 407 for the Sheriff Department

B. Update from Cal Fire Department – Chief Tony Mecham

1. Meeting with the Sheriff Department on a joint evacuation plan between Sheriff and Fire Departments in preparation for fire season activities
2. Moving forward with acquiring a property for the relocation of fire station 15. Prioritized the four identified sites. Will work with county real estate and property owner in order of priority on possible acquisition of the property
3. Two complaints on the lighting of fires in the wash. They will be looked into.

C. Update from Waste Management – Lily Quiroa

1. Lily filling in for Miriam while she is out of the office
2. Come and visit the landfill while it is in its current construction phase
3. Received a \$4,000 grant for a cleanup in the Temescal Valley. We have received \$20,000 in grants for cleanup in the Temescal Valley
4. Summer Day Camp for the kids at the Landfill begins at the end of July

D. Update from Assemblywoman Melissa Melendez's Office – Deni Horne

1. All pieces of legislation have to pass out of their house of origin. Three of Assemblywoman Melissa Melendez's bills made the cut.
 1. Whistle blower bill that protects legislative employees who report improper governmental activity
 2. Building permit streamlining, that would allow three local building departments across the state to create an alternative way to review and approve architectural plans for residential building projects
 3. Legislation encourages all public schools to acquire and maintain an automated external defibrillator (AED). Allows the placement of these devices in schools. This is supported by law enforcement and fire.
2. Three bills that did not pass. Two were: 1) Exempting Veteran Disability pay from state income tax; 2) Exemption for the minimum franchise tax

E. Riverside County Economic Development Agency – Vincent Coffeen

1. At the last update of the Temescal Valley Monuments project, an approximate timeline for completion was the end of this month. Challenges along the way included: 1) real estate;

- 2) gift land that didn't have to define access easements; 3) environmental work; 4) design and plan check; 5) bid award. The challenges have impacted the schedule.
2. Initial cost estimate of around \$300,000. The bids came in at \$380,000. Since bids were higher, the design team was pared with the contractor and together they figured out a way to bring down the costs to what was acceptable to us and what we could afford to pay.
3. The one remaining challenge is the Board of Supervisors approval. Board approval expected either June 17th or July 1st.
4. Upon Board approval the next step is construction. The southbound sign construction completion date is expected in August and the northbound sign construction completion date is expected in October.

F. Update from WeRTV – Jannlee Watson

1. The Residents for Temescal Valley organization committees continue its active role in the Temescal Valley
 1. Public Safety
 1. Committee working with Sheriff Department to gain additional ROV patrol for off-road vehicles in the Dawson Canyon/Spanish Hills neighborhoods
 2. Identity
 1. Wildrose Ranch and Horsethief Canyon Ranch HOAs will be changing their billing addresses to reflect a Temescal Valley address
 2. Since there is no Temescal Valley code number in the Realtor multiple listing service, the committee will request a Temescal Valley code number
 3. Next committee meeting at 6:00 PM on July 3rd at Senor Toms
 3. Beautification
 1. The offer of community signs has been accepted by 6 Temescal Valley communities. Four communities have Temescal Valley signage on their agenda
 2. A July 12th cleanup is planned at the historic tanning vats at TCR which is across from the Shell station
 3. Next Beautification meeting at 7:00 PM on July 3rd at Senor Toms
 4. Business
 1. The committee is looking for a host for the next business mixer
 5. Development
 1. Submitted recommendations to county staff on the TDAC and Drill Tech developments located on Forest Boundary Road
 2. Committee working on its recommendation for Toscana
 6. Legislative
 1. Updating the Temescal Valley Design Guidelines
 2. Checking on the irregularity that led to Weirick Road voters receiving ballots for the Second Supervisorial District instead of the First District in which they are located
 3. Reviewing why the Leinen Business Park Development was approved in January 2012 by the Board of Supervisors and was never brought before the MAC. Also checking on what recourse we have as this development will be highly visible to residents on the west side of the Valley
 7. Parks & Trails
 1. Amie Kinne will chair the new Parks & Trails committee

G. El Sobrante Landfill Citizens Oversight Committee

1. The El Sobrante Landfill Citizens Oversight Committee consisting of five members was appointed by the Board of Supervisors to review and provide feedback to the Board of Supervisors on matters pertaining to projects, operations, annual reports and direction on the use of the El Sobrante mitigation fund
2. The committee members include Rob Mucha, Amie Kinne, Paul Rodriguez, Jana Walche, Jack Wyatt

3. The next meeting of the El Sobrante Landfill Citizens Oversight Committee is July 16, 2014 at 10:00 AM at the Lee Lake Water District. I expect that most of you will find the meetings very informative.
4. The El Sobrante Landfill Citizens Oversight Committee meeting minutes are located on the County Waste Management website
(<http://www.rivcowm.org/opencms/coccorner/index.html>)

V. New Business

- A. Update on 91 Freeway Construction – Anne Mayer, Executive Director, Riverside County Transportation Commission
 1. Close to 280,000 vehicles travel the 91 Freeway daily
 2. The traffic delays on the eastbound 91 in the afternoon is in the top 8 in the nation
 3. Using the design-build approach will save up to three years on project construction. The new lanes are expected to be open by 2017.
 4. The design-build contract was awarded to Atkinson Contractors and Walsh Construction Company.
 5. The Interstate 15 and 91 Freeway connector is being rebuilt. A separate northbound I-15 connector to the 91 westbound will be developed.
 6. The 91 project includes: 1) 11 bridges; 2) widening 21 bridges; 3) improving 6 interchanges; 4) 22 intersections; 5) 95 retaining walls; 6) 287,000 s.f. sound walls; 7) 90,000 feet of drainage system
 7. The Fast Track responders currently being used will work on the new 91 & I-15 toll roads. Thus a seamless transition will be achieved.
 8. Using roving tow trucks to move vehicles off the freeway to reduce delays. Construction safety is very important. Drivers should slow down and watch for construction activity especially during the evening.
 9. Expect lane closures during evening construction on the freeway
 10. High level of California Highway Patrol presence during construction to assure construction zone safety
 11. Encouraging people to use the Metrolink during construction
 12. Encouraging people to sign up to receive the 91 project construction alerts at <http://www.sr91project.info>
 13. The I-15 express lanes project to begin once the 91 project is completed. The project proposes to construct one to two tolled express lanes in each direction between the I-15/Cajalco Road interchange and the I-15/State Route 60 interchange. This project is expected to be completed by 2020.
 14. Tolls collected on the toll roads must be spent on the road corridor upon which they were collected
 15. The toll policy on the 91 Freeway will mirror that of Orange County. The toll policy on the I-15 is yet to be determined. Different toll models are being evaluated for the I-15.
 16. The Foothill Parkway extension project started a couple of months ago. RCTC came up with funding for this project when the City of Corona received unexpected high bids on the project.
- B. Water update – Al Lopez, Brenda Dennstedt & Rachel McGuire, Western Municipal Water District
 1. The water for the Temescal Valley comes from the Northern California delta area and the Colorado River. The Western Municipal Water District provides water to the Lee Lake Water District. The Lee Lake Water District provides water to the Temescal Valley.
 2. This year is the driest on record. Metropolitan Water District has stored water to tide us over during this drought.
 3. The Western Municipal Water District serves approximately 1.0 million customers. By the year 2030 the Water District is expected to serve 1.0 to 1.5 million customers.
 4. During the drought people need to be more efficient in their water usage. It is estimated that 70 – 80% of the water used in a home is for outside uses and 50% of the water used outside is wasted.

5. It is estimated that a water reduction of 20% can be achieved by: 1) cutting the outside water irrigation time by one minute; 2) fix irrigation leaks
 6. Visit the Western Municipal Water District website www.wmwd.com for consumer programs including Master Gardener landscaping ideas
 7. Temescal Valley communities are encouraged to visit the water efficient garden any time for ideas on home landscaping. The garden is located at 450 E. Alessandro Blvd., Riverside, CA.
 8. Potential water bond in November.
- C. Update on the Proposed 53 Home Development on Forest Boundary Road – Doug Woodward, TDAC Development
1. Second presentation of the TDAC project to the Temescal Valley. This project has been submitted to the County. The project site is 12.3 acres. This project requires a change from General Plan Use – Light Industrial (LI) and Zoning – M-SC “Manufacturing – Service Commercial” to General Plan Designation – MDR and Zoning – R-4 (Planned Residential).
 2. The proposed Forest Boundary Residential Project include: 1) 53 single family homes; 2) two-story homes from 2,000 to 2,400 s.f.; 3) density – 4.31 du/ac; 4) lot size of 4,387 s.f.; 5) private streets with parking on both sides of street; 6) private park area – 1.3 Ac. – 56,563 s.f. (includes park slope) .80 acres – 34,593 s.f. (pad area only); 7) park area ratio well in excess of Wildrose and Sycamore Creek Masterplans; 8) open space area – 2.2 acres; 9) water quality/infiltration basin (0.66 acres); 10) ample on-site parking provided with 106 garage spaces (2 per home), 76 street parallel spaces (1.4 per home), 106 driveway spaces (2 per home).
 3. The Temescal Valley community objections to this proposed project include: 1) insufficient park space for community residents; 2) Forest Boundary Project Community residents would utilize Wildrose and Retreat community parks (private); 3) the ability of handicap vehicles to navigate the project pendant lots; 4) lot sizes are too small; 5) no buffer between the Forest Boundary Residential Project and the commercial land uses.

VI. Old Business

- A. Report from Supervisor Kevin Jeffries Office – Kristen Huyck, Legislative Assistant
1. Encourage everyone to review the General Plan update on the Riverside County Transportation Planning Department website. Working on a Planning Department presentation in the Temescal Valley on potential Temescal Valley General Plan changes.
 2. Public Safety event at Trilogy
 3. Potential work on smoothing out Dead Man's curve
- B. Transportation Update
1. Open house public meeting on the 91 Project at the Corona Public Library on Thursday, June 19, 2014 from 6:00 – 8:00 PM
 2. Handout on the multiuse trail road from Highway 74 to Bedford Motorway. The trail is frequently used by hikers, mountain bikers, licensed off road motorcycles and four wheel drive vehicles. Handout has information on the camp site.
- C. Community Calendar

VII. Public Comments

- A. Wildrose Ranch Water Saving Workshop on Saturday, June 28, 2014 from 10:00 AM to 12:00 PM. Ways to save water and be more water efficient.
- B. A community member concerned about the appearance of the Leinen Business Park and the impact on the community
- C. A community member asked that things that come up for public comment in the 1st District should be presented at all the MAC's
- D. Through next fiscal year Lee Lake Water District reports no change in water rates to Temescal Valley customers

- E. Concern about the Sheriff Department sending two cars, one from the Elsinore Station and the second from the Perris Station, to respond to a Temescal Valley call for service. There should be a more efficient method for servicing the Temescal Valley.

VIII. Items for Future Agendas

- A. Updates from Riverside County Sheriff, Fire and Code Enforcement Departments
- B. Update from the Lee Lake Water District
- C. Valley-Ivyglen Subtransmission Project
- D. Temescal Valley Community Signage
- E. Speedway Development Project
- F. General Plan Update
- G. Leinen Business Park Update

IX. Date of Next Meeting

- A. The next meeting will be at 7:00 PM on Wednesday, July 9, 2014 at The Lodge – Trilogy, 24503 Trilogy Parkway, Temescal Valley, CA 92883. TVMAC is considering not having a meeting in August 2014.

MEETING ADJOURNED

1st District Supervisor Kevin Jeffries

4080 Lemon Street, 5th Floor
PO Box 1527

Riverside, CA 92502

Phone: (951) 955-1010

Fax: (951) 955-1019

DISTRICT1@rcbos.org

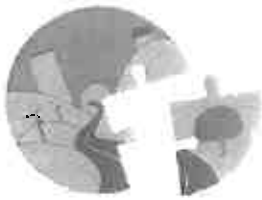
<http://www.rivcodistrict1.org/>

Chairperson Contact Information:

Eric Warner

ewerner@wernercorp.net

Ph: 951.277.3900



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TTM 35249 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Rancho Way LLC & Centennial Pkwy LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 Theory, Suite 250
Street _____
City Irvine State CA ZIP 92617

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

Engineer/Representative's Name: Mayers & Associates Civil Engineering E-Mail: Dmayers@mayerscivil.com

Mailing Address: 19 Spectrum Pointe Drive, Suite 609
Street _____
City Lake Forest State CA ZIP 92630

Daytime Phone No: (949) 599-0875 Fax No: (_____) _____

Property Owner's Name: Rancho Way LLC & Centennial Pkwy E-Mail: Doug@tdacdev.com

Mailing Address: 111 Theory, Suite 250
Street _____
City Irvine State CA ZIP 92617

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

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

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 SUBDIVISION AND DEVELOPMENT

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.

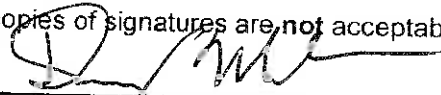
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Doug Woodward

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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See Next Page

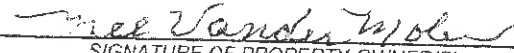
Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Mel Vander Molen & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 & 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.3 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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Rancho Way LLC & Centennial Pkwy, LLC (NIMA TASHVI)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Mel Vander Molen & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 & 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.3 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Retreat Parkway, South of Motor Way, East of Retreat Parkway, West of Forest Boundary Road.

Thomas Brothers map, edition year, page number, and coordinates: 2005, P. 804, B-2, C-2

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):

A Single Family Residential Lot Planned Residential Development (PRD) Schedule "A" Tentative Tract Map

Related cases filed in conjunction with this request:

Change of Zone and General Plan Amendment

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). Parcel Map 9092 (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: Geotechnical Reports

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: 62,780 cubic yards

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 12.3 Acres

General location (nearby or cross streets): North of Retreat Parkway, South of Motor Way, East of Retreat Parkway, West of Forest Boundary Road

Thomas Brothers map, edition year, page number, and coordinates: 20005, P.804, B-2, C-2

Project Description: (describe the proposed project in detail)

A single family Residential Lot Planned Development (PRD) Schedule "A" Tentative Tract Map

Related cases filed in conjunction with this application:

Change of Zone, General Plan Amendment, and Tentative Tract Map

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). Parcel Map 9092 (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: Biology, Cultural, Geotechnical, Noise, Air Quality, Greenhouse gas, and Phase I.

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 project 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 project 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: 62,780 cubic yards

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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.

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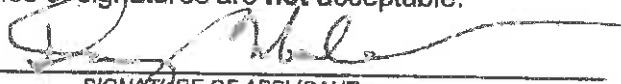
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Doug Woodward

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)

See previous submittals or Applications

SIGNATURE OF PROPERTY OWNER(S)

Mel Vander Molen & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)

See previous submittals or Applications

SIGNATURE OF PROPERTY OWNER(S)

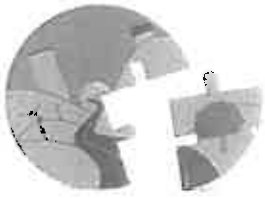
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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 & 282-180-009

Section: 28 Township: 4S Range: 6W



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01137 DATE SUBMITTED: _____

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: RANCHO WAY LLC & CENTENNIAL PKWY, LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 THEORY, SUITE 250

IRVINE IRVINE CA 92617
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

Engineer/Representative's Name: MAYERS & ASSOCIATES CIVIL ENGINEERING, INC. E-Mail: Dmayers@mayerscivil.com

Mailing Address: 19 SPECTRUM POINTE DRIVE, SUITE 609

LAKE FOREST LAKE FOREST CA 92630
City State ZIP

Daytime Phone No: (949) 599-0870 Fax No: (949) 599-0880

Property Owner's Name: RANCHO WAY LLC & CENTENNIAL PKWY, LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 THEORY, SUITE 250

IRVINE IRVINE CA 92617
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

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

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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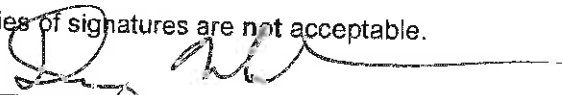
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DOUG WOODWARD

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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see Next Page

Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Mel & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.32 acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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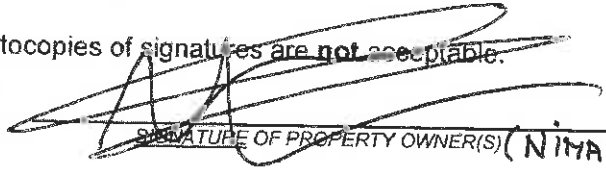
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Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S) (NIMA TAGHAVI)

Mel & Susan Vander Molen Trust

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.32 acres

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Retreat Parkway, South of Motor Way, East of Retreat Parkway, West of Forest Boundary Road

Thomas Brothers map, edition year, page number, and coordinates: 2005, P. 804, B-2, C-2

Existing Zoning Classification(s): M-SC (Manufacturing-Service Commercial)

Existing Land Use Designation(s): L1 (Light Industrial)

Proposal (describe the details of the proposed general plan amendment):

~~Change the zoning to R-4 (Planned Residential) and the Land Use to MHDR (Medium High Density Residential)~~
AMENDING FROM L1 AND RR TO MHDR (MEDIUM HIGH DENSITY RESIDENTIAL)

Related cases filed in conjunction with this request:

Application for Zone Change and Tentative Tract Map 35249

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. Parcel Map 9092

E.A. Nos. (if known) _____ E.I.R. Nos. (if applicable): _____

| Name of Company or District serving the area the project site is located (if none, write "none.") | Are facilities/services available at the project site? | | |
|---|--|----|--|
| | Yes | No | |
| Electric Company | SOUTHERN CALIFORNIA EDISON | X | |
| Gas Company | SOUTHERN CALIFORNIA GAS COMPANY | X | |
| Telephone Company | SBC & VERISON | X | |
| Water Company/District | LEE LAKE WATER DISTRICT | X | |
| Sewer District | LEE LAKE WATER DISTRICT | X | |

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) _____

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

Santa Ana River Santa Margarita River San Jacinto River Colorado River

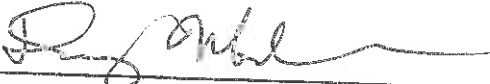
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 2/28/14
Owner/Representative (2) _____ Date _____

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

TEMESCAL CANYON

EXISTING DESIGNATION(S): LI - Light Industrial

PROPOSED DESIGNATION(S): MHDR - Medium High Density Residential

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The current land use description of LI (Light Industrial) has become a rather undesirable use considering the physical shape of the property and the fact that it is surrounded on three sides by existing single family residential homes. The intent would be to provide a somewhat smaller single family residential product available to first time home owners and younger families. The change in land use would extend the residential area and keep the future development of light industrial property further away from some of the existing homes in the established neighborhoods. The change would also allow the development of a new park site and improvements to alleviate an existing flooding potential on the property in question.

III. AMENDMENTS TO POLICIES:

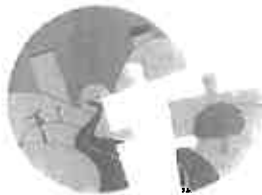
(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: _____ Area Plan: Temescal Canyon

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): None

C. PROPOSED POLICY (Attach more pages if needed): None



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: C207921 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Rancho Way, LLC & Centennial Pkwy, LLC E-Mail: Doug@tdacdev.com

Mailing Address: 111 Theory, Suite 250

Irvine CA 92617
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

Engineer/Representative's Name: Mayers & Associates Civil Eng. E-Mail: Dmayers@mayerscivil.com

Mailing Address: 19 Spectrum Pointe Drive, Suite 609

Lake Forest CA 92630
City State ZIP

Daytime Phone No: (949) 599-0875 Fax No: (949) 599-0880

Property Owner's Name: Mel & Susan Vander Molen Trust E-Mail: Doug@tdacdev.com

Mailing Address: 22281 Silverpointe Loop

Corona CA 92883
City State ZIP

Daytime Phone No: (949) 463-1329 Fax No: (714) 434-6101

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 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.

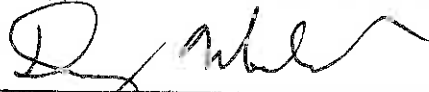
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

Doug Woodward

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.

See Next Page

Rancho Way LLC & Centennial Parkway, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Mel Vander Molen & Susan Vander Molen

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): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.3 Acres

General location (nearby or cross streets): North of Retreat Parkway, South of

Motor Way, East of Retreat Parkway, West of Forest Boundary Road

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.

Doug Woodward

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

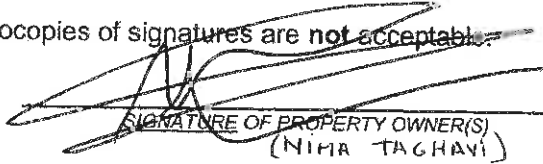
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

Rancho Way LLC & Centennial Pkwy, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)
(NIMA TAGHAVI)

Mel & Susan Vander Molen Trust

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): 282-180-006 and 282-180-009

Section: 28 Township: 4S Range: 6W

Approximate Gross Acreage: 12.3 Acres

General location (nearby or cross streets): North of Retreat Parkway, South of Motor Way, East of Reireat Parkway, West of Forest Boundary Road

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2005, Page 804, B-2, C-2

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change from M-SC (Manufacturing-Service Commercial) to MHDR (Medium High Density Residential)

Related cases filed in conjunction with this request:

General Plan Amendment and TTM 35249

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1137, CHANGE OF ZONE NO. 7821, TENTATIVE TRACT MAP NO. 35249, VARIANCE NO. 1895 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rancho Way LLC – Representative: Mayers and Associates – First Supervisorial District - Location: Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway – Zoning: Manufacturing-Service Commercial and Residential Agricultural - 2 1/2 acre minimum - **REQUEST:** The General Plan Amendment proposes to change the project site's current General Plan Land Use designation from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation. The Change of Zone proposes to change the existing zoning from Manufacturing - Service Commercial and Residential Agricultural - 2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Developments. The Tentative Tract Map proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 sq. ft., 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres. The Variance requests to encroach 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate a front yard porch on the building. (Legislative)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
FEBRUARY 18, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email prull@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on 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 time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Paul Rull
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 5, 2014,

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

APN (s) or case numbers CZ07821/GPA01137/TR35349 For

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

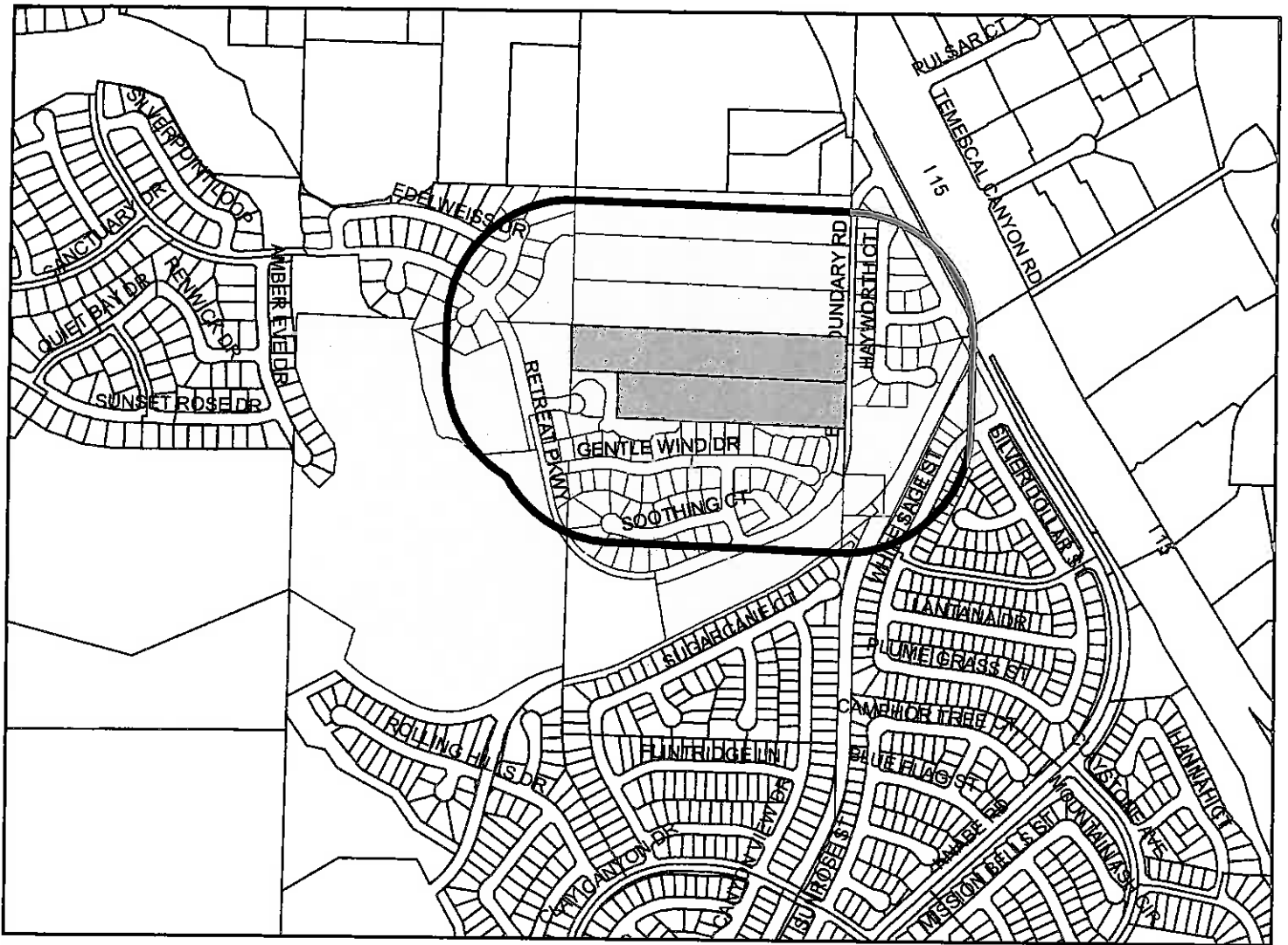
TITLE GIS Analyst Signature : _____

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07821 GPA01137 TR35349 (600 feet buffer)



Selected Parcels

282-310-040 282-670-017 283-333-002 283-430-004 282-670-007 283-430-002 282-310-033 283-430-006 282-670-001 283-332-005
 282-650-009 282-310-029 282-210-072 282-310-014 282-310-034 282-660-003 283-422-004 282-180-004 282-180-003 282-310-007
 282-670-039 282-310-043 282-670-036 283-430-005 283-333-007 282-310-025 282-310-032 283-421-012 282-660-002 283-421-007
 282-670-015 283-332-004 282-310-019 282-310-035 282-310-036 283-421-010 283-332-006 283-421-015 282-310-038 283-421-005
 282-670-035 283-332-003 282-670-003 283-421-002 282-650-008 282-310-017 282-670-018 283-333-003 282-670-009 283-430-001
 282-650-017 283-332-002 283-430-007 282-670-002 282-310-030 282-650-016 282-310-009 283-333-041 282-670-040 283-421-004
 282-650-032 282-670-016 282-310-020 282-670-006 282-670-028 282-670-029 282-310-012 283-421-006 282-670-010 282-310-

First 120 parcels shown



890 445 0 890 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: 282180004, APN: 282180004
CORONA CLAY CO
22079 KNABE RD
CORONA CA 92883

ASMT: 282180006, APN: 282180006
CENTENNIAL PARKWAY, ETAL
111 THEORY STE 250
IRVINE CA 92617

ASMT: 282180009, APN: 282180009
SUSAN VANDERMOLEN, ETAL
22281 SILVER POINTE LOOP
CORONA CA 92883

ASMT: 282210072, APN: 282210072
CHAMPIONS CLUB RETREAT
3810 WILSHIRE BLV NO 911
LOS ANGELES CA 90010

ASMT: 282301043, APN: 282301043
ROSE RANCH COMMUNITY ASSN
C/O RICHMOND AMERICAN HOMES OF CALIF
16845 VON KARMAN NO 100
IRVINE CA 92606

ASMT: 282301044, APN: 282301044
JENNIFER BONNAR, ETAL
9000 SUGARCANE CT
CORONA, CA. 92883

ASMT: 282310009, APN: 282310009
APRIL BOWLER, ETAL
8856 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310010, APN: 282310010
TIFFANI ZOLEZZI, ETAL
8868 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310011, APN: 282310011
MARIA MONTES
8880 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310012, APN: 282310012
ANTOINETTE VALLEJOS, ETAL
8892 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310013, APN: 282310013
NANCY GAGE, ETAL
26141 MARGUERITE PKY NO A
MISSION VIEJO CA 92691

ASMT: 282310014, APN: 282310014
CHARLES OWENS
8916 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310015, APN: 282310015
ANGELIQUE ZABALERIO, ETAL
8928 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310016, APN: 282310016
STEPHANIE SITKO, ETAL
8940 GENTLE WIND DR
CORONA, CA. 92883



ASMT: 282310017, APN: 282310017
GLORIA YUNE, ETAL
8952 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310024, APN: 282310024
SCOTT RENFRO
22574 SECRET WAY
CORONA, CA. 92883

ASMT: 282310018, APN: 282310018
ADELA LOPEZ, ETAL
8964 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310025, APN: 282310025
DANIEL SWEISS
22586 SECRET WAY
CORONA, CA. 92883

ASMT: 282310019, APN: 282310019
LIGIA DE MORAES, ETAL
8967 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310026, APN: 282310026
WILLIAM FOOTE
8875 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310020, APN: 282310020
ZBIGNIEW JURKOWSKI, ETAL
8943 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310027, APN: 282310027
KIMBERLY HARDY, ETAL
8863 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310021, APN: 282310021
ARUNA VIJ, ETAL
8931 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310028, APN: 282310028
JANET GAGNER, ETAL
8851 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310022, APN: 282310022
YANFENG TANG
25 S OAK KNOLL AVE NO 511
PASADENA CA 91101

ASMT: 282310029, APN: 282310029
BRIGETTE GARCIA, ETAL
8839 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310023, APN: 282310023
PINGYU WU
8895 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310030, APN: 282310030
JESSE MA
648 POMELLO DR
CLEARMONT CA 91711

ASMT: 282310031, APN: 282310031
DOLORES DAYHOFF, ETAL
8824 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310038, APN: 282310038
GENG ZHANG
8847 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310032, APN: 282310032
DENISE NGUYEN
P O BOX 16365
IRVINE CA 92623

ASMT: 282310039, APN: 282310039
LI LIANG
8835 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310033, APN: 282310033
AUDREY ROY
8848 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310040, APN: 282310040
AARON WICKARD
8823 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282310034, APN: 282310034
CHRISTOPHER BOWEN
8860 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310043, APN: 282310043
CORONA HILLS
22499 FOREST BOUNTY RD
CORONA CA 92883

ASMT: 282310035, APN: 282310035
LINA HADDAD, ETAL
8872 SOOTHING CT
CORONA, CA. 92883

ASMT: 282310044, APN: 282310044
THE RETREAT COMMUNITY ASSN
C/O EMPIRE COMPANIES
3536 CONCOURS STE 300
ONTARIO CA 91764

ASMT: 282310036, APN: 282310036
SHANAZ SIDDIQ, ETAL
8871 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282650008, APN: 282650008
HUI LIU, ETAL
8658 EDELWEISS DR
CORONA, CA. 92883

ASMT: 282310037, APN: 282310037
IAN THE NORIN, ETAL
8859 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282650009, APN: 282650009
SUSAN SCHMIDT, ETAL
22287 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650010, APN: 282650010
DAWN OBRIEN, ETAL
22282 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650017, APN: 282650017
MICHELLE BRABECK, ETAL
22359 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650011, APN: 282650011
JANET DUNCAN, ETAL
22294 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650031, APN: 282650031
LISA SEGGMAN, ETAL
8651 EDELWEISS DR
CORONA, CA. 92883

ASMT: 282650012, APN: 282650012
ANNE JUNG, ETAL
9830 LAKEWOOD BLV
DOWNEY CA 90240

ASMT: 282650032, APN: 282650032
JAMES PARSONS, ETAL
8675 EDELWEISS DR
CORONA, CA. 92883

ASMT: 282650013, APN: 282650013
YILUN YANG, ETAL
22318 FOXHALL DR
CORONA, CA. 92883

ASMT: 282660001, APN: 282660001
ENA SAGASTUME, ETAL
22366 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650014, APN: 282650014
MARK MRAZ
P O BOX 1514
RANCHO MIRAGE CA 92270

ASMT: 282660002, APN: 282660002
CATHY DABNEY, ETAL
22378 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650015, APN: 282650015
TUAN TRAN, ETAL
3009 N MAIN ST
SANTA ANA CA 92705

ASMT: 282660003, APN: 282660003
ADRIA LARSON, ETAL
22383 FOXHALL DR
CORONA, CA. 92883

ASMT: 282650016, APN: 282650016
CORINA HERNANDEZ, ETAL
22371 FOXHALL DR
CORONA, CA. 92883

ASMT: 282660006, APN: 282660006
RETREAT COMMUNITY ASSN
C/O PAUL J TITCHER
2049 CENTURY PK E 28TH FL
LOS ANGELES CA 90067



ASMT: 282670001, APN: 282670001
JACQUELINE LOCHARD, ETAL
8736 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670002, APN: 282670002
JENNIFER PFENNING
8748 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670003, APN: 282670003
GREGORY RODRIGUES
23 MIDWAY ST UNT B
SAN FRANCISCO CA 94133

ASMT: 282670005, APN: 282670005
RETREAT COMMUNITY ASSN
C/O GUARDIAN CO
809 EXCISE AVE STE 208
ONTARIO CA 91761

ASMT: 282670007, APN: 282670007
ANNA GIBBS
8760 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670008, APN: 282670008
JEAN GUARINO, ETAL
8772 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670009, APN: 282670009
DEBORAH POST, ETAL
8784 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670010, APN: 282670010
AMY GUILLORY, ETAL
8796 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670011, APN: 282670011
PAUL LEE
8808 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670012, APN: 282670012
DAVID SINGLETON, ETAL
8832 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670013, APN: 282670013
DENISE JASKOT, ETAL
8844 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670014, APN: 282670014
XIANG GAO
2852 OAK KNOLL DR
DIAMOND BAR CA 91765

ASMT: 282670015, APN: 282670015
ELISEO DELGADO
8803 SOOTHING CT
CORONA, CA. 92883

ASMT: 282670016, APN: 282670016
JULIA LEE
8791 SOOTHING CT
CORONA, CA. 92883



ASMT: 282670017, APN: 282670017
ALAN CARROLL
200 OLDENBURG LN
NORCO CA 92860

ASMT: 282670024, APN: 282670024
MIKE KHUU
8775 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670018, APN: 282670018
HARPRABH SINGH, ETAL
8767 SOOTHING CT
CORONA, CA. 92883

ASMT: 282670025, APN: 282670025
ANGELA BIRES, ETAL
8763 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670019, APN: 282670019
KATIA ZOGHBI, ETAL
18757 TURFWAY PARK
YORBA LINDA CA 92886

ASMT: 282670026, APN: 282670026
NICOLE KIM
8413 RENWICK DR
CORONA CA 92883

ASMT: 282670020, APN: 282670020
XIAO GUANG TAUR, ETAL
8788 SOOTHING CT
CORONA, CA. 92883

ASMT: 282670029, APN: 282670029
KB HOMES COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 282670021, APN: 282670021
MONICA GILBERTSEN, ETAL
8800 SOOTHING CT
CORONA, CA. 92883

ASMT: 282670030, APN: 282670030
RETREAT COMMUNITY ASSN
1275 E CENTER COURT DR
COVINA CA 91724

ASMT: 282670022, APN: 282670022
RAKAYLA CAPITAL
6250 N IRWINDALE AVE
IRWINDALE CA 91702

ASMT: 282670034, APN: 282670034
ANITA WIRTHGEN, ETAL
2220 E ORANGEWOOD AVE
ANAHEIM CA 92806

ASMT: 282670023, APN: 282670023
MARC JANICH
8787 GENTLE WIND DR
CORONA, CA. 92883

ASMT: 282670035, APN: 282670035
GF SERVICES
1871 CALIFORNIA AVE
CORONA CA 92881



ASMT: 282670039, APN: 282670039
CORONA HILLS
1150 S VINEYARD AVE
ONTARIO CA 91761

ASMT: 283332005, APN: 283332005
CASAUNDRRA LEACH, ETAL
22459 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 282670040, APN: 282670040
CYNTHIA RITCHEY, ETAL
7256 SPINDLEWOOD DR
EASTVALE CA 92880

ASMT: 283332006, APN: 283332006
FRANCISCA OSBORN
22467 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 282670041, APN: 282670041
SUSAN VANDERMOLEN, ETAL
22281 SILVERPOINTE LOOP
CORONA CA 92883

ASMT: 283332007, APN: 283332007
THUY DO, ETAL
9661 RINDGE CIR
FOUNTAIN VALLEY CA 92708

ASMT: 283332001, APN: 283332001
NANCY VALLES, ETAL
22427 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332008, APN: 283332008
JACQUELINE PREBICH, ETAL
22483 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332002, APN: 283332002
THOMAS WILLENBORG, ETAL
22435 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332009, APN: 283332009
SONIA GONZALEZ, ETAL
22491 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332003, APN: 283332003
GRANT FRISON
22443 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332010, APN: 283332010
JOHN SHIRINIAN, ETAL
C/O JOHN SHIRINIAN
1229 RAILROAD ST
CORONA CA 92882

ASMT: 283332004, APN: 283332004
ELIZABETH KIRATU
22451 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332011, APN: 283332011
KATHLEEN SHAW, ETAL
22507 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332012, APN: 283332012
SUSAN TREAT, ETAL
22515 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283333005, APN: 283333005
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22482 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283332013, APN: 283332013
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19440 BLACKSMITH PATH
CORONA CA 92881

ASMT: 283333006, APN: 283333006
JENNY CAHILL, ETAL
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CORONA, CA. 92883

ASMT: 283332015, APN: 283332015
WILD ROSE RANCH COMMUNITY ASSN
C/O UDC HOMES
1470 S VALLEY VISTA DR 140
DIAMOND BAR CA 91765

ASMT: 283333007, APN: 283333007
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CORONA, CA. 92883

ASMT: 283333001, APN: 283333001
MILDRED TALBERT
C/O EDITH R TALBERT
22446 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283333040, APN: 283333040
MANBIR SIDHU, ETAL
3085 S ARCHIBALD AV STE D
ONTARIO CA 91761

ASMT: 283333002, APN: 283333002
ALBERTO CARRATTURO
22454 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283333041, APN: 283333041
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22425 SILVER DOLLAR ST
CORONA, CA. 92883

ASMT: 283333003, APN: 283333003
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LAYTON UT 84041

ASMT: 283371042, APN: 283371042
JOSE FLORES LOPEZ, ETAL
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CORONA, CA. 92883

ASMT: 283333004, APN: 283333004
MELANIE KELLNER, ETAL
22472 WHITE SAGE ST
CORONA, CA. 92883

ASMT: 283421001, APN: 283421001
LAILA KAWALA, ETAL
22275 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421002, APN: 283421002
MARTINA GONZALEZ, ETAL
22285 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421009, APN: 283421009
KRISTIN FIELD, ETAL
22355 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421003, APN: 283421003
MARIA RODRIGUEZ, ETAL
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15636 VISTA WAY NO 108
LAKE ELSINORE CA 92532

ASMT: 283421004, APN: 283421004
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22305 HAYWORTH CT
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ASMT: 283421011, APN: 283421011
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9064 EVONVALE DR
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22315 HAYWORTH CT
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ASMT: 283421012, APN: 283421012
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9054 EVONVALE DR
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ASMT: 283421006, APN: 283421006
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22325 HAYWORTH CT
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DEANNA HOSICK, ETAL
22322 HAYWORTH CT
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ASMT: 283421007, APN: 283421007
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ASMT: 283421014, APN: 283421014
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22312 HAYWORTH CT
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ASMT: 283421008, APN: 283421008
SALEEM FAKHOURY
22345 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421015, APN: 283421015
JEAN DENISON, ETAL
22302 HAYWORTH CT
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ASMT: 283422001, APN: 283422001
ROSEMARY TAOUIL, ETAL
9051 EVONVALE DR
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ASMT: 283430003, APN: 283430003
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22385 HAYWORTH CT
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YVONNE STEWART
2450 DAYBREAK ST
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ASMT: 283422003, APN: 283422003
SYED IQBAL
9071 EVONVALE DR
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ASMT: 283430005, APN: 283430005
JULIE HASE, ETAL
9053 PATINA CT
CORONA, CA. 92883

ASMT: 283422004, APN: 283422004
CHRISTOPHER MCALISTER
9081 EVONVALE DR
CORONA, CA. 92883

ASMT: 283430006, APN: 283430006
BRADLEY BUSHEN
9076 PATINA CT
CORONA, CA. 92883

ASMT: 283423002, APN: 283423002
WILD ROSE RANCH COMMUNITY ASSN
4100 NEWPORT PL STE 350
NEWPORT BEACH CA 92660

ASMT: 283430007, APN: 283430007
GRACE WOICIK, ETAL
9066 PATINA CT
CORONA, CA. 92883

ASMT: 283430001, APN: 283430001
HAYWORTH TRUST CO
C/O LOURDES ECHEVERRIA
22365 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283430008, APN: 283430008
EILEEN CHEA, ETAL
9056 PATINA CT
CORONA, CA. 92883

ASMT: 283430002, APN: 283430002
ASTRID MCDUFFEE
22375 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283430009, APN: 283430009
KERRY YOUNGLOVE, ETAL
9046 PATINA CT
CORONA, CA. 92883



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Pechanga Cultural Resources
Pechanga Band of Luiseno Mission
Indians
Attn: Tuba Ebru Ozdil
P.O. Box 2183
Temecula CA 92593

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto CA 92581

Corona-Norco Unified School District
2820 Clark Avenue
Norco CA 91760

1st District Planning Commissioner
Attn: Charissa Leach
Mail Stop: 1070

1st District Supervisor Office
Attn: Bob Magee
Mail Stop: 1001

Temescal Canyon MAC
c/o 1st District Office
Mail Stop: 1001

City of Corona Planning Dept.
Attn: Planning Director
400 S.Vicentia Ave
Corona CA 92882

Lee Lake Water District
Attn: General Manager
22646 Temescal Canyon Road
Corona CA 92883

Rancho Way LLC
111 Theory, Suite 250
Irvine CA 92617

Mayers and Associates
19 Spectrum Pointe Drive, Suite 609
Lake Forest CA 92630

Rancho Way LLC
111 Theory, Suite 250
Irvine CA 92617

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Lake Forest CA 92630



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1137, Change of Zone No. 7821, Tentative Tract Map No. 35249, Variance No. 1895

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: Paul Rull Title: Project Planner Date: January 6, 2015

Applicant/Project Sponsor: Rancho Way LLC Date Submitted: March, 4, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

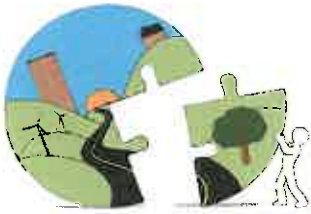
Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Y:\Planning Case Files-Riverside office\TR35249\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42676 CFG6057 \$50.00

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Court, Suite H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Environmental Assessment No.42676, General Plan Amendment No.1137, Change of Zone No.7821,Tentative Tract Map No.35249, Variance No. 1895
Project Title/Case Numbers

Paul Rull, Project Manager
County Contact Person

951-955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Rancho Way LLC
Project Applicant

111 Theory, Suite No. 250, Irvine CA 92617
Address

Northerly of Gentle Wind Drive, easterly of Retreat Parkway, southerly of Knabe Road, and westerly of Forest Boundary Parkway
Project Location

General Plan Amendment No. 1137 proposes to amend the Riverside County General Plan Land Use Element by changing the land use designations from Community Development: Light Industrial and Rural: Rural Residential to Community Development: Medium Density Residential and Open Space: Recreation. **Change of Zone No. 7821** proposes to change the zoning classification from Manufacturing-Service Commercial and Residential Agricultural-2 1/2 acre minimum to Planned Residential and Open Area Combining Zone Residential Developments. **Tentative Tract Map No. 35249** proposes a Schedule A subdivision to create 53 single family residential lots with a minimum lot size of 4,000 sq.ft., 1 drainage basin lot, 1 paseo lot, 1 open space lot, 1 slope lot, 1 park lot, 1 private drive lot, and 2 landscaping lots on 12.3 gross acres. **Variance No. 1895** requests to encroach 5 feet into the 20 foot front yard setback on 14 of the 53 proposed lots to accommodate a front yard porch on the building.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,181.25 + \$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: _____

Y:\Planning Case Files-Riverside office\TR35249\DH-PC-BOS Hearings\DH-PC\WOD Form.docx

Please charge deposit fee case#: ZEA42676 ZCFG6057 \$50.00
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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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Riverside, CA 92502
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39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RANCHO WAY LLC \$2,231.25
paid by: CK 010194
EA42676
paid towards: CFG06057 CALIF FISH & GAME: DOC FEE
at parcel: 22395 FOREST BOUNDARY RD COR
appl type: CFG3

By _____ Mar 04, 2014 13:06
MGARDNER posting date Mar 04, 2014

| Account Code | Description | Amount |
|--------------------|-------------------------|------------|
| 658353120100208100 | CF&G TRUST | \$2,181.25 |
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

Overpayments of less than \$5.00 will not be refunded!

4.3

Agenda Item No.:
Area Plan: Temescal Canyon/Elsinore
Zoning Area: Temescal
Supervisory District: First
Project Planner: Matt Straite
Planning Commission: February 18, 2015

TENTATIVE TRACT MAP NO. 36593
ADDENDUM NO. 2 to EIR 439
Applicant: Forestar Toscana, LLC
Engineer/Representative: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 36593 proposes a schedule "A" subdivision of 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots that will have a minimum lot size of 3,619 square feet. In addition, the proposed project will have 21 lettered lots on approximately 56.8 acres which will be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and for infrastructure improvements. The proposed project will be phased and will encompass Planning Areas 1, 2, 3, 4, 5, 18, 19, 25A, 26B, 26C, 27A, 27B, 27C, 27D and 27I of the proposed Toscana Specific Plan Amended No. 1 (SP327A1).

The proposed project is located within the First District, more specifically, it is northerly of Temescal Canyon Road and I-15 and southerly of Spanish Hills Drive.

ISSUES OF POTENTIAL CONCERN:

The project has multiple open space slopes between lots. To provide adequate fire protection to open space areas, the tract map has been designed for all lots abutting the base of slopes to provide an easement for maintenance crew accessibility and maintenance (HOA maintained) of slopes. This also aids in Fuel Modification Plan as approved by the County of Riverside Fire Department.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development - Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (MHDR) (5 - 8 Dwelling Units Per Acre), Open Space - Recreation (OS-REC), and Open Space - Manufactured Slopes / Fuel Modification as reflected in SP 327 (Toscana Specific Plan)
2. Surrounding General Plan Land Use (Ex. #5): Open Space-Conservation (OS-C), Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI) and Specific Plan No. 353 (Serrano) to the west, Community Development-Light Industrial (CD-LI), to the south, Open Space-Water, Rural-Rural Residential (R-RR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural Mountainous (R-RM) to the east.

D.M.

3. Existing Zoning (Ex. #2): Specific Plan (SP)
4. Surrounding Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC) to the south, Natural Assets (N-A), Specific Plan (SP), and Watercourse and Watershed (W-1) to the east, Specific Plan to the west, and Specific Plan, Residential Agriculture-5 acre minimum (R-A-5), and Watercourse and Watershed (W-1) to the north.
5. Existing Land Use (Ex. #1): Currently, the property is undeveloped.
6. Surrounding Land Use (Ex. #1): To the east, west, and south of the proposed project site is vacant land and to the north are scattered single family residential homes and vacant property.
7. Project Data:
Total Acreage: 201.94
Total Proposed Lots: 633
Proposed Min. Lot Size: 3,619
Schedule: A
8. Environmental Concerns: See attached Addendum No 2 to EIR No. 439.

RECOMMENDATIONS:

CONSIDER ADDENDUM NO. 2 to ENVIRONMENTAL IMPACT REPORT NO. 439, based on the findings incorporated in Environmental Assessment No. 42624, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE TRACT MAP NO. 36593, 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 attached Addendum No. 2 to Final Environmental Impact report No. 439 which is incorporated herein by reference.

1. The project site is designated Community Development-Medium Density Residential, (CD-MDR) as reflected on the Specific Plan Land Use Plan.
2. The project is consistent with the East Temescal Hillside/Temescal Wash Policy Area and its Policies (TCAP 3.1 through TCAP 3.5) including Policy TCAP 3.5, which requires project development to set aside thirty (30) percent of gross acreage for active parks, passive parks, and open space (Project providing 510.0 acres or 53 percent of project total gross acreage) per policies in the Open Space, Parks and Recreation of the General Plan Multipurpose Open Space Element.

3. The proposed project is consistent with all aspects of the Specific Plan.
4. The proposed use, residential with a minimum of 4,500 square feet, is a permitted use in the Medium Density Residential (MDR) designation. The proposed use, residential with a minimum of 3,600 square feet, is a permitted use in the Medium High Density Residential (MHDR) designation.
5. The project site is surrounded by properties which are designated Open Space-Conservation (OS-C), Open Space-Water (OS-W), Community Development-Light Industrial (CD-LI) and Specific Plan No. 353 (Serrano) to the west, Community Development-Light Industrial (CD-LI), to the south, Open Space-Water, Rural-Rural Residential (R-RR), and Community Development-Medium Density Residential to the north, and Open Space-Conservation Habitat (OS-CH), Open Space-Rural (OS-RUR), Community Development-Medium Density Residential (CD-MDR), Open Space-Conservation (OS-C), and Rural-Rural Mountainous (R-RM) to the east.
6. The zoning for the subject site is Specific Plan No. 327 Amended No. 1 (SP327A1), as established by Ord. No. 348.4797.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the south, Natural Assets (N-A), Specific Plan (SP), and Watercourse and Watershed (W-1) to the east, Specific Plan to the west, and Specific Plan, Residential Agriculture-5 acre minimum (R-A-5), and Watercourse and Watershed (W-1) to the north.
8. Located north of the proposed project site, are scattered single family residential homes and vacant property within the project vicinity.
9. This project is located within Criteria Area No. 3246, 3248, 3349 and 3350 of the Western Riverside Multiple Species Habitat Conservation Plan, and as such is required to conserve 510 acres of open space. This project fulfills the requirements of the Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Corona.
11. The proposed subdivision is located within a high fire hazard severity zone.
12. This division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be 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. The project will provide access between lots for HOA-maintained fuel modification of open space slopes. A Fire Protection Plan has been prepared for the proposed Project and approved by the Riverside County Fire Department that identifies the specific locations of fuel modification areas on the project site and establishes requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (e.g., pruning, thinning) at locations where development

would interface with areas of natural vegetation. Condition of approval, 10. FIRE 006 will ensure that on-site development complies with the Fire Protection Plan through submittal of a Fuel Modification Plan subject to review and approval by Riverside County Fire Department. Mandatory compliance with the Fire Protection Plan will ensure that wild land fire hazards affecting the Project site would be less than significant.

14. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
15. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the **Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
16. As defined in the California Environmental Quality Act (CEQA) Guidelines section 15164, the guidelines permit the updating and use of a previously certified Environmental Impact Report (EIR) for projects which have changed or are different from the project or conditions analyzed in the EIR. The preparation of an Addendum can occur in cases where changes or additions create no new significant environmental impacts and the proposed project does not meet any of the conditions outlined in section 15162 of the CEQA Guidelines.

As outlined by the attached Environmental Assessment No. 42624 to FEIR 439 Addendum 2:

- The proposed project would not create a substantial increase in the severity of impacts or create new environmental impacts that were not previously disclosed in either Final Environmental Impact Report 439 or Addendum 1 and 2 to the FEIR. Addendum No. 1 analyzed a revision to the Specific Plan Land Use Plan which re-organized the density of the SP to be on a smaller footprint, thus causing density to increase while the overall density of the PS remained the same. This proposed map, studied in Addendum No. 2, is consistent with the SP as revised. In summary, the proposed project would permit the development of 432 Medium Density Residential (MDR) lots (which would range from a minimum lot size of 4,500 square feet to 5,850 square feet) and 169 Medium High Density Residential (MHDR) lots that would have a minimum lot size of 3,619 square feet. The proposed project would also have 31 lettered lots dedicated for open space, parks, water quality/retention basins, and for infrastructure development for the site.
- The proposed Project would not involve the introduction of any land uses that were not analyzed in Final EIR 439 or Addendum No. 1 and 2 to Final EIR 439. In other words, the proposed map is fully consistent with the Specific Plan as analyzed in Addendum No. 1.
- Overall, the proposed Project would not include any construction or operational characteristics that differ substantially from those that would have occurred from the implementation of the project evaluated in Final EIR 439 or Addendum No. 1 and 2 (which specifically analyzes this map) to Final EIR 439.
- Subsequent to the certification of Final EIR 439, no new information of substantial importance had become available which was either not known or could not have been known during the preparation of Final EIR 439.
- Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken could have occurred. Overall, the

physical conditions of the proposed project are the same, other than natural changes from wildfire and flooding events, which are natural occurrences.

CONCLUSIONS:

1. The proposed project is in conformance with the Specific Plan Land Use Designations, the Specific 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 proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The 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 Alquist-Priolo earthquake fault zone;
 - b. A Recreation and Park District; and
3. The project site is located within:
 - a. The East Temescal Hillside/Temescal Wash Policy Area within Temescal Canyon Area Plan and the Elsinore Planning Area Plan;
 - b. The City of Corona and sphere of influence;
 - c. The boundaries of the Corona-Norco Unified School District;
 - d. Western Unified Water District;
 - e. Stephen's Kangaroo Rat Fee Area;
 - f. An area of very low, low, and moderate liquefaction;
 - g. A high fire and State Responsibility Area;
 - h. 100 year flood zone; and
 - i. A dam inundation area near Lee Lake

The subject site is currently designated as Assessor's Parcel Numbers 290-013-081, 290-130-020, 290-080-037, 290-070-029.

TENTATIVE TRACT MAP NO. 36593
Planning Commission Staff Report: February 18, 2015
Page 6 of 6

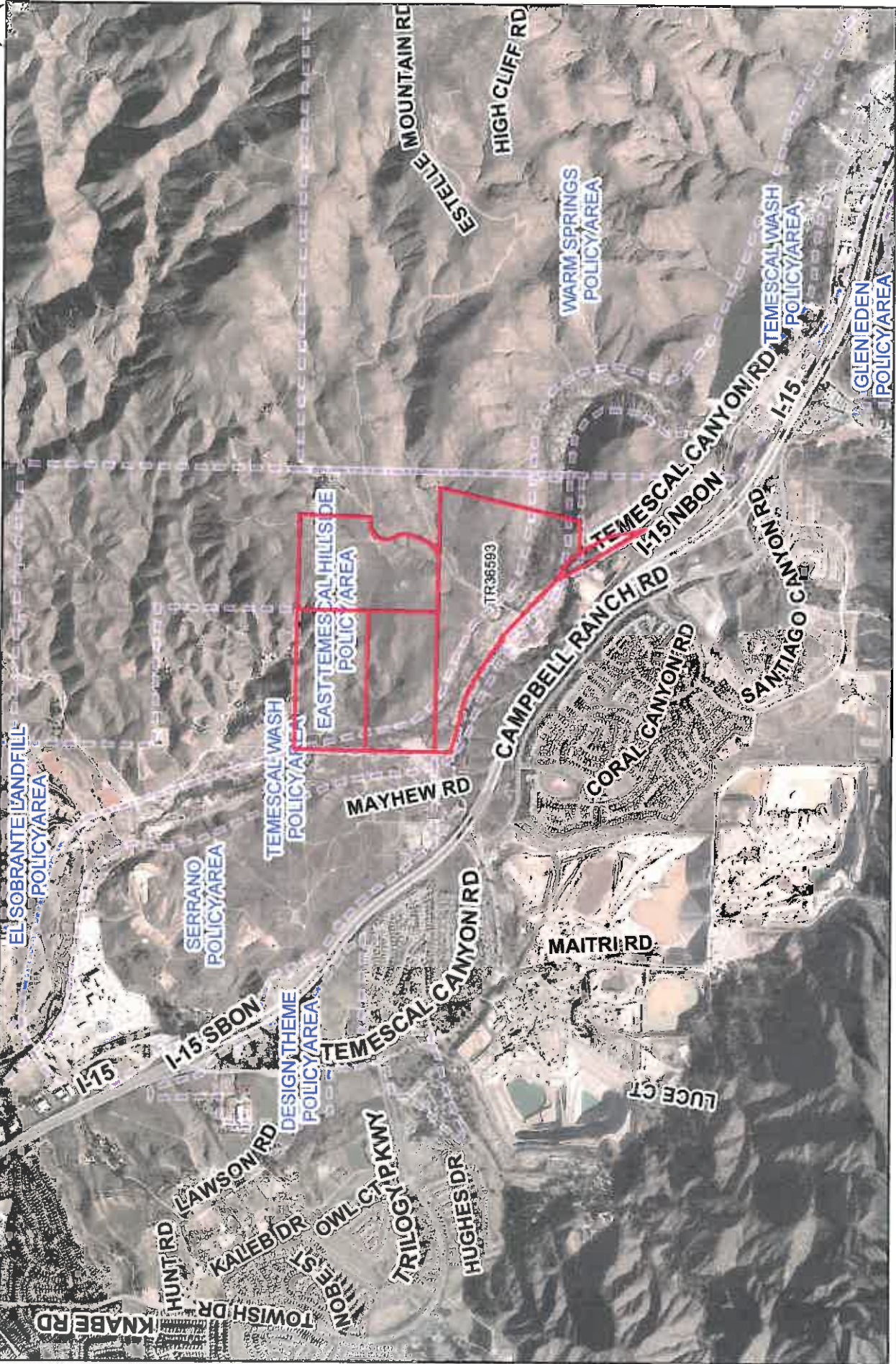
Date Prepared: 01/01/01
Date Revised: 01/26/15

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36593

VICINITY MAP

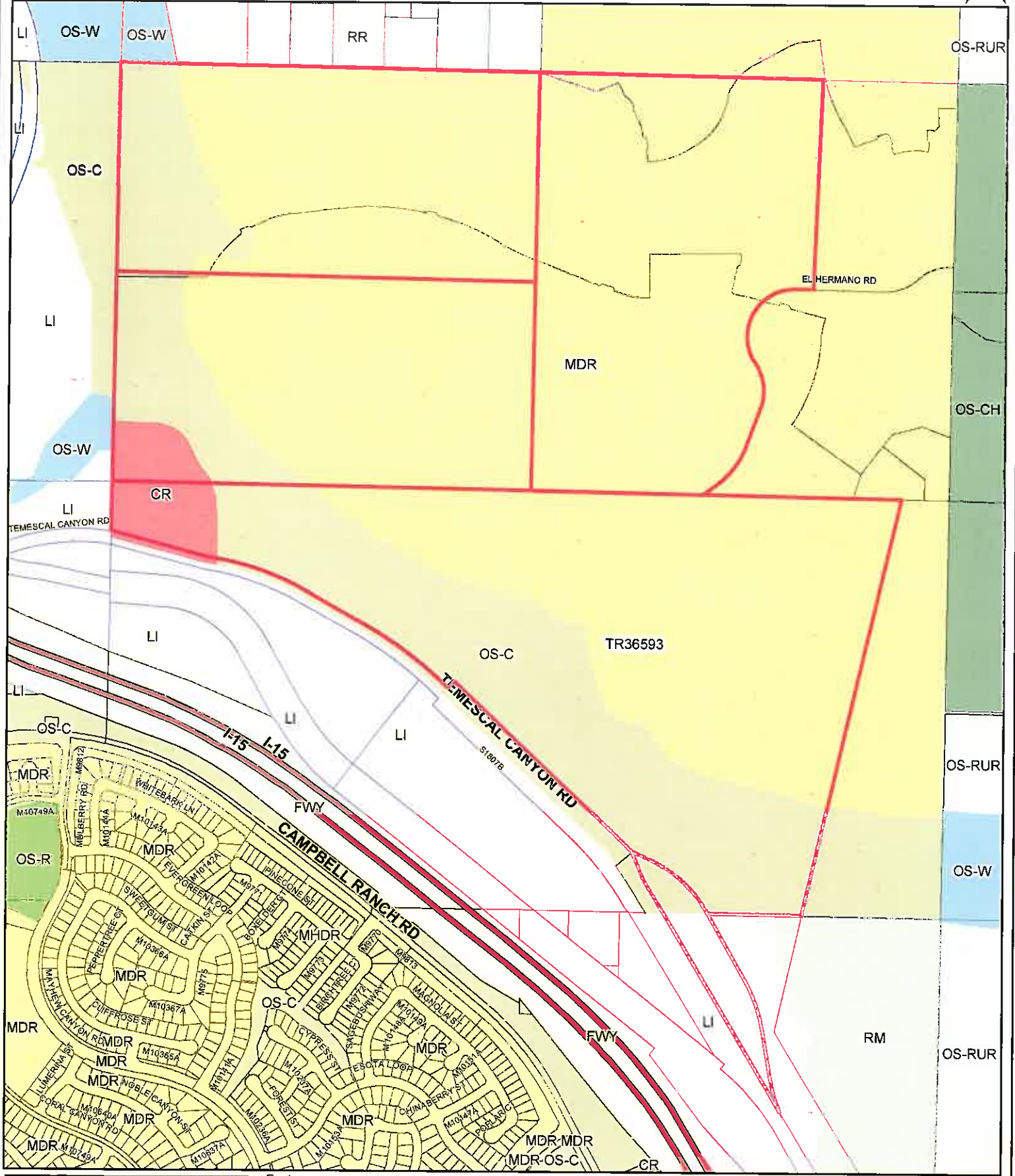
Supervisor Jeffries
District 1



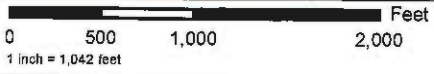
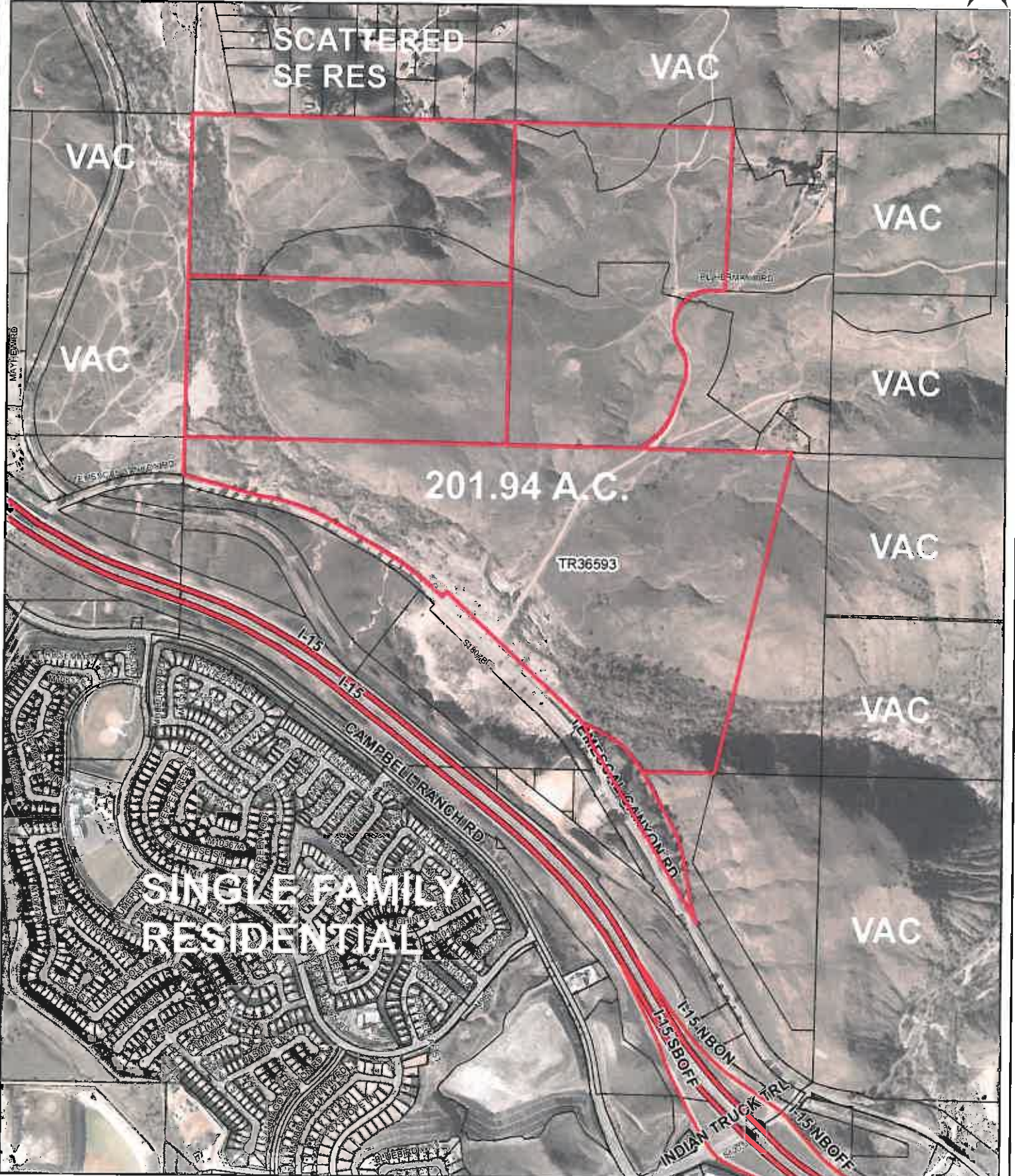
0 1,250 2,500 5,000
1 inch = 2,500 feet

Feet Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstraite on 11/10/2014

The County of Riverside assumes no warranty or legal responsibility for the accuracy of the information presented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS users should be advised to be queried for the most current information. Do not copy or reuse this map.

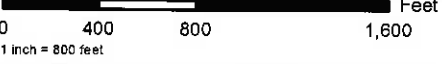
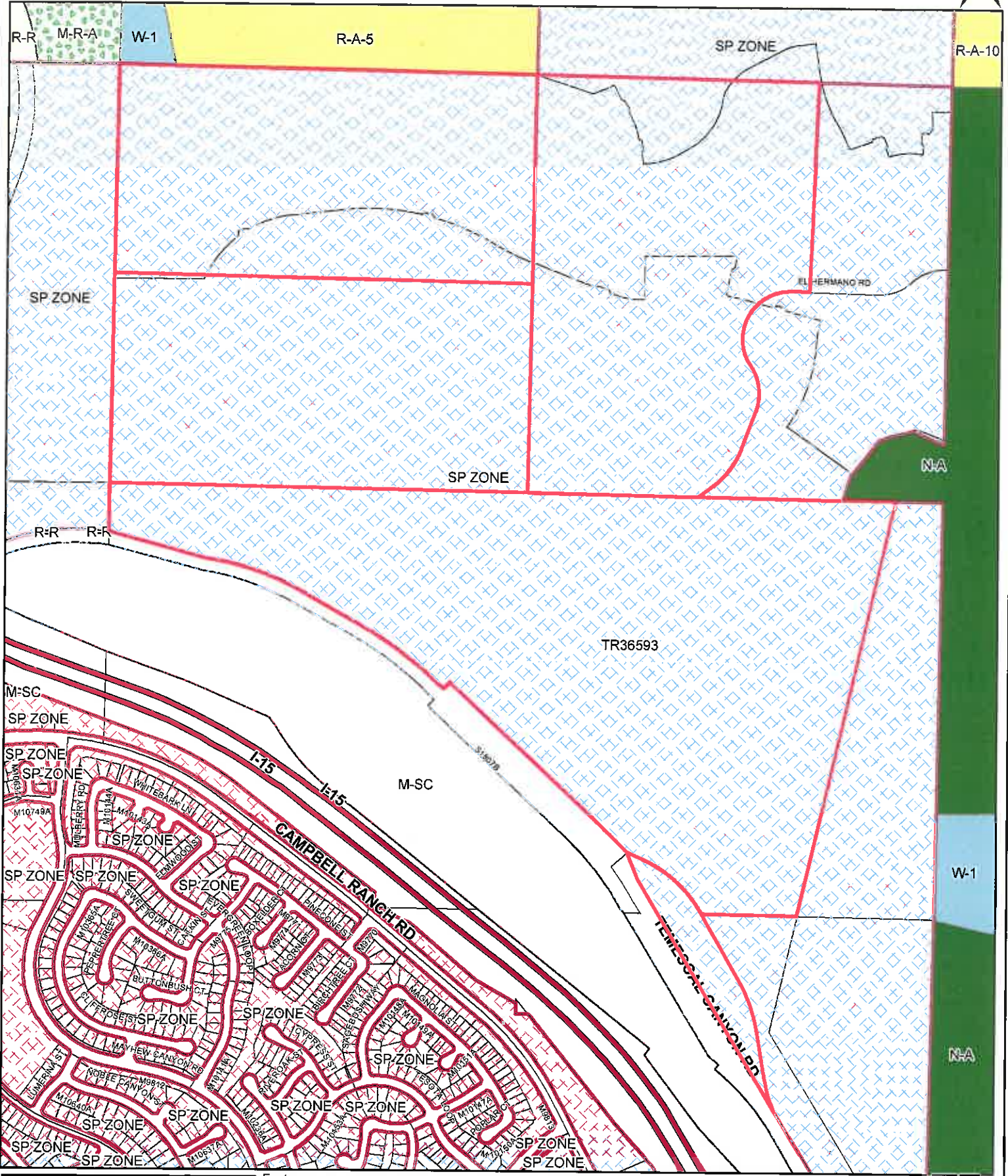


LAND USE DESIGNATION



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by mstrale on 11/10/2014

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by MSTRATE on 11/12/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Date and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or reuse this map.

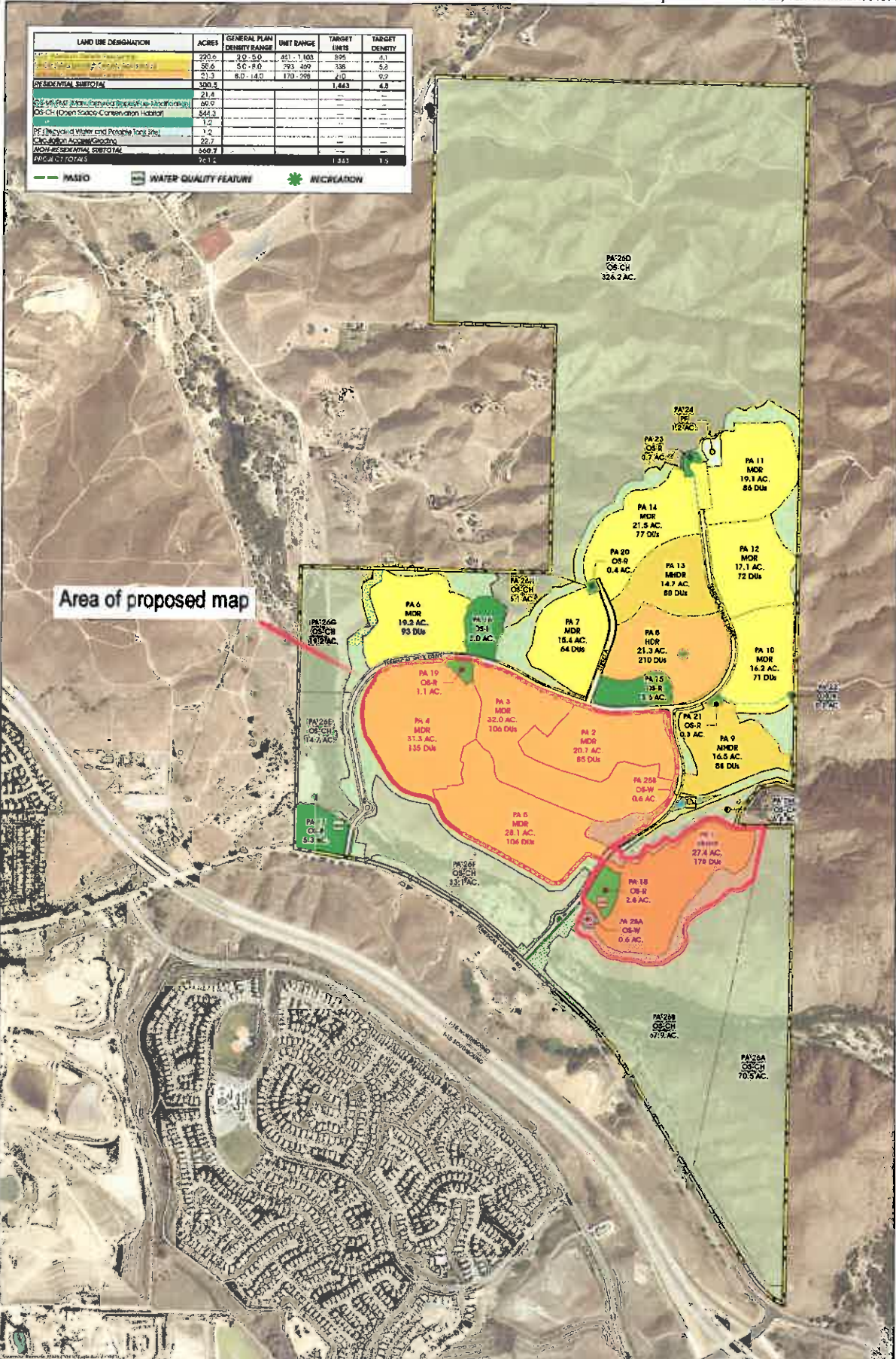


Figure III.A-1



APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT IS FOR WORK)

| | | |
|-------------------------------|-------------|------------------|
| PLAN CHECK OVERSIGHT ENGINEER | DATE SIGNED | ORD. 859 VERSION |
| REGISTERATION NUMBER | | |
| DATE SIGNED | | |
| TEMPERATURE APP. P.P. | | |

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

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|-------------------------------|-------------|------------------|
| PLAN CHECK OVERSIGHT ENGINEER | DATE SIGNED | ORD. 859 VERSION |
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| TEMPERATURE APP. P.P. | | |

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT IS FOR WORK)

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| PLAN CHECK OVERSIGHT ENGINEER | DATE SIGNED | ORD. 859 VERSION |
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APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

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| PLAN CHECK OVERSIGHT ENGINEER | DATE SIGNED | ORD. 859 VERSION |
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| TEMPERATURE APP. P.P. | | |

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT IS FOR WORK)

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| PLAN CHECK OVERSIGHT ENGINEER | DATE SIGNED | ORD. 859 VERSION |
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| DATE SIGNED | | |
| TEMPERATURE APP. P.P. | | |

ABBREVIATIONS

- ADA AMERICANS WITH DISABILITIES ACT
- ARCH ARCHITECT (LAYOUT, MEASUREMENT)
- BS BOTTOM OF STEP
- BW BOTTOM OF WALL
- CON CONCRETE
- CONC CONCRETE (LAYOUT, MEASUREMENT)
- DA DIAMETER (LAYOUT, MEASUREMENT)
- EQ EQUAL (LAYOUT, MEASUREMENT)
- EXT EXTERIOR
- FIN FINISHED BUILDING
- FR FINISHED SURFACE (ROAD SURFACES)
- FS OR F.S. FINISHED SURFACE (ROAD SURFACES)
- GEOTECH GEOTECHNICAL ENGINEER
- HP HIGH POINT (GRADIENT)
- LP OR L.P. LIMIT OF ARCHITECT
- LOW POINT (GRADIENT)
- GALV. GALVANIZED
- MIN MINIMUM
- MAX OR N.A.P. MAXIMUM OR N.A.S.P.
- NOT TO SCALE
- ON-CENTER (LAYOUT, MEASUREMENT)
- PLANTING AREA
- PA OR P.A. PLANTING AREA
- FIN FINISHED (LAYOUT, MEASUREMENT)
- REF REFERENCE OR REFER TO
- TO BE DETERMINED
- TOP OF CURB (GRADIENT ELEVATION)
- TOP OF WALL (GRADIENT ELEVATION)
- TYP TYPICAL
- W/ WITH

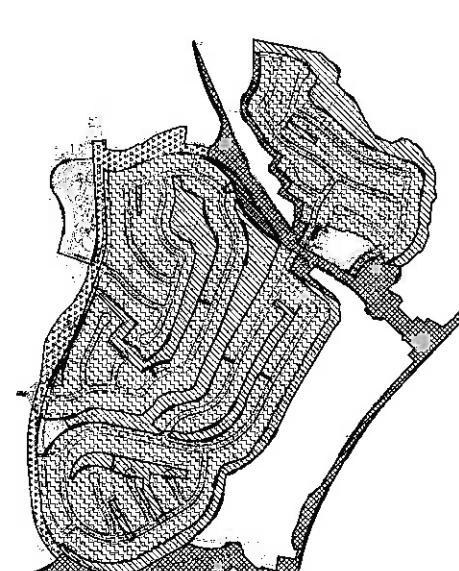
PLANTING NOTES

- PROVIDE 3" LAYER MULCH (MIN.) IN SHRUB BEDS AND UNPLANTED AREAS; LAYER OF MULCH IN GROUND COVER AREAS; 3" LAYER OF SPREADS SHADDED MULCH FOR SLOPE.
- TREES SHALL BE STAKED WITH 7-8 STAKES AND 8 TREES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 2" DIA. STAKES IN TREE AND AREAS.
- ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 6" (MIN.) OF HORIZONTE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL BE INSTALLED TO THE OUTSIDE OF THE TREE. MINIMUM OF 5" IN EACH DIRECTION.
- TREES SHALL HAVE BREAKER TUBES PER COUNTY STANDARD DETAILS.
- PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" BARRIERS PER COUNTY STANDARD DETAILS. BARRIERS SHALL BE ADJACENT TO AND INTERNAL WITH OR BUNKED INTO THE 6" WIDE CURB.

IRRIGATION NOTES

- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:
- SMART CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL-TIME ET (MINIMUM CONTROLLER RATING SHALL BE LIGHT COMMERCIAL).
 - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 - RAIN SENSING DEVICE
 - ANTI-DRAIN CHECK VALVES
 - PRESSURE REGULATOR (IF NEEDED)
 - HYDROZONES WILL BE PROPERLY DESIGNATED
 - NO OVERHEAD IRRIGATION WITHIN 2' OF NON-FERMEABLE SURFACES (NO RESTRICTION METHOD IF ADJACENT TO FERMEABLE SURFACE WITH NO RAINOUT/DRAINAGE)
 - SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8 FEET IN WIDTH

LANDSCAPE ZONES



- LEGEND**
- RIPIARIAN / COLLECTOR ROAD LOWER
 - RIPIARIAN / COLLECTOR ROAD UPPER
 - LOCAL STREET
 - MANUFACTURED SLOPE
 - PARK AND REC.

DIG AHEAD

CALL BEFORE YOU DIG

1-800-277-7469

FOR A PUBLIC SERVICE BY INDUSTRY SERVICE PARTNERS

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL ALL NECESSARY PERMITS AND GRADING PERMITS HAVE BEEN OBTAINED.

FOR A PUBLIC SERVICE BY INDUSTRY SERVICE PARTNERS

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SEAL - LANDSCAPE ARCHITECT

SWA GROUP
1400 W. BEACH STREET
LA JOLLA, CA 92037
PHONE 949.497.5471 / FAX 949.494.7851
CERT. NO. 36288 EXP. 12/2015 10/06/2014

PREPARED BY:

SWA GROUP
1400 W. BEACH STREET
LA JOLLA, CA 92037
PHONE 949.497.5471 / FAX 949.494.7851
CERT. NO. 36288 EXP. 12/2015 10/06/2014

TRACT NO. 3659J
COUNTY OF RIVERSIDE
YOSHIMA

MANVA EAWU CALCULATIONS AND GENERAL NOTES 2. 0255NHS

FOR: FOREMAN 10306A, LLC

SCALE: H: V:
SHEET NO. 10.01

MAWA AND EAWU CALCULATIONS

Water Source: Recycled water from Lake Lake Water District

Water Category/Sub-Category:

| | |
|--|---------------------|
| Hydrozone Area 1 = Group 1 - 1" (assumed 40% of total area of Group 1) | 150,000 sf |
| Hydrozone Area 2 = Group 1 - 1" (assumed 40% of total area of Group 2) | 100,000 sf |
| Hydrozone Area 3 = Group 2 - 1" | 241,376 sf |
| Hydrozone Area 4 = Group 3 - 1" (assumed 40% of total area of Group 3) | 29,122 sf |
| Hydrozone Area 5 = Group 3 - 1" (assumed 40% of total area of Group 3) | 43,684 sf |
| Hydrozone Area 6 = Group 4 - 1" (assumed 50% of total area of Group 4) | 7,300 sf |
| Hydrozone Area 7 = Group 4 - 1" (assumed 50% of total area of Group 4) | 349,400 sf |
| Hydrozone Area 8 = Turf | 1,242,712 sf |
| Hydrozone Area 9 = 10" Hydrozone Non-A ground | 15,543 sf |
| Hydrozone Area 10 = 10" Hydrozone Non-B wetland rim | 15,543 sf |
| Hydrozone Area 11 = 10" Hydrozone Non-C (shaded rim) | 149,352 sf |
| Total | 2,336,161 sf |

*Water: W indicates the area of medium water use plants and L indicates the area of low water use plants per WICOLS III.

MAXIMUM ANNUAL WATER ALLOWANCE (MAWA)

$MAWA = (E10) \times (0.62) \times [(0.7 \times LA) + (0.3 \times SLA)]$

Where:

- MAWA = Maximum Applied Water Allowance in gallons per year
- E10 = Evapotranspiration in inches per year (Closed Weather Station CWS1044, UC Rivers 96.37
- 0.62 = Conversion factor to gallons
- 0.7 = ET adjustment factor for plant factors and irrigation efficiency
- LA = Landscaped area including special landscape area in square feet
- SLA = The additional ET adjustment factor for landscape area (1 - 0.7 = 0.3)

SLA = Portion of the landscaped area identified as special landscape area in square feet (see WICOLS III for more information on special landscape area, and landscape area (Hydrozone) per WICOLS III)

ESTIMATED ANNUAL WATER USE (EAWU)

$EAWU = (E10) \times (0.62) \times [(PF \times HA) / IE + SLA]$

Where:

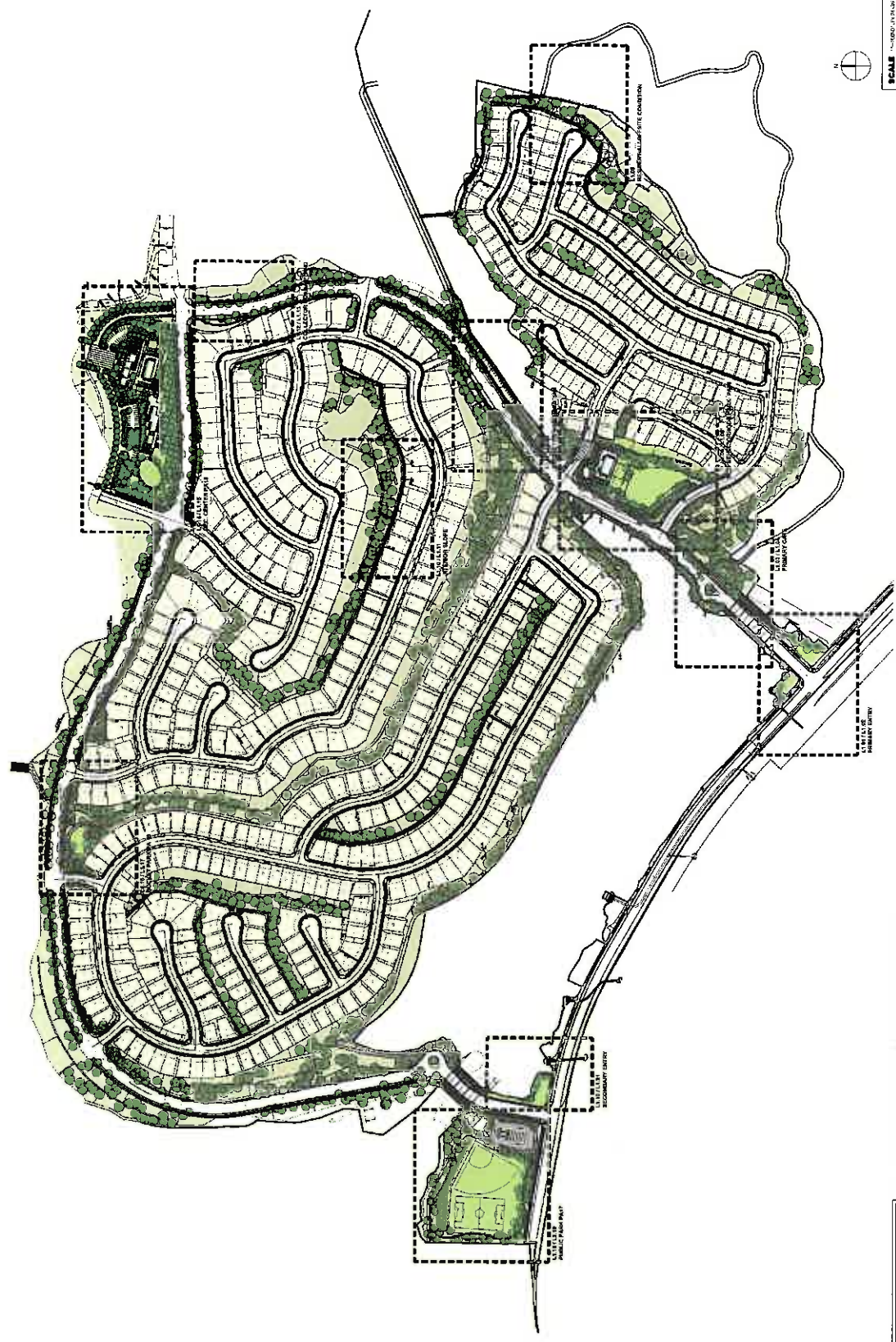
- EAWU = Estimated Annual Water Use in gallons per year
- E10 = Evapotranspiration in inches per year
- 0.62 = Conversion factor to gallons
- PF = Plant Factor from WICOLS III
- HA = Hydrozone area in square feet
- IE = Irrigation efficiency
- SLA = Special landscape area in square feet

| Hydrozone | HA | PF | SLA | EAWU |
|---------------------|-------------------|-------------------------|------|-------------------|
| Hydrozone Area 1 = | 150,000 | 0.50 | 0.71 | 350,061 |
| Hydrozone Area 2 = | 100,000 | 0.20 | 0.71 | 100,041 |
| Hydrozone Area 3 = | 241,376 | 0.20 | 0.71 | 34,950,366 |
| Hydrozone Area 4 = | 29,122 | 0.50 | 0.71 | 241,376 |
| Hydrozone Area 5 = | 43,684 | 0.20 | 0.71 | 29,122 |
| Hydrozone Area 6 = | 7,300 | 0.50 | 0.71 | 1,012,810 |
| Hydrozone Area 7 = | 349,400 | 0.20 | 0.71 | 45,684 |
| Hydrozone Area 8 = | 7,300 | 0.50 | 0.71 | 225,820 |
| Hydrozone Area 9 = | 249,400 | 0.60 | 0.71 | 335,620 |
| Hydrozone Area 10 = | 1,242,712 | 0.50 | 0.71 | 340,430 |
| Hydrozone Area 11 = | 15,543 | 0.50 | 0.71 | 12,212,369 |
| Hydrozone Area 12 = | 15,543 | 0.50 | 0.71 | 43,432,036 |
| Hydrozone Area 13 = | 149,352 | 0.50 | 0.71 | 15,243 |
| Subtotal = | 2,336,161 | 0.20 | 0.71 | 119,553 |
| Total EAWU = | 81,642,435 | Gallons per Year | | 81,642,435 |

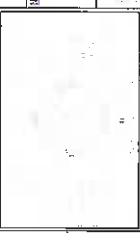
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| PLAN CHECK OVERSIGHT LIA / CH REGS. MAIL NUMBER | DATE SIGNED | TENTATIVE APP. PFA |
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| APPROVAL AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OTHER) | DATE | BY | TITLE |
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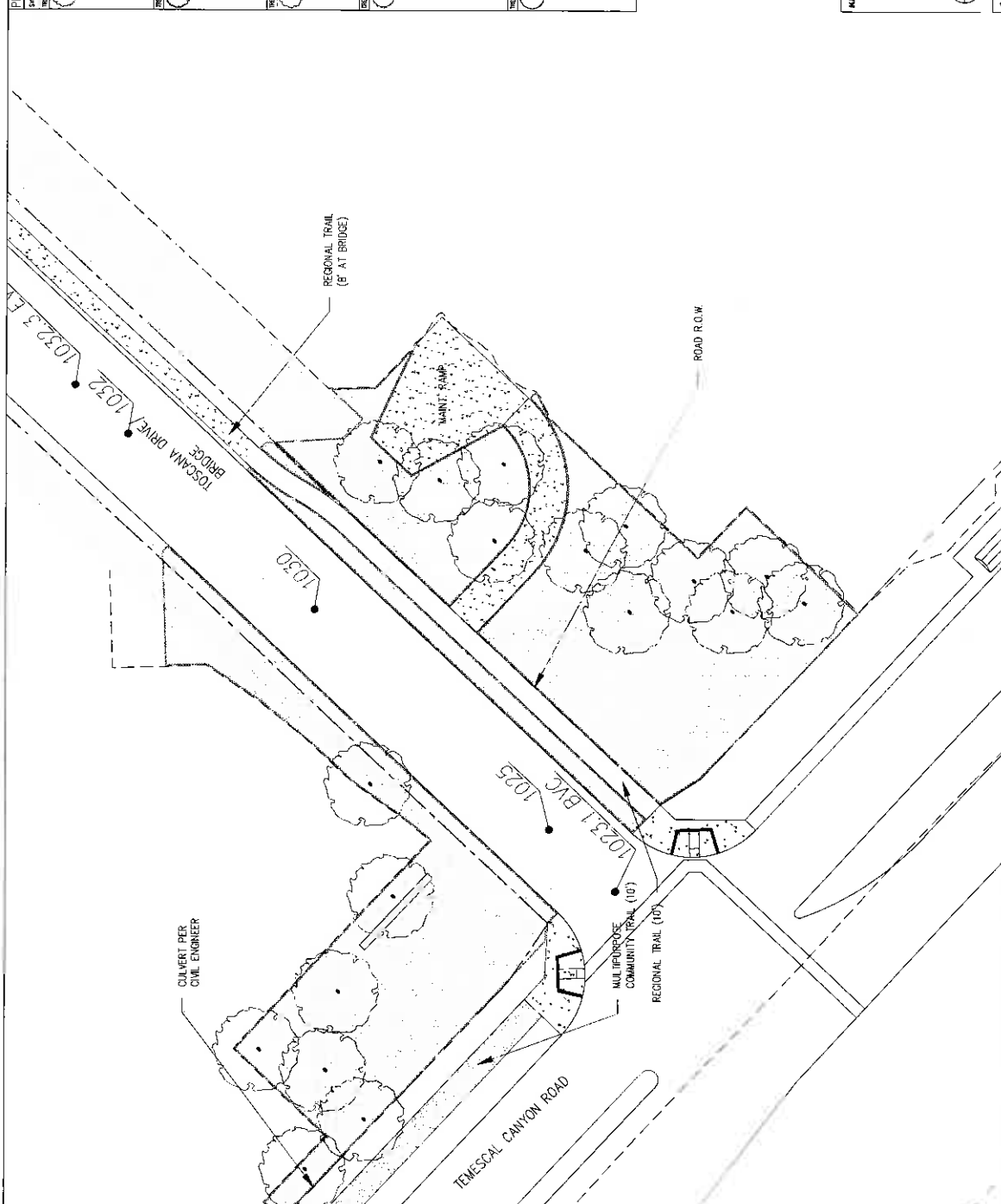
ATTACHED TO TO OPERATE UNDER APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ROW / OTHER)



| | | |
|--|--|---|
| <p>SCALE: 1" = 40' (SEE PLAN)</p> <p>PROJECT MARK:</p> | | <p>NOT FOR CONSTRUCTION</p> <p>SHEET NO. LC.03</p> <p>COUNTY OF AVERSA, ILLINOIS</p> <p>SITE PLAN</p> <p>DATE: 10/05/2014</p> <p>PROJECT NO. 10000000000000000000</p> |
| <p>PREPARED BY:</p> <p>SWA GROUP 5700 OLIVE STREET FORT LAUDERDALE, FL 33309 TEL: 954.487.5471 FAX: 954.484.7551 CERT. NO. 3226, EXPI. 10/29/15, 10/05/2014</p> | | <p>STATE OF ILLINOIS</p> <p>PLANNING DEPARTMENT</p> <p>PLANNING BOARD</p> <p>APPROVED: _____</p> <p>DATE: _____</p> |
| <p>DATE: 10/05/2014</p> <p>BY: _____</p> <p>TITLE: _____</p> | | <p>APPROVED: _____</p> <p>DATE: _____</p> <p>TITLE: _____</p> |



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| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP. P.P.# |
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| PLAN CHECK OVERSIGHT TLA / CD REGISTRATION NUMBER | | DATE SIGNED | TENTATIVE APP. P.P.# |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE) | | | |



| | | |
|-----------------|-------------|-------------|
| PLANTING LEGEND | COMMON NAME | MOULDSYMBOL |
| WATER | WATER | WATER |
| ... | ... | ... |

KEY MAP

SCALE: 1" = 400'

TRACT NO. 36583
COUNTY OF RIVERSIDE
TOSCANA

BENCHMARK:

PREPARED BY:
SWA GROUP
570 GLENVIEW STREET
RIVERSIDE, CA 92507
PHONE: 951-517-5271 / FAX: 949-434-7661
CERT. NO. 4286, EXP. 12/2015, 1U/05/2014

NOT FOR CONSTRUCTION

SHEET NO. L1.01

DATE: 11/05/2014

PROJECT: PRIMARY ENTRY - TREE PLAN

COUNTY FILE NO. 15 0225815

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

ALL WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN EXISTING PERMIT HAS BEEN OBTAINED FROM THE APPROPRIATE AGENCIES.

THESE PLANS ARE THE PROPERTY OF SWA GROUP AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SWA GROUP.

DATE: 11/05/2014

PROJECT: PRIMARY ENTRY - TREE PLAN

COUNTY FILE NO. 15 0225815

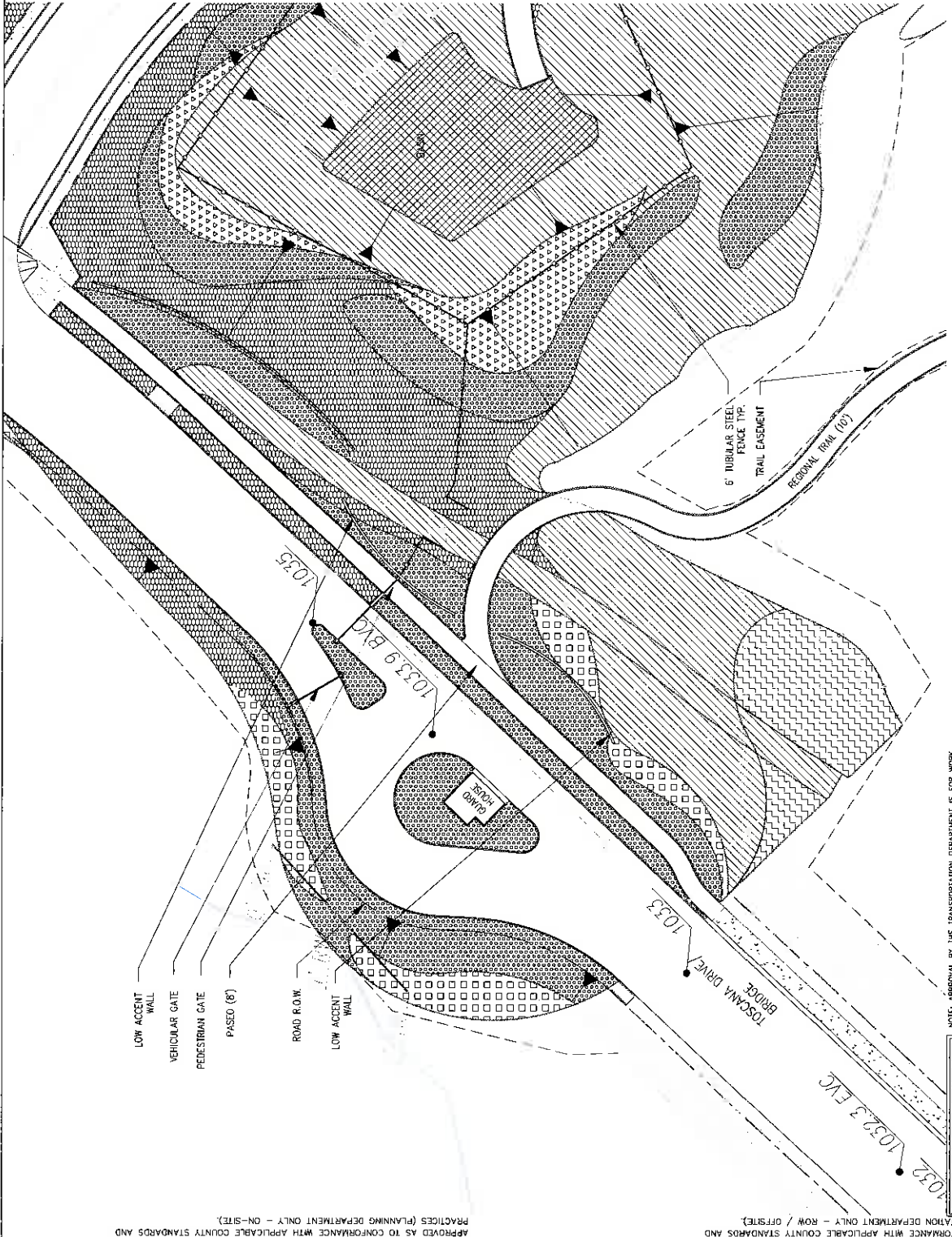
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DATE: 11/05/2014

PROJECT: PRIMARY ENTRY - TREE PLAN

COUNTY FILE NO. 15 0225815

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SHRUBS AND GROUNDCOVER

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| 1-89 | SPICE - GROUNDROCK | 1-89 | SPICE - GROUNDROCK |
| 1-90 | SPICE - GROUNDROCK | 1-90 | SPICE - GROUNDROCK |
| 1-91 | SPICE - GROUNDROCK | 1-91 | SPICE - GROUNDROCK |
| 1-92 | SPICE - GROUNDROCK | 1-92 | SPICE - GROUNDROCK |
| 1-93 | SPICE - GROUNDROCK | 1-93 | SPICE - GROUNDROCK |
| 1-94 | SPICE - GROUNDROCK | 1-94 | SPICE - GROUNDROCK |
| 1-95 | SPICE - GROUNDROCK | 1-95 | SPICE - GROUNDROCK |
| 1-96 | SPICE - GROUNDROCK | 1-96 | SPICE - GROUNDROCK |
| 1-97 | SPICE - GROUNDROCK | 1-97 | SPICE - GROUNDROCK |
| 1-98 | SPICE - GROUNDROCK | 1-98 | SPICE - GROUNDROCK |
| 1-99 | SPICE - GROUNDROCK | 1-99 | SPICE - GROUNDROCK |
| 1-100 | SPICE - GROUNDROCK | 1-100 | SPICE - GROUNDROCK |



SCALE 1" = 40' (AS SHOWN)

NOT FOR CONSTRUCTION

TRACT NO. 26537
 COUNTY OF RIVERSIDE
 TOSCANA

SHEET NO. L1.04

FOR: PONSAR HOLDING CO.
 PROJECT: PRIMARY GATE - SHRUB PLAN

DATE: 10/26/2014

SCALE: 1" = 40'

PREPARED BY:
 SWA GROUP
 10000 LA BREA BLVD., SUITE 200
 LA BREA BEACH, CA 92651
 PHONE 949.437.5477 / FAX 949.484.7861
 CERT. NO. 3286 - EXP. 12/2015

DATE: 10/26/2014

REGISTRATION NUMBER: 80906

DATE: 10/26/2014

PROJECT: PRIMARY GATE - SHRUB PLAN

DATE: 10/26/2014



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK COMPLETED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL ALL NECESSARY PERMITS AND GRADING PERMITS HAVE BEEN OBTAINED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND GRADING PERMITS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND GRADING PERMITS.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

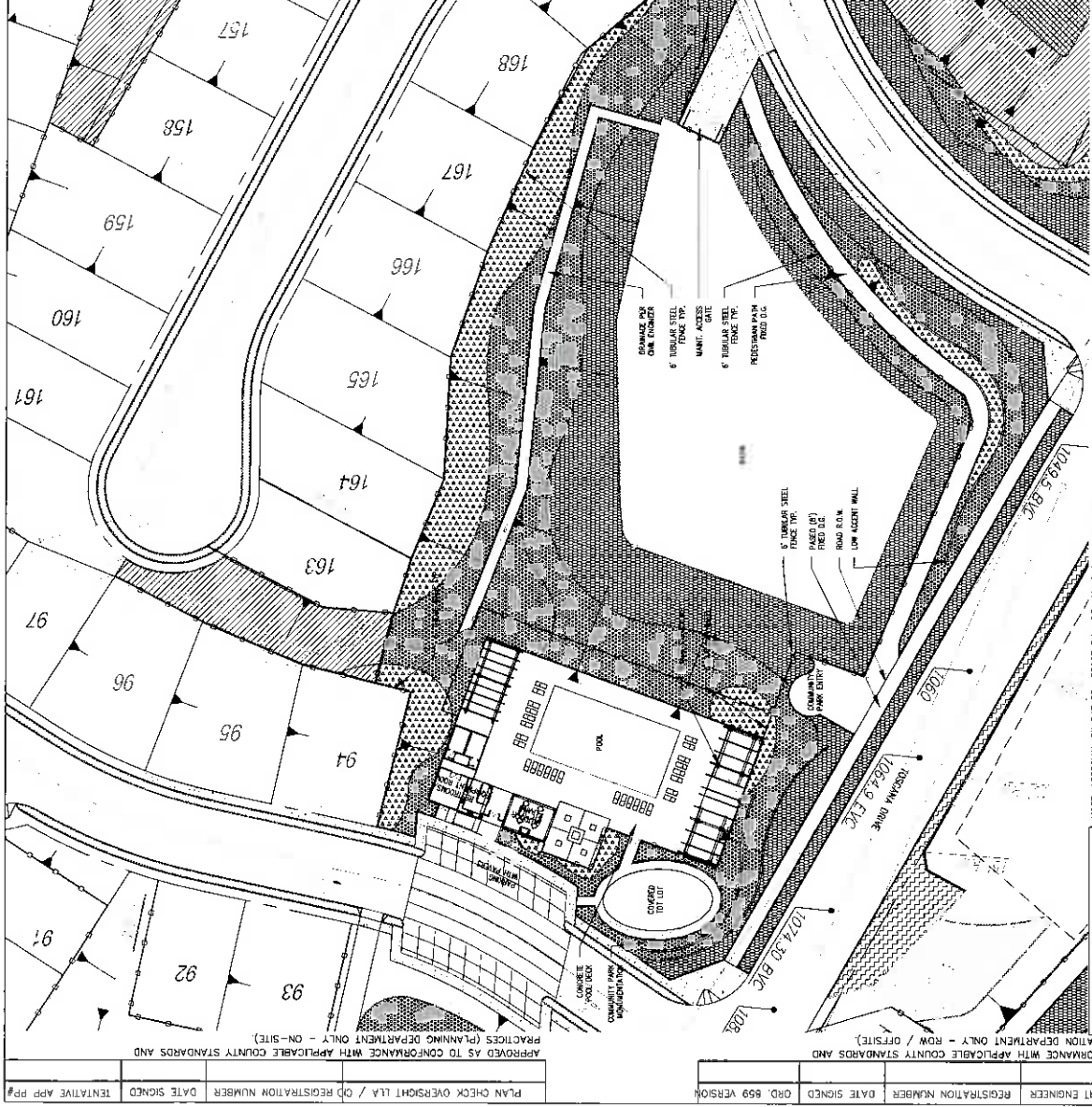
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

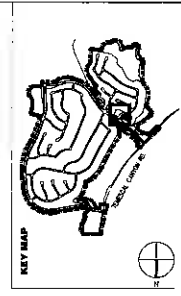
SHRUBS AND GROUNDCOVER

| | |
|-------------------------|------------------------------|
| GROUP 1 - LAR SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 2 - MEDIUM SPRING | CORNER NAME |
| GROUP 3 - SMALL SPRING | MODEL SPRING |
| GROUP 4 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 5 - SMALL SPRING | CONTRACT NAME |
| GROUP 6 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 7 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 8 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 9 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 10 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 11 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 12 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 13 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 14 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 15 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 16 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 17 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 18 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 19 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |
| GROUP 20 - SMALL SPRING | AREA 1372711.09 87 242 ACRES |



| | | |
|--|---------------------|------------------|
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE) | | |
| PLAN CHECK OVERSIGHT LIA / O.D. REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP. # |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE) | | |

NOTES
1. FOR PLAN ILLUSTRATIVE REFER TO SPECIFIC PLAN NO. 327 DATED AUG. 2014 - FIGURE B.I.A.18



SCALE
SCALE: AS SHOWN
SCALE: 1" = 40' (AS SHOWN)

NOT FOR CONSTRUCTION

TRACT NO. 26593
COUNTY OF RIVERSIDE
TOSBANA

NEIGHBORHOOD PARK P418 - SHRUB PLAN
JOB NO. 0925418

FOR: [Name]
SCALE: [Scale]
DATE: [Date]

BENCHMARK: [Symbol]

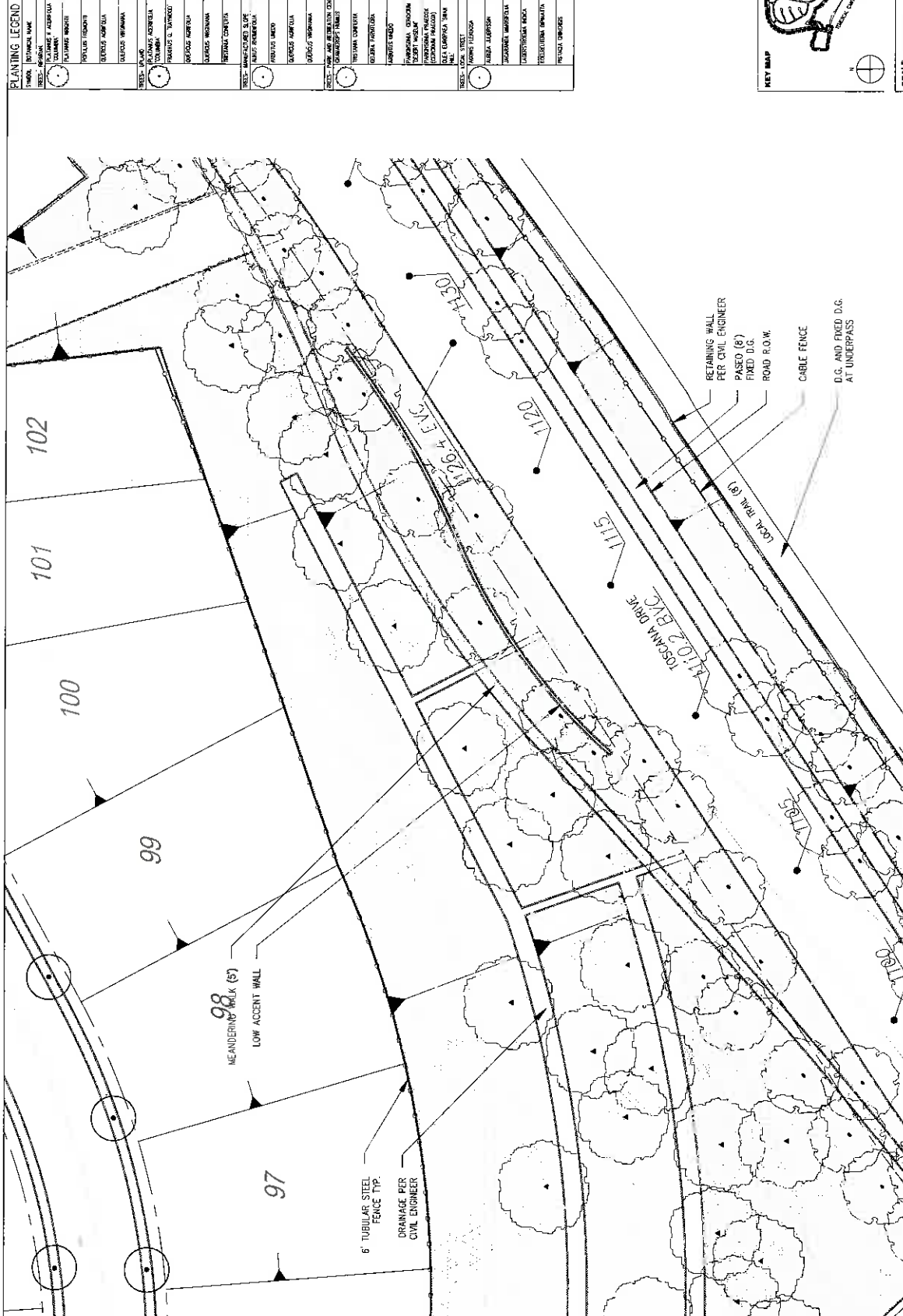
PREPARED BY:
SWA GROUP
570 CLEAVENEY STREET
PICO CA 92071
PHONE 949 484 7861
FAX 949 484 7861
CERT. NO. 32086 EXP. 12/2015

SPECIALTY SEAL - LANDSCAPE ARCHITECT

| | | | |
|------|----|-----|-----|
| DATE | BY | CHK | DWG |
| | | | |
| | | | |
| | | | |
| | | | |

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
NOTES: 1. CONTRACTOR SHALL VERIFY THESE PLANS SHALL NOT CONFLICT WITH ANY EXISTING UTILITIES AND SHALL OBTAIN ALL NECESSARY PERMITS AND BEER ISSUED.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND BEER ISSUED.
FOR MORE INFORMATION CONTACT SWA GROUP AT 949-484-7861 OR WWW.SWAGROUP.COM

| | | |
|--|---------------------|------------------|
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE) | | |
| PLAN CHECK OVERSIGHT LIA / O.D. REGISTRATION NUMBER | DATE SIGNED | ORD. 659 VERSION |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE) | | |



APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE)

| | | |
|---|---------------------|-------------------|
| PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP P/F |
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED |
| ORD. 859 VERSION | | |

PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | WINDLIFT SPACING |
|----------|----------------------|-------------|------------------|
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 10' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 15' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 20' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 25' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 30' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 35' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 40' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 45' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 50' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 55' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 60' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 65' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 70' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 75' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 80' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 85' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 90' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 95' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 100' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 105' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 110' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 115' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 120' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 125' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 130' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 135' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 140' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 145' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 150' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 155' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 160' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 165' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 170' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 175' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 180' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 185' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 190' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 195' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 200' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 205' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 210' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 215' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 220' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 225' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 230' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 235' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 240' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 245' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 250' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 255' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 260' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 265' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 270' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 275' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 280' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 285' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 290' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 295' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 300' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 305' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 310' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 315' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 320' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 325' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 330' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 335' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 340' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 345' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 350' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 355' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 360' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 365' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 370' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 375' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 380' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 385' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 390' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 395' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 400' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 405' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 410' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 415' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 420' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 425' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 430' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 435' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 440' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 445' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 450' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 455' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 460' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 465' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 470' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 475' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 480' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 485' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 490' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 495' |
| (Symbol) | QUERCUS LAEVOGLOBOSA | WHITE OAK | 500' |

KEY MAP

NOT FOR CONSTRUCTION

SCALE: 1" = 40'

TRACT NO. 3699J
COUNTY OF RIVERSIDE
TOSCANA

SHEET NO. L1.07

COLLECTOR ROAD (RIPARIAN) - TREE PLAN

W.D. _____ COUNTY FILE NO. _____

FOR: _____

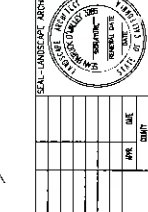
BENCHMARK: _____

PREPARED BY:
SWA GROUP
570 GLENVIEW STREET
PHONE 949.487.5471
FAX 949.484.7961
CERT. NO. 3288, EXP. 12/2015, 10/09/2014

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORKS CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN EROSION CONTROL PLAN AND GRADING PERMIT HAS BEEN ISSUED.

NO WORK SHALL BE DONE WITHIN THE ROAD RIGHT-OF-WAY WITHOUT THE NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE.



DIGITAL

DATE: _____ TIME: _____

SCALE: _____

PROJECT: _____

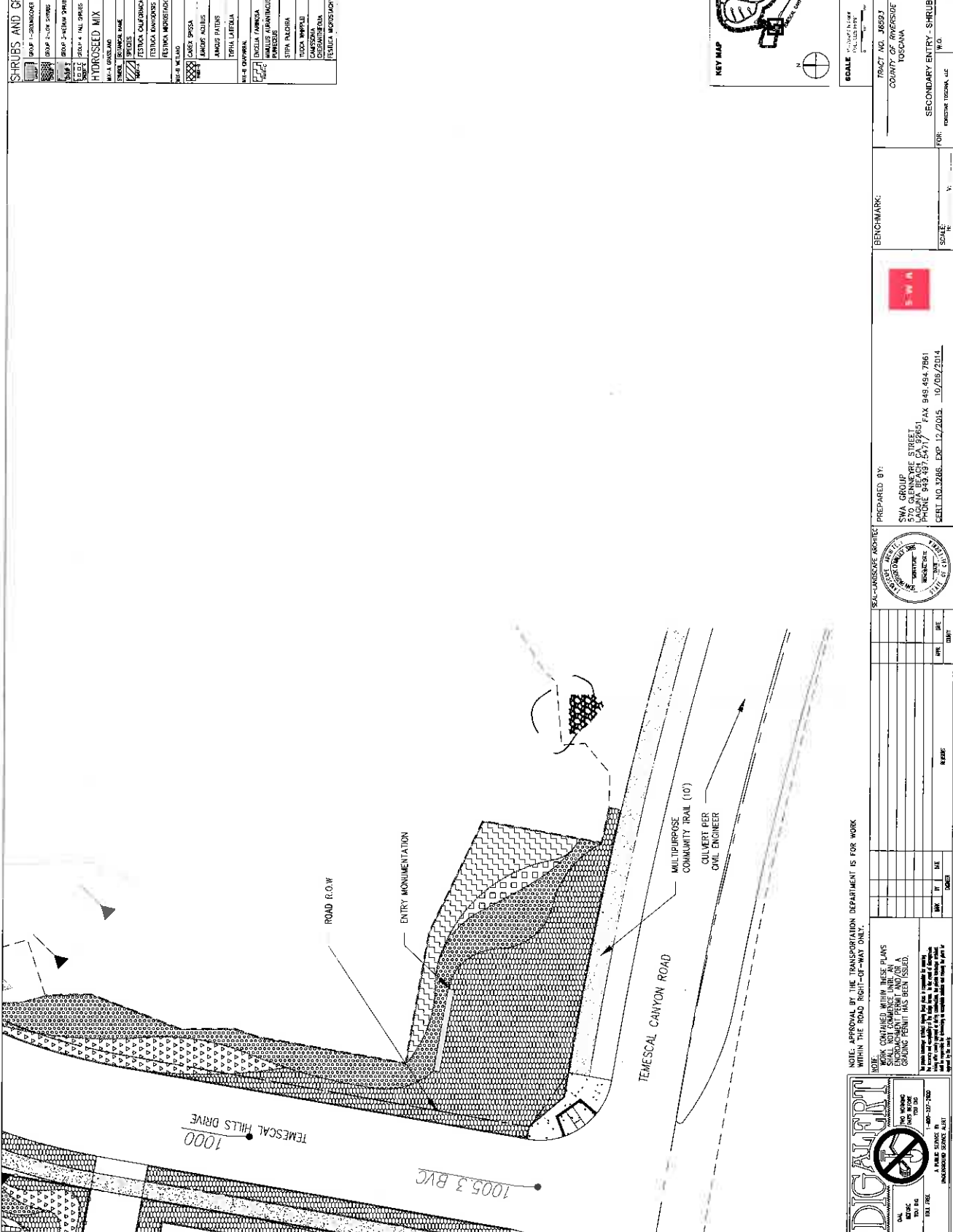
DATE: _____ TIME: _____

SCALE: _____

PROJECT: _____

SHRUBS AND GROUNDCOVER

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1001 | 1002 | 1003 | 1004 | 1005 | 1006 | 1007 | 1008 | 1009 | 1010 | 1011 | 1012 | 1013 | 1014 | 1015 | 1016 | 1017 | 1018 | 1019 | 1020 | 1021 | 1022 | 1023 | 1024 | 1025 | 1026 | 1027 | 1028 | 1029 | 1030 | 1031 | 1032 | 1033 | 1034 | 1035 | 1036 | 1037 | 1038 | 1039 | 1040 | 1041 | 1042 | 1043 | 1044 | 1045 | 1046 | 1047 | 1048 | 1049 | 1050 | 1051 | 1052 | 1053 | 1054 | 1055 | 1056 | 1057 | 1058 | 1059 | 1060 | 1061 | 1062 | 1063 | 1064 | 1065 | 1066 | 1067 | 1068 | 1069 | 1070 | 1071 | 1072 | 1073 | 1074 | 1075 | 1076 | 1077 | 1078 | 1079 | 1080 | 1081 | 1082 | 1083 | 1084 | 1085 | 1086 | 1087 | 1088 | 1089 | 1090 | 1091 | 1092 | 1093 | 1094 | 1095 | 1096 | 1097 | 1098 | 1099 | 1100 | 1101 | 1102 | 1103 | 1104 | 1105 | 1106 | 1107 | 1108 | 1109 | 1110 | 1111 | 1112 | 1113 | 1114 | 1115 | 1116 | 1117 | 1118 | 1119 | 1120 | 1121 | 1122 | 1123 | 1124 | 1125 | 1126 | 1127 | 1128 | 1129 | 1130 | 1131 | 1132 | 1133 | 1134 | 1135 | 1136 | 1137 | 1138 | 1139 | 1140 | 1141 | 1142 | 1143 | 1144 | 1145 | 1146 | 1147 | 1148 | 1149 | 1150 | 1151 | 1152 | 1153 | 1154 | 1155 | 1156 | 1157 | 1158 | 1159 | 1160 | 1161 | 1162 | 1163 | 1164 | 1165 | 1166 | 1167 | 1168 | 1169 | 1170 | 1171 | 1172 | 1173 | 1174 | 1175 | 1176 | 1177 | 1178 | 1179 | 1180 | 1181 | 1182 | 1183 | 1184 | 1185 | 1186 | 1187 | 1188 | 1189 | 1190 | 1191 | 1192 | 1193 | 1194 | 1195 | 1196 | 1197 | 1198 | 1199 | 1200 | 1201 | 1202 | 1203 | 1204 | 1205 | 1206 | 1207 | 1208 | 1209 | 1210 | 1211 | 1212 | 1213 | 1214 | 1215 | 1216 | 1217 | 1218 | 1219 | 1220 | 1221 | 1222 | 1223 | 1224 | 1225 | 1226 | 1227 | 1228 | 1229 | 1230 | 1231 | 1232 | 1233 | 1234 | 1235 | 1236 | 1237 | 1238 | 1239 | 1240 | 1241 | 1242 | 1243 | 1244 | 1245 | 1246 | 1247 | 1248 | 1249 | 1250 | 1251 | 1252 | 1253 | 1254 | 1255 | 1256 | 1257 | 1258 | 1259 | 1260 | 1261 | 1262 | 1263 | 1264 | 1265 | 1266 | 1267 | 1268 | 1269 | 1270 | 1271 | 1272 | 1273 | 1274 | 1275 | 1276 | 1277 | 1278 | 1279 | 1280 | 1281 | 1282 | 1283 | 1284 | 1285 | 1286 | 1287 | 1288 | 1289 | 1290 | 1291 | 1292 | 1293 | 1294 | 1295 | 1296 | 1297 | 1298 | 1299 | 1300 | 1301 | 1302 | 1303 | 1304 | 1305 | 1306 | 1307 | 1308 | 1309 | 1310 | 1311 | 1312 | 1313 | 1314 | 1315 | 1316 | 1317 | 1318 | 1319 | 1320 | 1321 | 1322 | 1323 | 1324 | 1325 | 1326 | 1327 | 1328 | 1329 | 1330 | 1331 | 1332 | 1333 | 1334 | 1335 | 1336 | 1337 | 1338 | 1339 | 1340 | 1341 | 1342 | 1343 | 1344 | 1345 | 1346 | 1347 | 1348 | 1349 | 1350 | 1351 | 1352 | 1353 | 1354 | 1355 | 1356 | 1357 | 1358 | 1359 | 1360 | 1361 | 1362 | 1363 | 1364 | 1365 | 1366 | 1367 | 1368 | 1369 | 1370 | 1371 | 1372 | 1373 | 1374 | 1375 | 1376 | 1377 | 1378 | 1379 | 1380 | 1381 | 1382 | 1383 | 1384 | 1385 | 1386 | 1387 | 1388 | 1389 | 1390 | 1391 | 1392 | 1393 | 1394 | 1395 | 1396 | 1397 | 1398 | 1399 | 1400 | 1401 | 1402 | 1403 | 1404 | 1405 | 1406 | 1407 | 1408 | 1409 | 1410 | 1411 | 1412 | 1413 | 1414 | 1415 | 1416 | 1417 | 1418 | 1419 | 1420 | 1421 | 1422 | 1423 | 1424 | 1425 | 1426 | 1427 | 1428 | 1429 | 1430 | 1431 | 1432 | 1433 | 1434 | 1435 | 1436 | 1437 | 1438 | 1439 | 1440 | 1441 | 1442 | 1443 | 1444 | 1445 | 1446 | 1447 | 1448 | 1449 | 1450 | 1451 | 1452 | 1453 | 1454 | 1455 | 1456 | 1457 | 1458 | 1459 | 1460 | 1461 | 1462 | 1463 | 1464 | 1465 | 1466 | 1467 | 1468 | 1469 | 1470 | 1471 | 1472 | 1473 | 1474 | 1475 | 1476 | 1477 | 1478 | 1479 | 1480 | 1481 | 1482 | 1483 | 1484 | 1485 | 1486 | 1487 | 1488 | 1489 | 1490 | 1491 | 1492 | 1493 | 1494 | 1495 | 1496 | 1497 | 1498 | 1499 | 1500 | 1501 | 1502 | 1503 | 1504 | 1505 | 1506 | 1507 | 1508 | 1509 | 1510 | 1511 | 1512 | 1513 | 1514 | 1515 | 1516 | 1517 | 1518 | 1519 | 1520 | 1521 | 1522 | 1523 | 1524 | 1525 | 1526 | 1527 | 1528 | 1529 | 1530 | 1531 | 1532 | 1533 | 1534 | 1535 | 1536 | 1537 | 1538 | 1539 | 1540 | 1541 | 1542 | 1543 | 1544 | 1545 | 1546 | 1547 | 1548 | 1549 | 1550 | 1551 | 1552 | 1553 | 1554 | 1555 | 1556 | 1557 | 1558 | 1559 | 1560 | 1561 | 1562 | 1563 | 1564 | 1565 | 1566 | 1567 | 1568 | 1569 | 1570 | 1571 | 1572 | 1573 | 1574 | 1575 | 1576 | 1577 | 1578 | 1579 | 1580 | 1581 | 1582 | 1583 | 1584 | 1585 | 1586 | 1587 | 1588 | 1589 | 1590 | 1591 | 1592 | 1593 | 1594 | 1595 | 1596 | 1597 | 1598 | 1599 | 1600 | 1601 | 1602 | 1603 | 1604 | 1605 | 1606 | 1607 | 1608 | 1609 | 1610 | 1611 | 1612 | 1613 | 1614 | 1615 | 1616 | 1617 | 1618 | 1619 | 1620 | 1621 | 1622 | 1623 | 1624 | 1625 | 1626 | 1627 | 1628 | 1629 | 1630 | 1631 | 1632 | 1633 | 1634 | 1635 | 1636 | 1637 | 1638 | 1639 | 1640 | 1641 | 1642 | 1643 | 1644 | 1645 | 1646 | 1647 | 1648 | 1649 | 1650 | 1651 | 1652 | 1653 | 1654 | 1655 | 1656 | 1657 | 1658 | 1659 | 1660 | 1661 | 1662 | 1663 | 1664 | 1665 | 1666 | 1667 | 1668 | 1669 | 1670 | 1671 | 1672 | 1673 | 1674 | 1675 | 1676 | 1677 | 1678 | 1679 | 1680 | 1681 | 1682 | 1683 | 1684 | 1685 | 1686 | 1687 | 1688 | 1689 | 1690 | 1691 | 1692 | 1693 | 1694 | 1695 | 1696 | 1697 | 1698 | 1699 | 1700 | 1701 | 1702 | 1703 | 1704 | 1705 | 1706 | 1707 | 1708 | 1709 | 1710 | 1711 | 1712 | 1713 | 1714 | 1715 | 1716 | 1717 | 1718 | 1719 | 1720 | 1721 | 1722 | 1723 | 1724 | 1725 | 1726 | 1727 | 1728 | 1729 | 1730 | 1731 | 1732 | 1733 | 1734 | 1735 | 1736 | 1737 | 1738 | 1739 | 1740 | 1741 | 1742 | 1743 | 1744 | 1745 | 1746 | 1747 | 1748 | 1749 | 1750 | 1751 | 1752 | 1753 | 1754 | 1755 | 1756 | 1757 | 1758 | 1759 | 1760 | 1761 | 1762 | 1763 | 1764 | 1765 | 1766 | 1767 | 1768 | 1769 | 1770 | 1771 | 1772 | 1773 | 1774 | 1775 | 1776 | 1777 | 1778 | 1779 | 1780 | 1781 | 1782 | 1783 | 1784 | 1785 | 1786 | 1787 | 1788 | 1789 | 1790 | 1791 | 1792 | 1793 | 1794 | 1795 | 1796 | 1797 | 1798 | 1799 | 1800 | 1801 | 1802 | 1803 | 1804 | 1805 | 1806 | 1807 | 1808 | 1809 | 1810 | 1811 | 1812 | 1813 | 1814 | 1815 | 1816 | 1817 | 1818 | 1819 | 1820 | 1821 | 1822 | 1823 | 1824 | 1825 | 1826 | 1827 | 1828 | 1829 | 1830 | 1831 | 1832 | 1833 | 1834 | 1835 | 1836 | 1837 | 1838 | 1839 | 1840 | 1841 | 1842 | 1843 | 1844 | 1845 | 1846 | 1847 | 1848 | 1849 | 1850 | 1851 | 1852 | 1853 | 1854 | 1855 | 1856 | 1857 | 1858 | 1859 | 1860 | 1861 | 1862 | 1863 | 1864 | 1865 | 1866 | 1867 | 1868 | 1869 | 1870 | 1871 | 1872 | 1873 | 1874 | 1875 | 1876 | 1877 | 1878 | 1879 | 1880 | 1881 | 1882 | 1883 | 1884 | 1885 | 1886 | 1887 | 1888 | 1889 | 1890 | 1891 | 1892 | 1893 | 1894 | 1895 | 1896 | 1897 | 1898 | 1899 | 1900 | 1901 | 1902 | 1903 | 1904 | 1905 | 1906 | 1907 | 1908 | 1909 | 1910 | 1911 | 1912 | 1913 | 1914 | 1915 | 1916 | 1917 | 1918 | 1919 | 1920 | 1921 | 1922 | 1923 | 1924 | 1925 | 1926 | 1927 | 1928 | 1929 | 1930 | 1931 | 1932 | 1933 | 1934 | 1935 | 1936 | 1937 | 1938 | 1939 | 1940 | 1941 | 1942 | 1943 | 1944 | 1945 | 1946 | 1947 | 1948 | 1949 | 1950 | 1951 | 1952 | 1953 | 1954 | 1955 | 1956 | 1957 | 1958 | 1959 | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971 | 1972 | 1973 | 1974 | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | 2101 | 2102 | 2103 | 2104 | 2105 | 2106 | 2107 | 2108 | 2109 | 2110 | 2111 | 2112 | 2113 | 2114 | 2115 | 2116 | 2117 | 2118 | 2119 | 2120 | 2121 | 2122 | 2123 | 2124 | 2125 | 2126 | 2127 | 2128 | 2129 | 2130 | 2131 | 2132 | 2133 | 2134 | 2135 | 2136 | 2137 | 2138 | 2139 | 2140 | 2141 | 2142 | 2143 | 2144 | 2145 | 2146 | 2147 | 2148 | 2149 | 2150 | 2151 | 2152 | 2153 | 2154 | 2155 | 2156 | 2157 | 2158 | 2159 | 2160 | 2161 | 2162 | 2163 | 2164 | 2165 | 2166 | 2167 | 2168 | 2169 | 2170 | 2171 | 2172 | 2173 | 2174 | 2175 | 2176 | 2177 | 2178 | 2179 | 2180 | 2181 | 2182 | 2183 | 2184 | 2185 | 2186 | 2187 | 2188 | 2189 | 2190 | 2191 | 2192 | 2193 | 2194 | 2195 | 2196 | 2197 | 2198 | 2199 | 2200 | 2201 | 2202 | 2203 | 2204 | 2205 | 2206 | 2207 | 2208 | 2209 | 2210 | 2211 | 2212 | 2213 | 2214 | 2215 | 2216 | 2217 | 2218 | 2219 | 2220 | 2221 | 2222 | 2223 | 2224 | 2225 | 2226 | 2227 | 2228 | 2229 | 2 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|-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| | | |
|--|-------------|----------------------|
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE) | DATE SIGNED | TENTATIVE APP. P.P.# |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE) | DATE SIGNED | ORD. #59 VERSION |

SHRUBS AND GROUNDCOVER

| | |
|---------------------------|-----------------------|
| GROUP 1 - GRASSLAND | GROUP 2 - OPEN STAIRS |
| GROUP 3 - PINEWOOD SHRUBS | GROUP 4 - HILL SHRUBS |

HYDROSEED MIX

| | |
|--|--|
| AREA 1 1/2" (21" DB 5' / 1" J. ASBEST) | AREA 2 1/2" (21" DB 5' / 1" J. ASBEST) |
| COMMON NAME | COMMON NAME |
| SCIENTIFIC NAME | SCIENTIFIC NAME |
| HEIGHT | HEIGHT |
| FRUIT TYPE | FRUIT TYPE |
| FRUIT COLOR | FRUIT COLOR |
| FRUIT SIZE | FRUIT SIZE |
| FRUIT WEIGHT | FRUIT WEIGHT |
| FRUIT DENSITY | FRUIT DENSITY |
| FRUIT PERSISTENCE | FRUIT PERSISTENCE |
| FRUIT COLOR | FRUIT COLOR |
| FRUIT SIZE | FRUIT SIZE |
| FRUIT WEIGHT | FRUIT WEIGHT |
| FRUIT DENSITY | FRUIT DENSITY |
| FRUIT PERSISTENCE | FRUIT PERSISTENCE |

| | |
|-----------|------------|
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |
| DATE | 10/05/2014 |

KEY MAP

NOT FOR CONSTRUCTION

| | |
|-----------|------------|
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |
| DATE | 10/05/2014 |

| | |
|-----------|------------|
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |
| DATE | 10/05/2014 |

| | |
|-----------|------------|
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |
| DATE | 10/05/2014 |

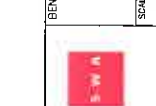
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|-----------|------------|
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |
| DATE | 10/05/2014 |

USE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ANY KIND. GRADING PERMIT HAS BEEN OBTAINED.

IN THE EVENT OF A DISPUTE, THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PREPARED BY:
SWA GROUP
510 ALPINE STREET
PHOENIX, AZ 85018
PHONE: 949.494.7961
FAX: 949.494.7961
CELL: 949.494.7961
WWW.SWAGROUP.COM



| | |
|-----------|------------|
| DATE | 10/05/2014 |
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |

| | |
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| DATE | 10/05/2014 |
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| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
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| SECTION | 25 |

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| DATE | 10/05/2014 |
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| SECTION | 25 |

| | |
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| DATE | 10/05/2014 |
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| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |

| | |
|-----------|------------|
| DATE | 10/05/2014 |
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| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
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| SECTION | 25 |

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| DATE | 10/05/2014 |
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| SECTION | 25 |

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| DATE | 10/05/2014 |
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
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| TOWNSHIP | TOBACCA |
| SECTION | 25 |

| | |
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| DATE | 10/05/2014 |
| SCALE | 1" = 40' |
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| SECTION | 25 |

| | |
|-----------|------------|
| DATE | 10/05/2014 |
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |

| | |
|-----------|------------|
| DATE | 10/05/2014 |
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |

| | |
|-----------|------------|
| DATE | 10/05/2014 |
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |

| | |
|-----------|------------|
| DATE | 10/05/2014 |
| SCALE | 1" = 40' |
| TRACT NO. | 10593 |
| COUNTY | AVARESCO |
| TOWNSHIP | TOBACCA |
| SECTION | 25 |

COUNTY OF RIVERSIDE

TOSCANA - 36593

PRELIMINARY WALL AND FENCE PLAN

COUNTY OF RIVERSIDE NOTES
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITS MUST BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.

PHONE: (951) 935-6700 FOR PERMIT CASES (CLJ, P.U. OR VOLUNTARY), CABAZON AND AREA WEST
 PHONE: (951) 935-6885 FOR FENCE, MAPS AND TRACT MAPS
 PHONE: (760) 342-6897 FOR PERMIT CASES EAST OF CABAZON

ASSESSOR'S PARCEL NO.

290-013-061, 290-139-020, 290-060-017, 290-070-029

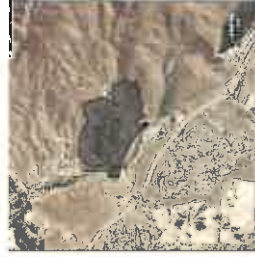
PROJECT DIRECTORY

OWNER:
 FORSTAR TOSCANA, LLC
 4580 FOREMIST COMMUNITIES, SUITE 600
 NEWPORT BEACH, CA 92660
 ANDY PETELKAN

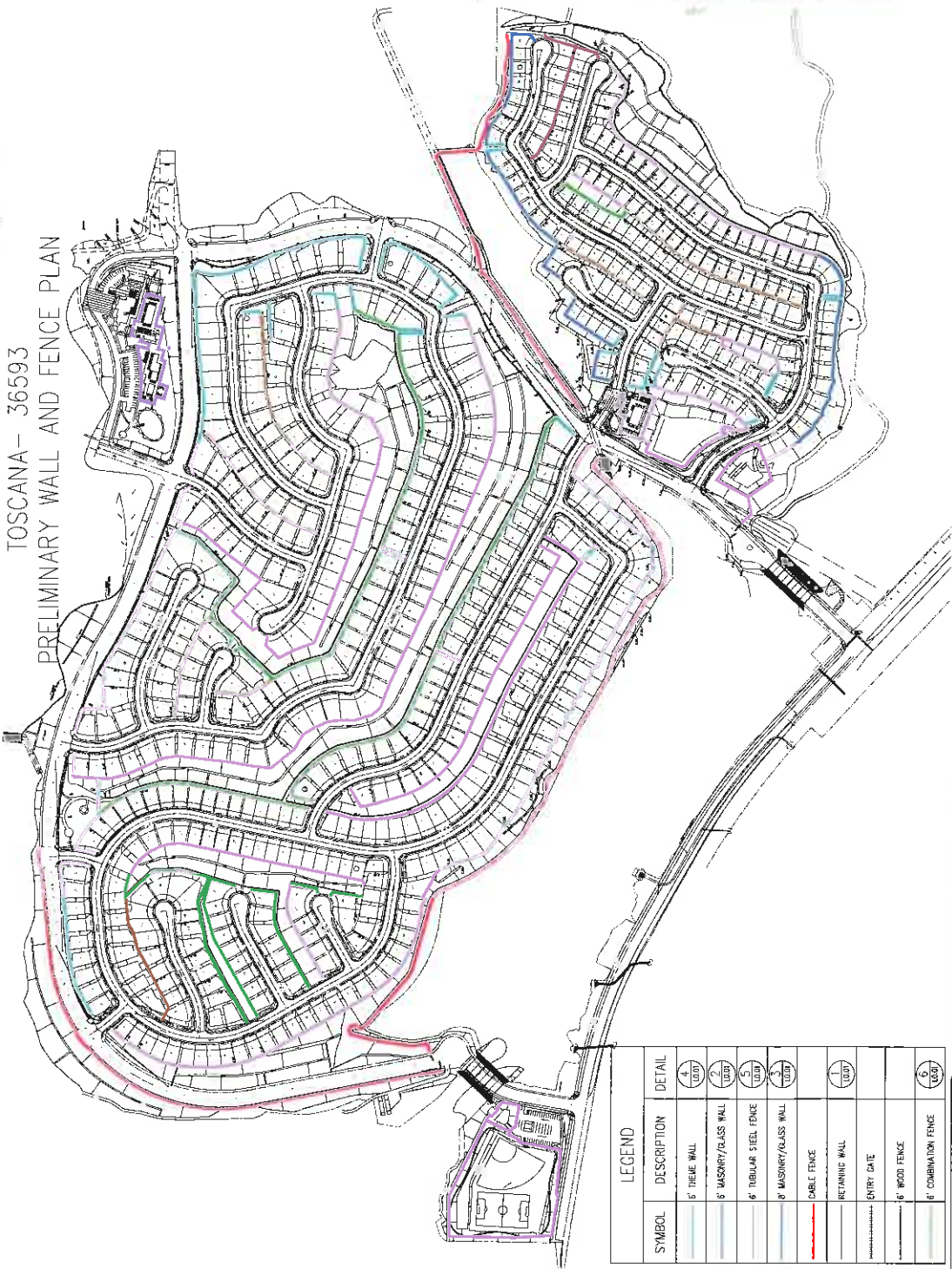
LANDSCAPE ARCHITECT:
 SWA GROUP
 570 CLEMENSRE STREET
 LAGUNA BEACH, CA 92651
 JOHN W. WATSON
 SEAN CHAMLEY

CIVIL ENGINEER:
 CONSULTING CONSULTANTS WEST, INC.
 2100 JEFFERSON AVE., SUITE 200
 MURRETTA, CA 92682
 (951) 200-4826
 GEORGE LIMPETIC

LANDSCAPE AREA **8,999,345** SQ. FT. **206.6** ACRES



VICINITY MAP NOT TO SCALE



| SYMBOL | DESCRIPTION | DETAIL |
|----------|------------------------|------------|
| (Symbol) | 6" TIERCE WALL | 1 (Detail) |
| (Symbol) | 6" MASONRY/GLASS WALL | 2 (Detail) |
| (Symbol) | 6" TUBULAR STEEL FENCE | 3 (Detail) |
| (Symbol) | 8" MASONRY/GLASS WALL | 4 (Detail) |
| (Symbol) | CABLE FENCE | 5 (Detail) |
| (Symbol) | RETAINING WALL | 6 (Detail) |
| (Symbol) | ENTRY GATE | 7 (Detail) |
| (Symbol) | 6" WOOD FENCE | 8 (Detail) |
| (Symbol) | 6" COMBINATION FENCE | 9 (Detail) |

DIG AHEAD
 CALL 811
 A FENCE SERVICE BY
 1-800-237-7000
 PROFESSIONAL SERVICE ONLY

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE PERMITS AND AN ENFORCEABLE PERMIT AND A CHANGING PERMIT HAS BEEN ISSUED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COSTS OF SUCH PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COSTS OF SUCH PERMITS.



PREPARED BY:
 SWA GROUP
 570 CLEMENSRE STREET
 LAGUNA BEACH, CA 92651
 PHONE 949.497.8471 / FAX 949.494.7861
 LICENSE NO. 32266, EXP. 12/2013, 10/26/2014



BENCHMARK: N
 V

SCALE 1" = 400' (PLAN)
NOT FOR CONSTRUCTION

TRACT NO. J6693
 COUNTY OF RIVERSIDE
 TOSCANA

PRELIMINARY FENCING LAYOUT

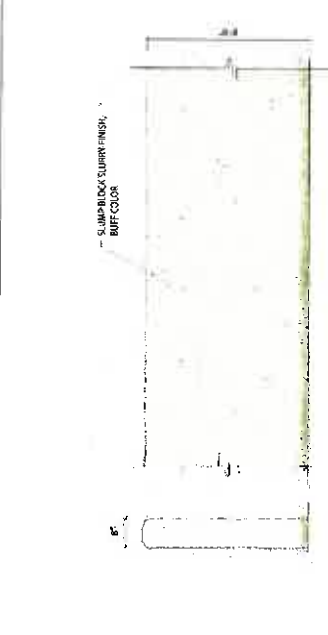
FOR: FORSTAR TOSCANA, LLC
 FILE NO.

SHEET NO. 1.00
 1 OF 2 SHEETS

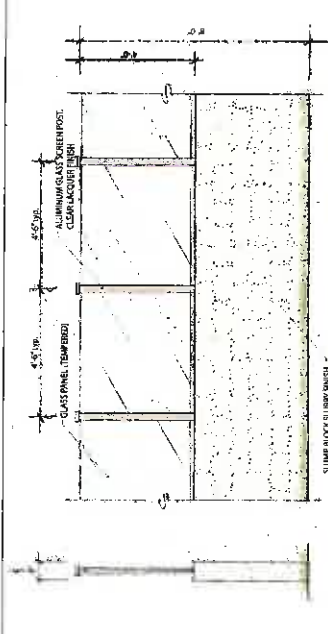
| | | |
|---|-------------|---------------------|
| PLAN CHECK OVERSIGHT LIA / CD REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP. P.P. |
|---|-------------|---------------------|

| | | | |
|--|---------------------|-------------|------------------|
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE) | REGISTRATION NUMBER | DATE SIGNED | ORD. B59 VERSION |
|--|---------------------|-------------|------------------|

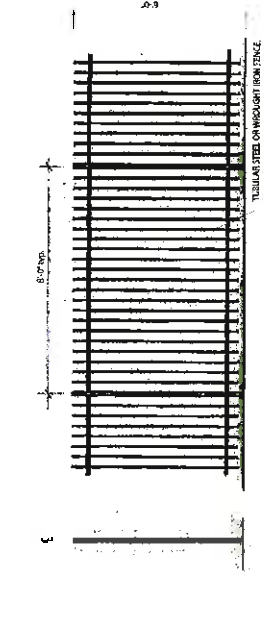
| | | | |
|---|---------------------|-------------|-------------------|
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP #P# |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE). | | | |



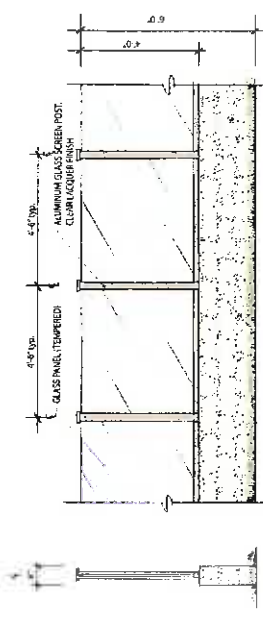
4' SOLID WALL



6' MASONRY/GLASS WALL

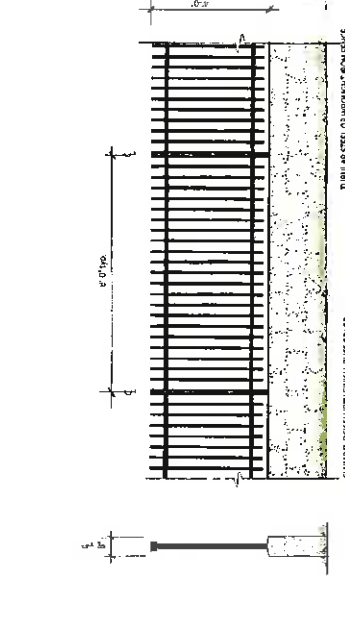


6' TUBULAR STEEL FENCE

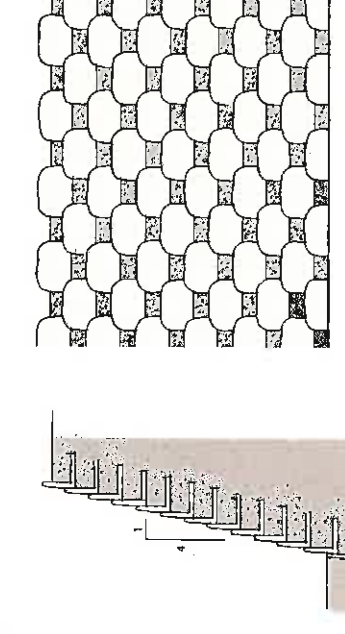


6' MASONRY/GLASS WALL

| | | | |
|--|---------------------|-------------|------------------|
| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORB, 859 VERSION |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFF-SITE). | | | |



6' COMBINATION FENCE



MECHANICALLY STABILIZED EARTH WALL SYSTEM (VEROQUORA BY SOIL RETENTION)

DIGALERT

NO WORK WITHIN 15 FEET OF ANY UNEXPOSED UTILITY LINE UNLESS A PROTECTIVE PERMIT HAS BEEN ISSUED.

CALL 1-800-222-3600

FOR MORE INFORMATION VISIT US AT WWW.DIGALERT.COM

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK OBTAINED WITHIN THESE PLANS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENGINEERING PROFESSIONAL BOARD (CEP) GRADING PERMIT HAS BEEN ISSUED.

By the undersigned, it is hereby certified that the above information is true and correct to the best of my knowledge and belief, and that I am a duly licensed Professional Engineer in the State of California.

| | | | |
|------|----|-----|------|
| DATE | BY | CHK | DATE |
| | | | |
| | | | |
| | | | |

SEALED AND SIGNED

REGISTERED PROFESSIONAL ENGINEER

NO. 10000

EXPIRES 12/31/2015

PREPARED BY:

SMA GROUP
 10000 S. MAIN STREET
 LA JOLLA BEACH, CA 92037
 PHONE 949.487.5471 / FAX 949.494.7961
 CEEST-NO.3288-EXP.12/2015 10/06/2014

SCALE: H: V:

DATE: 10/06/2014

PROJECT: 10000 S. MAIN STREET

CLIENT: SMA GROUP

| | |
|-------------------|-------------------------------|
| DATE: 10/06/2014 | PROJECT: 10000 S. MAIN STREET |
| CLIENT: SMA GROUP | CONTRACT NO: 100000000 |
| SCALE: H: V: | DATE: 10/06/2014 |

COUNTY OF RIVERSIDE

TOSCANA - 36593

PRELIMINARY MAINTENANCE PLAN

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM THE PUBLIC UTILITIES OF ANY WORK TO BE DONE AT LEAST 48 HOURS BEFORE CONSTRUCTION.

PHONE: (951) 955-5790 FOR PERMIT DOKES (CUL, P.U., OR
 AND FOR ALL OTHERS AND CONTRACT MAPS
 PHONE: (951) 955-5805 FOR PARKING MAPS AND TRACT MAPS
 PHONE: (760) 342-8887 FOR PERMIT CASES EAST OF CABAZON

ASSESSOR'S PARCEL NO.

290-013-1861, 290-100-020, 290-086-037, 290-070-029

PROJECT DIRECTORY

CONSR:
 FORSTAR TOSCANA, LLC
 TOSCANA HOMES COMMUNITIES, SUITE 600
 NEWPORT BLVD. #100
 (949) 748-8714
 ANDY FETLEMAN

LANDSCAPE ARCHITECT:
 SWA GROUP
 270 GEMINTE STREET
 SUITE 100
 (949) 497-5471
 SEAN O'NEAL

CIVIL ENGINEER:
 PRACTICE ENGINEERING CONSULTANTS WEST, INC.
 25100 JEFFERSON AVE., SUITE 200
 (951) 211-CA 5282
 SCARLE LORSTREY

LEGEND

- PRIVATE HOMEOWNER MAINTAINED
- HOMEOWNER ASSOCIATION MAINTENANCE
- COUNTY OF RIVERSIDE (COSA) MAINTENANCE
- COUNTY OF RIVERSIDE (COSA) MAINTENANCE DEPARTMENT
- MAINTAINED

LANDSCAPE AREA - **8,999,345** SQ. FT. **206.6** ACRES



WIGNITY MAP NOT TO SCALE



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| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE). | | | |
| PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP. P.P.# | |
| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE). | | | |

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| PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION |
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| APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE). | | | |

DIG AHEAD

CALL BEFORE YOU DIG
 1-800-257-7500
 PROTECTIVE SERVICE CENTER

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL ALL NECESSARY GRADING PERMITS HAVE BEEN ISSUED.

NO WORK SHALL BE PERFORMED WITHIN THE ROAD RIGHT-OF-WAY WITHOUT THE NECESSARY PERMITS FROM THE TRANSPORTATION DEPARTMENT.

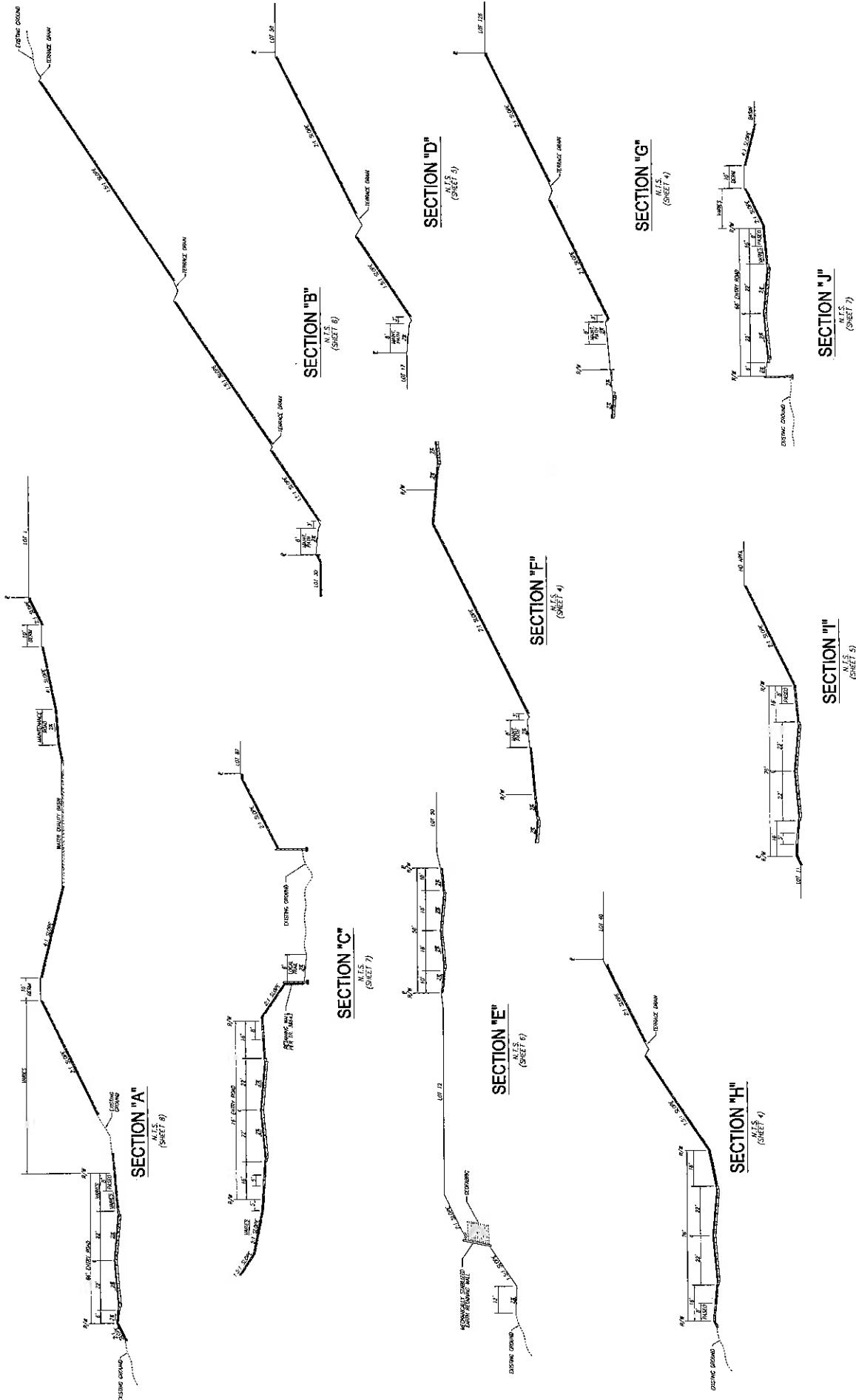


PREPARED BY:
 SWA GROUP
 270 GEMINTE STREET
 SUITE 100
 (949) 497-5471 / FAX 949-494-7861
 PHONE 949-497-5471 / FAX 949-494-7861
 CERT. NO. 122615, EXP. 12/2015, 10/08/2014



BENCHMARK:
 SCALE: 1" = 100'
 FOR: PENDING TOSCANA, LLC
 COUNTY FILE NO.

| | | |
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| SCALE: 1" = 100' | TRACT NO. 36593 | SHEET NO. L1.00 |
| COUNTY OF RIVERSIDE | TOSCANA | L. 041.815 |
| PRELIMINARY MAINTENANCE PLAN | | |



AMENDMENT #1

SCHEDULE "A"
TENTATIVE TRACT NO. 36593
COUNTY OF RIVERSIDE

PREPARED BY:
PROACTIVE ENGINEERING
CONSULTANTS WEST, INC.
25100 JEFFERSON AVE. SUITE
101-100-0460
FOLSOM, CA 95630

REVISOR/APPLICANT:
Forestar Toscana LLC
10000 N. 100th Street
Newport Beach, CA 92660
Tel: (949) 745-6714

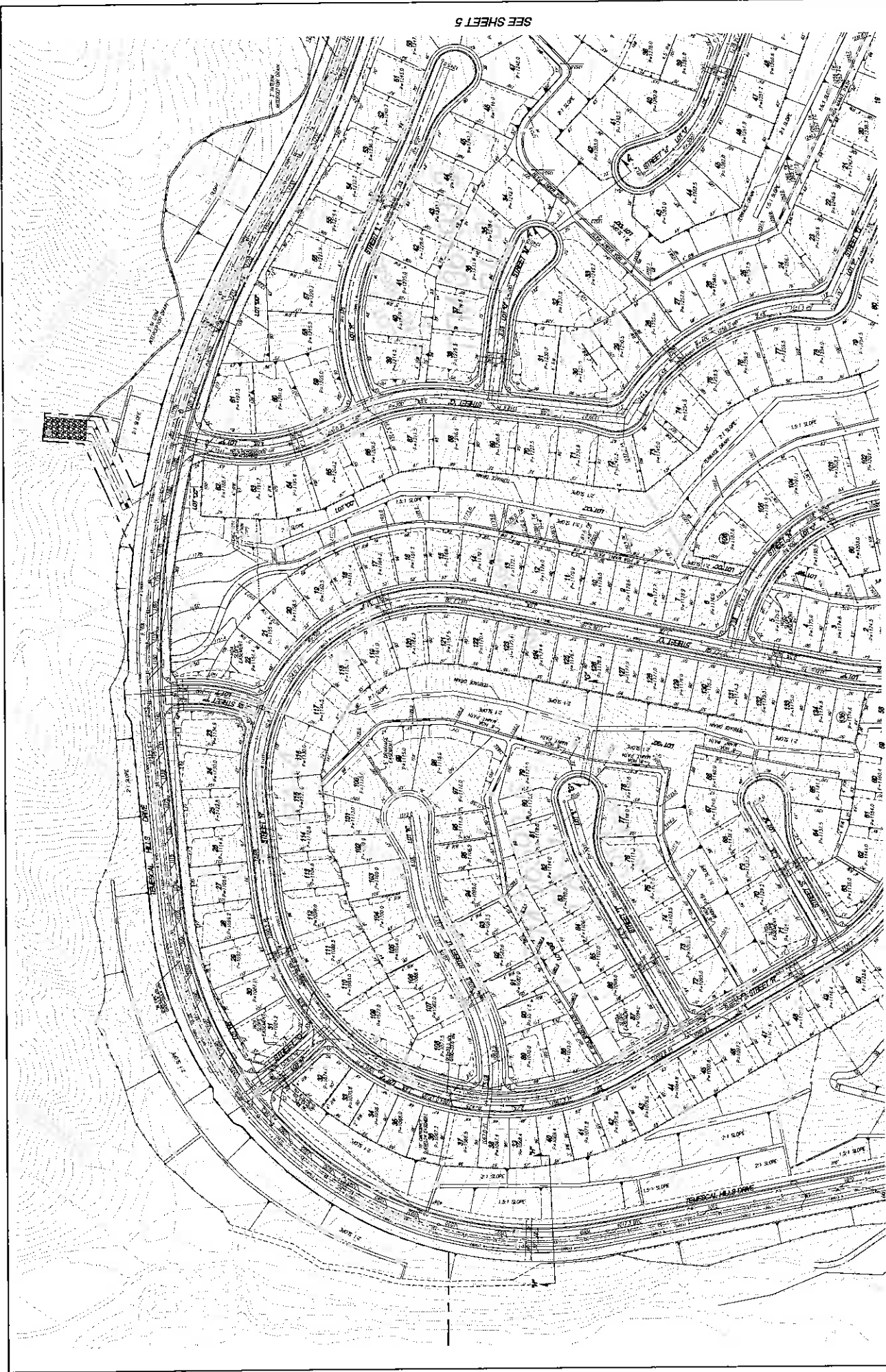


| REVISIONS | DATE | BY | DESCRIPTION | PREPARED BY |
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DATE: 04/18/2014
SHEET NO. 3

OF 8 SHEETS

DATE: 04/18/2014



SEE SHEET 5

SEE SHEET 6

AMENDMENT #1

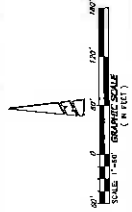
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 SCHEDULE 'A'
 TENTATIVE TRACT NO. 36593
 COUNTY OF RIVERSIDE
 PREPARED BY: PROACTIVE ENGINEERING CONSULTANTS, INC.
 250 HORNETT, CA 92582
 TEL: 951-850-8848
 W.C.
 MAP PREP DATE: APR 18, 2014
 OF 8 SHEETS



REVISIONS/APPENDIX
 Forestar Toscana, LLC
 4590 Macomber Blvd, Suite 800
 Irvine, CA 92618
 TEL: (949) 748-5714



| NO. | DATE | DESCRIPTION |
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SEE SHEET 4

SEE SHEET 7

AMENDMENT #1

SCHEDULE "A"
TENTATIVE TRACT NO. 366593
COUNTY OF RIVERSIDE

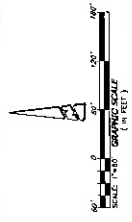
PROJECTIVE ENGINEERING
CONSULTANTS
WEST, INC.
250 HUNTERS TRAIL
SUNNYVALE, CA 94085
951-886-8848



REVISOR/APPROVAL
FOR: TOSCARA, LLC
4580 Moorpark Blvd, Suite 600
MIRAMONTE, CA 92660
TEL: (949) 748-8714

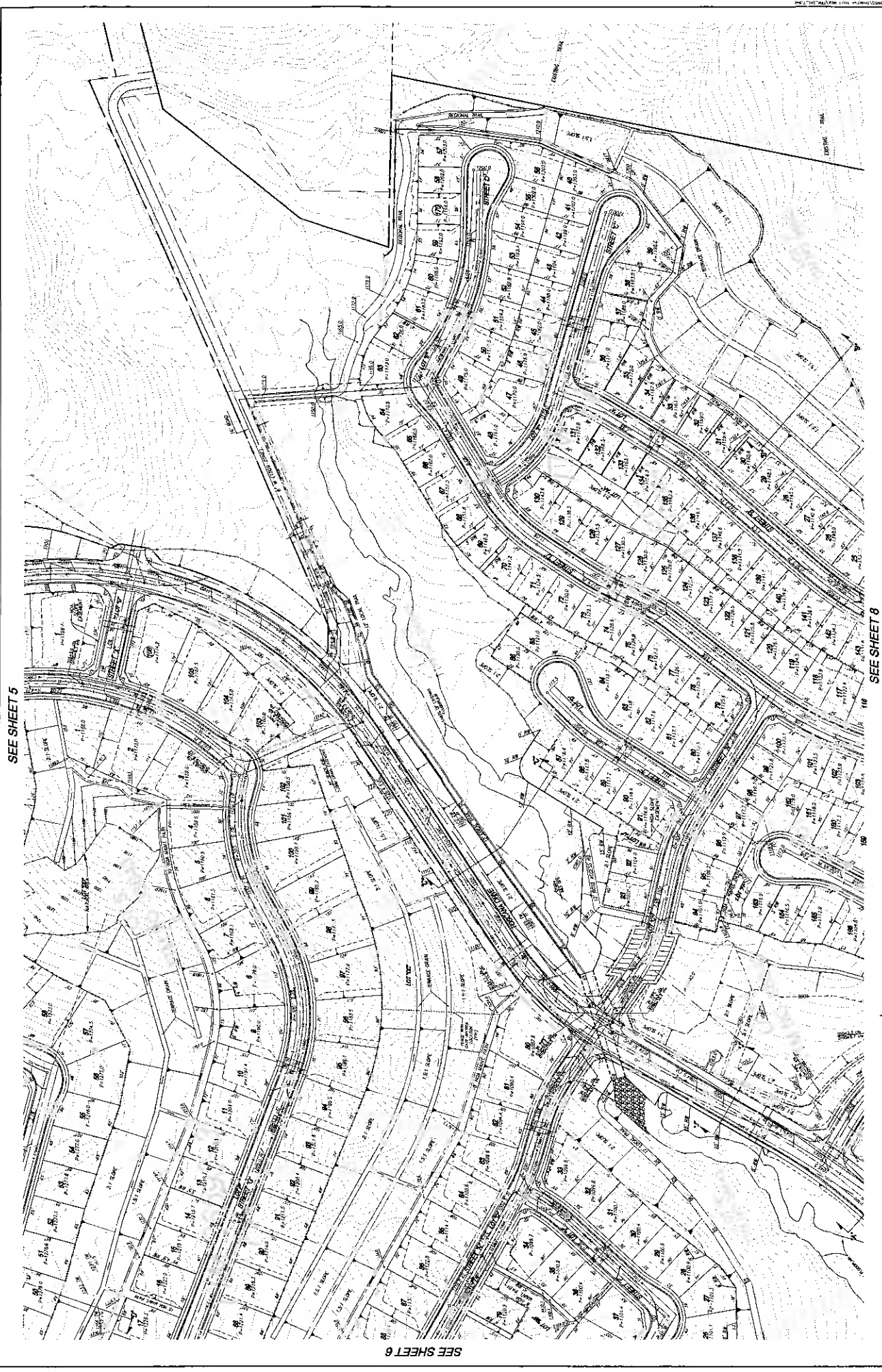


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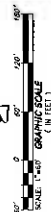
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OF 8 SHEETS
DATE PREPARED: JAN 12, 2014



SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

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| <p>AMENDMENTS</p> <table border="1"> <tr> <td>NO. 1</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | | NO. 1 | DATE | DESCRIPTION | | | | | | | | | | <p>DEVELOPER/APPLICANT:</p> <p>Forestry Tractors, LLC 4850 MacArthur Blvd, Suite 600 Newport Beach, CA 92660 Tel: (949) 748-0714</p> | <p>PREPARED BY:</p>  <p>PROACTIVE ENGINEERING INC. CONSULTANTS WEST, INC. 25109 Jefferson Ave., Suite 2 Folsom, CA 95688 916-208-8443</p> | <p>AMENDMENT #1</p> <p>SCHEDULE #1</p> <p>TENTATIVE TRACT NO. 36563</p> <p>COUNTY OF RIVERSIDE</p> <p>PROJECT: FOREST AT TOSCANNA, LLC TWO MAP PREP DATE: JAN. 19, 2014</p> |
| NO. 1 | DATE | DESCRIPTION | | | | | | | | | | | | | | |
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8 Labels per page

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| Section 2.1 General Plan & Specific Plan | C-R Rural Commercial | SP Specific Plan | Section 18.41 Commercial WECS Permits |
| Section 3.1 Zone Classifications | C-O Commercial Office | Article XVIII General Provisions | Section 18.42 Accessory WECS Permits |
| Section 4.1 Zoning Districts | R-VC Rubidoux-Village Commercial | Section 18.5 PRDs | Section 18.43 Sub. Conf. & Revised Permits |
| R-R Rural Residential | I-P Industrial Park | Section 18.6 PRDs-Senior Citizens | Section 18.44 Hazardous Waste Facilities Siting Permit |
| R-R-O Rural Residential, Outdoor Advertising | M-SC Manufacturing - Service Commercial | Section 18.8 Nonconforming Structures & Uses | Section 18.45 Kennels and Catteries |
| R-1 One-Family Dwellings | M-M Manufacturing - Medium | Section 18.12 Parking | Section 18.46 Mini-Warehouses |
| R-1A One-Family Dwelling - Mountain Resort | M-H Manufacturing - Heavy | Section 18.18 Detached Accessory Building | Section 18.47 Recycling Facilities |
| R-A Residential Agricultural | M-R Mineral Resources | Section 18.26 Permit Applications | Section 18.48 Alcoholic Beverage Sales |
| R-2 Multiple Family Dwellings | M-R-A Mineral Resources & Related Manufact. | Section 18.26a Fast Track Projects | Section 19.1 Advertising Regulations |
| R-2A Multiple Family Dwell. - Mtn Resort | A-1 Light Agriculture | Section 18.27 Variances | Section 19.51 Temporary Outdoor Events |
| R-3 General Residential | A-P Light Agriculture w/ Poultry | Section 18.28 Conditional Use Permits | Section 19.75 Mobilehomes |
| R-3A Village Tourist Residential | A-2 Heavy Agriculture | Section 18.28a Second Unit Permits | Section 19.91 Mobilehome Parks in Residential Zones |
| R-T Mobilehome Subdiv. & Mobilehome Parks | A-D Agriculture - Dairy | Section 18.28b Crowing Fowl | Section 19.95 Recreational Vehicle Parks |
| R-T-R Mobilehome Subdivision - Rural | C/V Citrus/Vineyard | Section 18.29 Public Use Permits | Section 19.101 Congregate Care Residential Facilities |
| R-4 Planned Residential | C-C/V Commercial Citrus/Vineyard | Section 18.29a Family Day Care Homes | Section 19.300 Water Efficient Landscape Require. |
| R-5 Open Area Combine- Residential Devlpmnts | W-2 Controlled Development Areas <i>W-2-m</i> | Section 18.30 Plot Plans | Section 19.400 Wireless Comm. Facilities |
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| C-1/C-P General Commercial | N-A Natural Assets | Section 18.33 SBAs & TUPS | Section 20.1 Amendments & Change of Zone |
| C-T Tourist Commercial | W-1 H ₂ Ocourse, H ₂ Oshed & Conservation Areas | Section 18.35 Asterisk | Section 21.1 Definitions |
| C-P-S Scenic Highway Commercial | W-E Wind Energy Resources | Section 18.39 Commercial Fertilizer Operations | Article XXIII/XXIV Validity/ Authentication |



Addendum No. 2 to
Environmental Impact Report No. 439

for:

Tentative Tract Map No. 36593

Prepared by:

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Contact: Matt Straite

Applicant:

Forestar Toscana, LLC
4950 MacArthur Blvd., Suite 600
Newport Beach, CA 92660
Contact: Andy Petitjean

CEQA Consultant:

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780
Contact: Tracy Zinn

January 14, 2015

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I. Introduction

I. INTRODUCTION

A. Purpose of this Document

This document is an Addendum to Environmental Impact Report (EIR) No. 439 (SCH No. 2001121105), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was compiled by the Planning Department of the Riverside County Transportation & Land Management Agency, serving as the Lead Agency for the proposed Project. *See* CEQA Guidelines §§15050–15051. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the proposed project.

The following information is provided in this Introduction: 1) the principal requirements of CEQA; 2) the history of Specific Plan (SP) No. 327, Final Environmental Impact Report (EIR) No. 439, and associated approvals; 3) a summary of the proposed Project; 4) the purpose of an EIR Addendum; 5) the standards for adequacy of an EIR Addendum pursuant to the State CEQA Guidelines; 6) a description of the format and content of this EIR Addendum; and 7) Riverside County's processing requirements to consider the proposed Project for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in Final EIR No. 439.

B. The California Environmental Quality Act

CEQA, a statewide environmental law contained in Public Resources Code §§21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse effects when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse effects cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

C. Specific Plan No. 327, Final Environmental Impact Report No. 439, and Associated Approvals

On December 19, 2006, the Riverside County Board of Supervisors approved the Toscana project and certified its associated Final EIR 439. Actions taken by the County associated with the Toscana project included approval of General Plan Amendment (GPA) No. 825, approval of Change of Zone (CZ) No. 6651, adoption of SP 327, and certification of Final EIR 439 (SCH No. 2001121105). The

Tentative Tract Map No. 36593

Toscana project consisted of approvals to develop a 960-acre property as a master-planned mixed use community with residential, commercial retail, and recreational land uses in the Temescal Canyon Area of unincorporated Riverside County. Specifically, the originally-approved project allowed for development of the property with up to 1,443 single-family and multi-family residential homes, an approximately 4.4-acre commercial retail center, 22.3 acres of recreational amenities (including a recreation center, community park, pocket parks, and paseo system), 70.0 acres of fuel modification areas, and 510.0 acres of natural open space areas. The 510.0 acres of natural open space were proposed to be dedicated to the Western Riverside Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area.

On December 9, 2014, the Riverside County Board of Supervisors adopted Amendment No. 1 to SP 327 (SP 327A1), adopted CZ 7807, approved Tentative Tract Map (TR) No. 36643, and approved Addendum No. 1 to Final EIR 439. SP 327A1 maintained the approved maximum of 1,443 residential units, but modified the Land Use Plan for SP 327 as follows:

- Created a private, gate-guarded community;
- Increased the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres;
- Decreased the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increased the target number of homes in MDR neighborhoods from 694 to 895;
- Decreased the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreased the target number of homes in MHDR neighborhoods from 519 to 338;
- Decreased the acreage of High Density Residential (HDR) land uses from 28.8 acres to 21.3 acres and decreased the target number of homes in HDR neighborhoods from 230 to 210;
- Converted the 4.4-acre commercial retail site to an active public park of 5.3 acres;
- Increased and reprogrammed park land from 18.7 acres to 21.4 acres;
- Added 1.2 acres of stormwater water quality features to meet current best management practices;
- Created a 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and
- Refined the internal circulation system to accommodate the modified land use plan.

Other actions that were adopted and approved by the Riverside County Board of Supervisors on December 9, 2014, and evaluated in Addendum No. 1 to Final EIR 439 included CZ 7807, and TR 36643. CZ 7807 amended the Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to amend the land use and development standards to reflect SP 327A1. TR 36643 subdivided an

Tentative Tract Map No. 36593

approximately 327.65-acre portion of the Toscana property to establish parcels in conformance with the Planning Areas included within SP 327A1. TR 36643 created 29 lots and enabled mass grading of the subject property, as well as installation of backbone circulation/access and on-site utility infrastructure.

No known human-induced ground disturbances or substantial physical changes have occurred on the property since 2006 associated with SP 327. A wildfire burned a portion of the property in 2008, resulting in the loss of two on-site structures. In addition, the property experienced several flooding events in the Temescal Wash since the approval of SP 327. Otherwise, the property remains in the same physical condition at the present time (2015) as it did when analyzed by Final EIR 439. There are no substantial changed physical circumstances.

D. Project Summary

Tentative Tract Map No. 36593 (TR 36593), which is the focus of this Addendum No. 2 to Final EIR 439, is a proposed Schedule “A” subdivision that would implement the land uses allowed by the Toscana Specific Plan (SP 327), pursuant to approved Amendment No. 1 (SP 327A1), on an approximately 201.9-acre portion of the Specific Plan area. Specifically, TR 36593 proposes to implement the Medium Density Residential (MDR), Medium-High Density Residential (MHDR), Open Space-Recreation, and Open Space-Water land uses allowed pursuant to SP 327A1 within Planning Areas 1, 2, 3, 4, 5, 15, 18, 19, 25A, 26B, 26C, 26E, 26F and portions of 27. TR 36593 would subdivide the subject property into 432 MDR lots (minimum lot size ranging from 4,500 square feet to 5,850 square feet) and 170 MHDR lots (minimum lot size of 3,619 square feet). In addition, TR 36593 would provide 31 lettered lots on approximately 56.8 acres for neighborhood park, pocket park, open space, and water quality/detention basin land uses and private roads. TR 36593 also provides for the installation of internal permanent and temporary utility infrastructure (e.g., water lines, sewer lines, storm water drainage facilities) necessary to serve the TR 36593 area, as provided by SP 327A1. Development of TR 36593 would occur in up to seven (7) phases. TR 36593 would require approximately 2,147,000 cubic yards of cut and 2,636,000 cubic yards of fill. Taking into consideration the bulking and shrinking characteristics of the property’s soils, grading and earthwork activities on-site are expected to balance with no requirement to import or export a measureable amount of earth materials.

E. CEQA Requirements for an EIR Addendum

The CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared. *See* CEQA Guidelines §15164.

Tentative Tract Map No. 36593

The following describes the requirements of an Addendum, as defined by CEQA Guidelines §15164:

- 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 §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 §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, CEQA Guidelines §15164(a) allows for the preparation of an Addendum if none of the conditions described in §15162 are met. CEQA Guidelines §15162 describe 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 any of the following:
 1. The project will have one or more significant effects not discussed in the previous EIR;
 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 3. 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
 4. 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. *See* CEQA

Tentative Tract Map No. 36593

Guidelines §15164. As described in detail herein, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

F. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 2 to previously-certified Final EIR 439. As such, this EIR Addendum serves as the evidentiary basis for the County to determine whether the revised project requires the preparation of a new EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence shows the existence of more significant environmental effects than analyzed previously. As set forth in further detail below, the evidence demonstrates that none of these circumstances have occurred or have been triggered and therefore the County is precluded from requiring a subsequent EIR pursuant to CEQA Guidelines §15162.

This EIR Addendum provides the environmental information necessary for Riverside County (CEQA Lead Agencies) and CEQA Responsible and Trustee Agencies to make informed decisions about the environmental effects of the proposed Project, which consists of the actions summarized above in Subsection I.D and more fully described in the associated Project application materials on file with the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501), which are herein incorporated by reference (*see* CEQA Guidelines §15150). Serving as the CEQA Lead Agency (*see* CEQA Guidelines §15050), the Riverside County Planning Department determined that an Addendum to the previously-certified Final EIR 439 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a. As demonstrated in the accompanying Environmental Assessment No. 42624 (EA 42624) and its associated analyses, the proposed Project would not substantially increase the severity of impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the Final EIR and Addendum No. 1 to Final EIR 439. In summary, proposed TR 36593 would allow for the development of 432 MDR lots (minimum lot size ranging from 4,500 square feet to 5,850 square feet) and 169 MHDR lots (minimum lot size of 3,619 square feet). In addition, TR 36593 would provide 31 lettered lots on approximately 56.8 acres for neighborhood park, pocket park, open space, and water quality/detention basin land uses and private roads, and would provide for the installation of internal permanent and temporary utility infrastructure (e.g., water lines, sewer lines, storm water drainage facilities) to serve the TR 36593 area. Development of TR 36593 would occur in up to seven (7) phases. TR 36593 is fully consistent with SP 327A1, which was previously evaluated in conjunction with approved Addendum No. 1 to Final EIR 439. Overall, TR 36593 would result in impacts that are less than or equal to those addressed in Final EIR 439 and the Addendum thereto.

Tentative Tract Map No. 36593

- b. The proposed Project does not involve the introduction of any land uses that were not previously evaluated in Final EIR 439 or Addendum No. 1 to Final EIR 439.
- c. The proposed Project does not include any construction or operational characteristics that substantially differ from those that would have occurred from implementation of the project evaluated in Final EIR 439 or Addendum No. 1 to Final EIR 439.
- d. Subsequent to the certification of Final EIR 439, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time Final EIR 439 was prepared.
- e. Subsequent to the certification of Final EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred. The physical conditions of the property are the same, other than natural changes from wildfire and flooding events, which are natural occurrences.
- f. Technical documentation that evaluates the proposed Project was prepared for the subject areas of geology/soils, hazards (fire protection), hydrology, noise, traffic, water supply, and water quality. Copies of these reports 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 Final EIR 439 or Addendum No. 1 to Final EIR 439. Further, there is no evidence in the record that demonstrates that the conditions set forth in CEQA Guideline §15162(a) have been met. Specifically, the technical documentation concludes as follows:
 - The *Preliminary Geotechnical Investigation* (Appendix A1) and *Supplemental Geotechnical Analysis* (Appendix A2), prepared by Advanced Geosolutions, do not identify any new or more severe impacts to geology and soils that would have resulted from implementation of SP 327 as disclosed in Final EIR 439.
 - The *Water Quality Management Plan* (Appendix B), prepared by Proactive Engineering Consultants, identifies site-specific best management practices (BMPs) to be implemented as part of the Project to minimize the release to water-borne pollutants from the subject property. The Project would not result in new or more severe water quality impacts than previously disclosed in Final EIR 439.
 - The *Fire Protection Plan* (Appendix C), prepared by Firewise 2000, establishes a fuel modification plan and management plan for the Project and verifies that future residents on-site would not be exposed to substantial wildland fire safety hazards, consistent with the findings of Final EIR 439.
 - The *Preliminary Drainage Study* (Appendix D), prepared by Proactive Engineering Consultants, analyzed the proposed Project and did not identify any new or more severe impacts to hydrology than previously disclosed in Final EIR 439.
 - The *Noise Impact Analysis* (Appendix E), prepared by Urban Crossroads, analyzed the proposed Project and did not identify any new or more severe noise impacts than

Tentative Tract Map No. 36593

would have occurred from implementation of SP 327 and previously disclosed in Final EIR 439.

- The *Traffic Impact Analysis* (Appendix F), prepared by Urban Crossroads, analyzed the proposed Project and did not identify any new or more severe traffic impacts than would have occurred from implementation of SP 327 and previously disclosed in Final EIR 439.
 - A *Greenhouse Gas Reduction Memorandum* (Appendix G), prepared by Urban Crossroads, describes the measures that are proposed to be implemented to reduce greenhouse gas emissions to less than significant levels as analyzed in Addendum No. 1 to Final EIR 439.
- g. Mitigation measures identified in Final EIR 439 and Addendum No. 1 to Final EIR 439, other than those that have been changed as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed TR 36593, remain appropriate and feasible for the proposed Project.

Based on these facts, the Riverside County Planning Department determined that an Addendum to previously certified Final EIR 439 is the appropriate type of CEQA document to prepare for the proposed Project. The purpose of this EIR Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the approved Project its accompanying certified Final EIR 439.

G. Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- A. This Introduction (Section 1.0).
- B. The completed Environmental Assessment form EA 42624 and its associated analyses which concludes that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in Final EIR 439 or Addendum No. 1 to Final EIR 439.
- C. The Mitigation Monitoring and Reporting Program that accompanies EA 42624, which indicates all mitigation measures contained in Final EIR 439 and Addendum No. 1 to Final EIR 439 those that have been changed as a result of EA 42624 to reflect currently applicable County ordinances, building codes, and proposed TR 36593.
- D. Eight (8) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A – H.
 1. *Preliminary Geotechnical Investigation* (Appendix A1), prepared by Advanced Geotechnical Solutions.
 2. *Supplemental Geotechnical Analysis* (Appendix A2), prepared by Advanced Geotechnical Solutions

Tentative Tract Map No. 36593

3. *Water Quality Management Plan* (Appendix B), prepared by Proactive Engineering Consultants.
 4. *Fire Protection Plan* (Appendix C), prepared by Firewise 2000.
 5. *Preliminary Drainage Study* (Appendix D), prepared by Proactive Engineering Consultants.
 6. *Noise Impact Analysis* (Appendix E), prepared by Urban Crossroads.
 7. *Traffic Impact Analysis* (Appendix F), prepared by Urban Crossroads.
 9. *Greenhouse Gas Reduction Memorandum* (Appendix G) prepared by Urban Crossroads.
- E. SP 327, Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Final EIR 439, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2006-463, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.
- F. SP 327A1, Addendum No. 1 to Final EIR 439, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to Addendum No. 1 to Final EIR 439, County Resolution No. 2014-232, which are all herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

H. Preparation and Processing of this EIR Addendum

The Riverside County Planning Department directed and supervised the preparation of this EIR Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of Riverside County.

This EIR Addendum will be forwarded, along with Final EIR 439 and Addendum No. 1 to Final EIR 439, to the Riverside County Planning Commission. 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 EIR Addendum, 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 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, TR 36593 would be sent to the Board of Supervisors as a "Receive and File" action; the Board of Supervisors has the option of pulling the TR 36593 approval from the "Receive and File" docket and

Tentative Tract Map No. 36593

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 EIR Addendum. In such cases, the Board of Supervisors would conduct a public hearing to evaluate the proposal and would take final action to approve, conditionally approve, or deny approval of the proposed Project.

II. Environmental Assessment Form/ Initial Study Checklist

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42624
Project Case Type (s) and Number(s): TR 36593
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: Forestar Toscana, LLC
Applicant's Address: 4950 MacArthur Blvd., Suite 600, Newport Beach, CA 92660

I. PROJECT INFORMATION

A. Project Description:

Actions requested of County of Riverside involve the following (collectively hereafter called "the Project"):

Tentative Tract Map No. 36593 (TR 36593) is a Schedule "A" tentative tract map that proposes to implement the Toscana Specific Plan (SP 327), pursuant to the previously approved Amendment No. 1 (SP 327A1). TR 36593 proposes to subdivide the Specific Plan's Planning Areas 1, 2, 3, 4, 5, 15, 18, 19, 25A, 26B, 26C, 26E, 26F, and portions of 27 into 602 single-family residential lots (with lots sizes ranging from 3,619 square feet to 24,945 square feet), and 31 lots for neighborhood park, pocket park, open space, water quality/detention basin, and private roadway land uses. TR 36593 also identifies the location of internal permanent and temporary utility infrastructure improvements (e.g., water lines, sewer lines, storm water drainage facilities) necessary to serve the project area. Development of TR 36593 would occur in up to seven (7) phases. TR 36593 would require approximately 2,147,000 cubic yards of cut and 2,636,000 cubic yards of fill. Taking into consideration the bulking and shrinking characteristics of the property's soils, grading and earthwork activities on-site are expected to balance with no requirement to import or export a measureable amount of earth materials. TR 36593 is illustrated on Figure 1, *Tentative Tract Map No. 36593*.

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

C. Total Project Area: 201.9

| | | | |
|--|------------------|-----------------------------------|--|
| Residential Acres: 143.7 | Lots: 602 | Units: 602 | Projected No. of Residents: 1,554 |
| 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: Open Space/Private Circulation: 56.8 acres (31 lots) | | | |

D. Assessor's Parcel No(s):

290-070-029
290-080-037
290-130-020, -081

E. Street References: Generally northerly of Temescal Canyon Road, southerly of Spanish Hills Drive, easterly of Park Canyon Road, westerly of Indian Truck Trail. Refer to Figure 2, *Vicinity Map*.

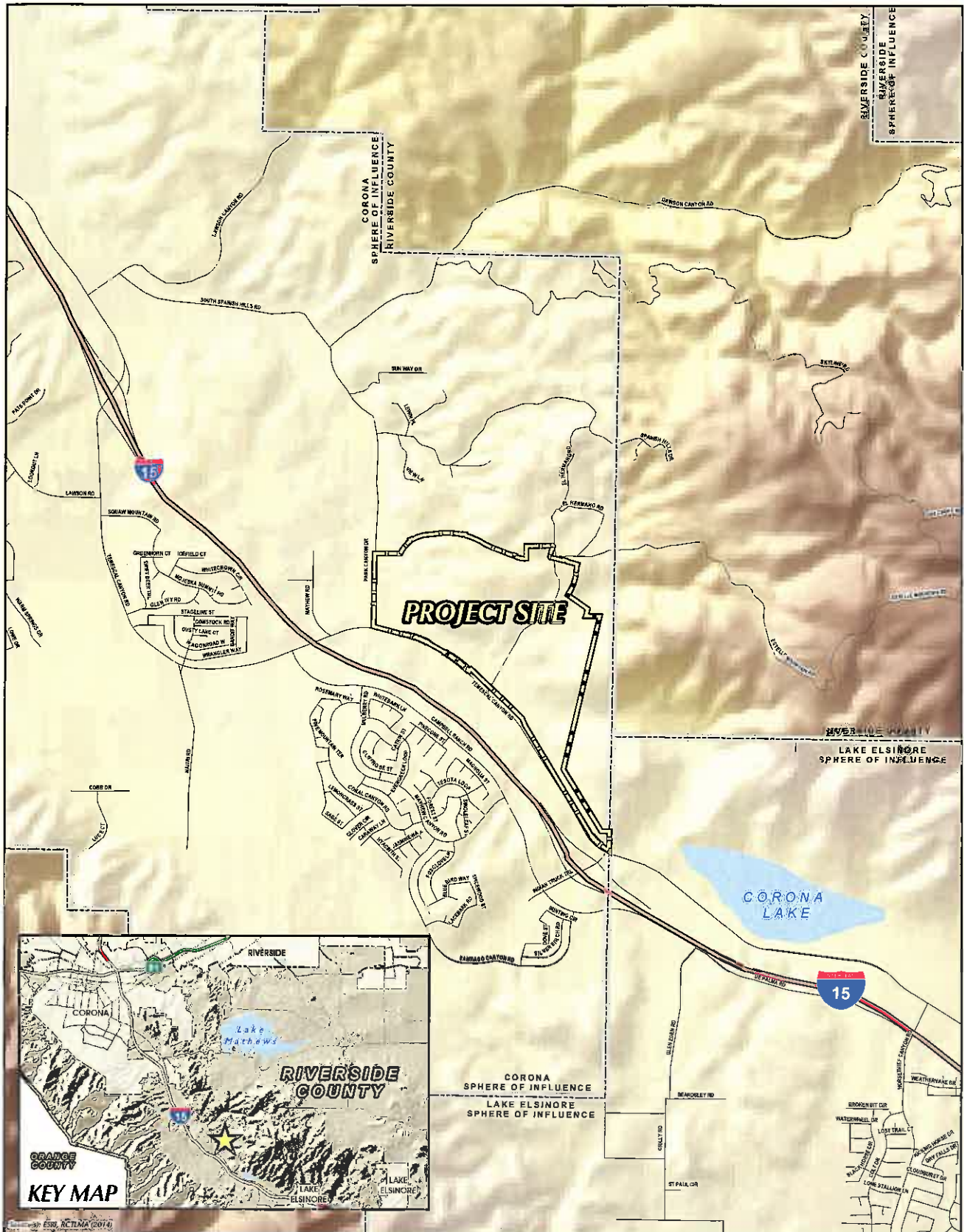


Figure 2
VICINITY MAP

F. Section, Township & Range Description or reference/attach a Legal Description: A portion of Sections 1 and 12, Township 5 South, Range 6 West, San Bernardino Meridian

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site consists of an irregularly shaped collection of contiguous parcels in the Temescal Canyon area of unincorporated Riverside County, California. The property is vacant and undeveloped. The physical condition of the property is characterized by generally rugged terrain incised by natural drainage features. A segment of the Temescal Wash traverses the southern portion of the Project site adjacent to Temescal Canyon Road. Refer to Figure 3, *Aerial Photograph*.

The area surrounding the Project site is characterized by rural density residential land uses and vacant land to the north; vacant land, Interstate 15, residential land uses and commercial retail land uses to the south; commercial land uses and vacant land to the west; and rural density residential land uses and vacant land to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed land uses on the Project site would be consistent approved SP 327A1 and, therefore, would also be consistent with the General Plan Land Use Map (pursuant to Riverside County General Plan Land Use Element Policy LU 1.10). The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans.
- 2. Circulation:** The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance the applicable circulation policies of the Riverside County General Plan Circulation Element and Temescal Canyon and Elsinore Area Plans, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).
- 3. Multipurpose Open Space:** The Project site is located within the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) criteria area, and a portion of the Project site is planned to be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside County MSHCP conservation area. The Project site does not contain any areas designated by the Riverside County General Plan or the Temescal Canyon and/or Elsinore Area Plans as important farmland, forest land, or mineral resource land. The proposed Project adheres to all applicable Multipurpose Open Space Element policies of the Riverside County General Plan and the Temescal Canyon and Elsinore Area Plan.
- 4. Safety:** The Project site is located within an area that is subject to seismic ground shaking, but the site is not located within an Alquist-Priolo Fault Zone or a County-designated Fault Hazard Zone. The Project site contains steep slopes and may be subject to rockfalls during seismic events. The Project site is located in a high fire hazard area. A portion of the Project site is located within a 100-year flood hazard zone, and a portion of the site is located in an area with a high dam inundation risk. Proposed construction as required by the California Building Standards Code (CBSC) would satisfactorily address seismic safety, and minimize the risk of rockfalls. The Project is designed to minimize hazards associated with wildfires, flooding, and dam inundation. In addition, the Project is designed to accommodate the sufficient provision of emergency response services and

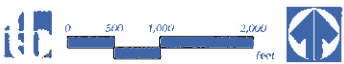


Figure 3
AERIAL PHOTOGRAPH

was reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable policies of the Riverside County General Plan Safety Element and the Temescal Canyon and Elsinore Area Plans.

5. **Noise:** The proposed Project adheres to all applicable policies within the Riverside County General Plan Noise Element.
6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses. The Project proposes the same number of residential homes as previously approved by SP 327 in 2006 and SP 327A1 in 2014. Thus, the land uses proposed by the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** The proposed Project is conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): MDR, MHDR, CR, OS-R, OS-MS/FMZ, OS-CH as reflected on the Land Use Plan for SP 327A1.

E. Overlay(s), if any: None

F. Policy Area(s), if any: East Temescal Hillside Policy Area, Temescal Wash Policy Area

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

1. **Area Plan(s)/Neighborhood(s):** Temescal Canyon & Lake Mathews/Woodcrest to the North; Temescal Canyon & Elsinore to the south; Temescal Canyon to the west; Lake Mathews/Woodcrest & Elsinore to the east
2. **Foundation Component(s):** Community Development & Rural to the North; Community Development to the South; Community Development, Rural & Open Space to the west; Open Space to the east
3. **Land Use Designation(s):** Medium Density Residential, Medium High Density Residential, High Density Residential, Open Space-Recreation, Open Space-Conservation Habitat, and Public Facility as reflected on the Land Use Plan for SP 327A1 to the North; Rural Residential to the North; Light Industrial to the South; Light Industrial, Open Space-Water & Open Space-Conservation to the West; Open Space-Rural, Open Space-Conservation Habitat & Open Space-Water to the East
4. **Overlay(s):** None

5. **Policy Area(s):** El Sobrante Landfill Policy Area to the Northwest, Serrano Policy Area to the West, Warm Springs Policy Area to the East

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 327 (Toscana)

2. **Specific Plan Planning Area, and Policies, if any:** The proposed Project would affect Planning Areas 1, 2, 3, 4, 5, 15, 18, 19, 25A, 26B, 26C, 26E, 26F, and portions of 27 of SP 327.

I. **Existing Zoning:** Specific Plan (SP)

J. **Proposed Zoning, if any:** Same as existing

K. **Adjacent and Surrounding Zoning:** Specific Plan (SP) and Residential Agriculture (R-A-5) to the North; Manufacturing Service Commercial (M-SC) to the South; Specific Plan (SP 353, Serrano Commerce Center) to the West; Natural Assets (N-A) & Watercourse, Watershed & Conservation Areas (W-1) to the East

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 checked="" 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 checked="" 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

Matt Straite

Printed Name

For Steve Weiss, 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 new or more severe significant impacts upon the environment that were not previously disclosed in Final EIR No. 439 (EIR 439) that would result from construction and implementation of the Project as amended. 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 new or more severe significant environmental impacts that were not previously disclosed in EIR 439 associated with the implementation of the proposed Project.

| | Potentially Significant New Impact | Less than Significant New Impact with Mitigation Incorporated | Less Than Significant New Impact | Impact Fully Analyzed in EIR 439 |
|--|------------------------------------|---|----------------------------------|-------------------------------------|
| 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: EIR 439, Section VI.L "Aesthetic Resources;" SP 327A1; Addendum No. 1, Temescal Canyon Area Plan Figure 9, "Scenic Highways;" Elsinore Area Plan Figure 9, "Scenic Highways;" California Scenic Highway Program (Caltrans); Google Earth (accessed October 2, 2014); Project Application Materials

Findings of Fact:

a) The Project site is located approximately 0.2-mile north of Interstate 15 (I-15), which is designated as a State Eligible Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan.

Potential aesthetic impacts to scenic highways were previously evaluated in EIR 439, Section VI.L "Aesthetic Resources," which found that impacts would be less than significant because development planned by SP 327 would be clustered in the central portion of the Project site and surrounded by extensive open space areas, thereby reducing the perceived scope and scale of the planned development as viewed from I-15. EIR 439 further concluded that aesthetic impacts to the I-15 corridor would be less than significant because of the presence of suburban, industrial, and mining development that exist in the corridor and the fact that landscaping would be provided throughout the project site, including along manufactured slope areas, to soften the appearance of planned development from I-15. Addendum No. 1 to EIR 439 (Addendum No. 1) concluded that SP 327A1 would have a similar aesthetic character as SP 327 and would not adversely affect public views within the I-15 corridor.

| | | | |
|------------------------------------|---|------------------------------|----------------------------------|
| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|

The proposed Project would implement SP 327A1 and would be required to comply with the Development Standards and Design Guidelines (Architecture and Landscaping) contained therein to ensure that development on the Project site is visually appealing. Accordingly, implementation of the proposed Project would not result in any new or more severe impacts upon a scenic highway corridor than was previously disclosed in EIR 439 or Addendum No. 1.

b) Potential impacts to scenic resources resulting from buildout of SP 327 were previously evaluated in EIR 439, Section VI.L "Aesthetic Resources" and Addendum No. 1. EIR 439 concluded that build out of SP 327 would result in less-than-significant impacts to scenic resources because planned development would be clustered in the central portion of the SP 327 property and would include extensive landscaped areas; these design features would buffer planned development from off-site public viewing areas and reduce the perceived scope and scale of development. Addendum No. 1 concluded that SP 327A1 would have a similar aesthetic character as SP 327 – SP 327A1 would include grading activities that would not substantially damage scenic resources and provide a natural appearance, and would also incorporate Development Standards and Design Guidelines (Architecture and Landscaping) to ensure development is visually attractive and not offensive. Further, SP 327A1 would have a smaller development footprint than SP 327; more of the property would be preserved as natural open space, including steep slopes.

The proposed Project would implement SP 327A1. The Project's limits of grading impact would be approximately 201.9 acres within the impact footprint of SP 327A1 and the Project would be required to comply with SP 327A1's Development Standards and Design Guidelines (Architecture and Landscaping) to ensure that development on the Project site is visually appealing. Because the Project would be consistent with approved SP 327A1, implementation of the Project would not result in any new or more severe impacts to scenic resources that was previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate aesthetic impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

2. Mt. Palomar Observatory

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

Source: EIR 439, Section VI.L "Aesthetic Resources;" SP 327A1; Addendum No. 1; Ord. No. 655 (Regulating Light Pollution); Temescal Canyon Area Plan Figure 6, "Mount Palomar Nighttime Lighting Policy;" Elsinore Area Plan Figure 6, "Mount Palomar Nighttime Lighting Policy"

Findings of Fact:

a) The Project site is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area (County Ordinance No. 655). (Note: EIR 439 erroneously stated that the entire Project site was located more than 45 miles from the Mt. Palomar Observatory and, therefore, was not subject to the nighttime lighting restrictions established by Ordinance No. 655. This discrepancy was corrected in Addendum No. 1.) All development on the Project site would be regulated by Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|
|------------------------------------|---|------------------------------|----------------------------------|

observations at the Mt. Palomar observatory. In addition, the proposed Project would be required to comply with the design standards contained within SP 327A1 to minimize contributions to sky glow (refer to SP 327A1, Section IV.C.2, *Lighting*). Mandatory compliance with Ordinance No. 655 and implementation of the design measures within SP 327A1 related to outdoor lighting fixtures would ensure that the proposed Project would not contribute substantial amounts of light pollution (i.e., sky glow) which could interfere with nighttime use of the Mt. Palomar Observatory. Impacts would be less-than-significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

3. Other Lighting Issues

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: EIR 439, Section VI.L "Aesthetic Resources;" SP 327A1; Addendum No. 1; Ord. No. 915 (Regulating Outdoor Lighting); Project Application Materials

Findings of Fact:

a & b) The Project site is undeveloped under existing conditions and is located south of existing rural residential properties. As a proposed residential community, lighting elements that would be installed for the Project would be of low intensity and residential in character – primarily consisting of lights installed on individual residential lots, lights installed in on-site parks, and street lights. Although the proposed Project would introduce new sources of artificial light on the Project site, the lighting would be no more intense than would have occurred under approved SP 327 (as amended by SP 327A1), and would not create unacceptable sources of light or more intense lighting levels than previously evaluated by EIR 439 or Addendum No. 1. Furthermore, the proposed Project would be required to comply with the lighting standards contained within SP 327A1 as well as County Ordinance No. 915. The Project's mandatory compliance with these standards would: 1) ensure that proposed development would be compatible with the low-light, rural setting of the surrounding area; 2) prevent substantial light or glare from falling on public streets or property adjoining the Project site; and 3) prevent "spillover" effects from the Project site that could interfere with day or nighttime views in the area. Implementation of the Project would not result in any new or more severe impacts to lighting than was previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate aesthetic impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

| | Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|--|------------------------------------|---|------------------------------|----------------------------------|
|--|------------------------------------|---|------------------------------|----------------------------------|

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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?

Source: EIR 439, Section VI.I "Agricultural Resources," Addendum No. 1; County General Plan Figure OS-2 "Agricultural Resources;" Riverside County Land Information System (RCLIS); Farmland Mapping and Monitoring Program; Google Earth (accessed October 2, 2014); Project Application Materials.

Findings of Fact:

a) The Project site does not contain any lands designated as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP). As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur. This conclusion is consistent with the information disclosed in EIR 439 and Addendum No. 1.

b & c) As disclosed in EIR 439, Section VI.I "Agricultural Resources," the Project site is not zoned for agricultural use and is not under active agricultural production. These circumstances have not changed since EIR 439 was certified in 2006. Also, as disclosed in EIR 439, the Project site is not subject to a Williamson Act contract, nor is the site located within a Riverside County Agricultural Preserve. As such, no direct impact to agricultural zoning, agricultural use, or Williamson Act contract status would occur with development of the property as proposed by the Project. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

The Project site is not located within 300-feet of agriculturally zoned properties. Furthermore, there are no properties in the vicinity of the Project site subject to a Williamson Act contract or Riverside County Agricultural Preserve. As such, the Project site would not conflict with off-site agricultural lands. The Project's impact would be less than significant, which is consistent with the conclusion of EIR 439 and Addendum No. 1.

d) "Farmland" is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance." As described above in the response to Item 4(a), implementation of the Project would not result in the conversion of

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|
|------------------------------------|---|------------------------------|----------------------------------|

Farmland to non-agricultural use. No impact would occur. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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: EIR 439, Section VI.J "Biological Resources;" Addendum No. 1; Addendum No. 1 Appendix A1 "Biological Resources Assessment" (Helix Environmental Planning, 2014); Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas;" RCLIS; Project Application Materials

Findings of Fact:

a, b & c) The Project site does not contain any forest land, is not zoned for forest resources, nor is it identified as containing forest resources by the Riverside County General Plan. There are no components of the proposed Project that could result in the conversion of forest resources to non-forest use, either directly or indirectly. No impact would occur. Although the specific topic of "Forest" was not evaluated in EIR 439, 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 Project would have no adverse effects on forests.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

AIR QUALITY Would the project

6. Air Quality Impacts

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?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project

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| region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | | |
| 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: EIR 439, Section VI.E, "Air Quality;" Appendix E to EIR 439 "Air Quality Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; SCAQMD Air Quality Management Plan; 1997 SCAQMD Air Quality Management Plan; SCAQMD CEQA Air Quality Handbook; SCAQMD Rule 1113; California Building Standards Code; Google Earth (accessed October 2, 2014)

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB). The SCAB encompasses approximately 6,745 square miles and includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bound by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, respectively; and the San Diego County line to the south. The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control in the SCAB. The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

The SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. When the CEQA Notice of Preparation (NOP) for EIR 439 was advertised for public review (thereby establishing the environmental baseline for EIR 439), the SCAQMD's 1997 AQMP was applicable. Since that time, the SCAQMD adopted three (3) updates to the AQMP, including the 2012 AQMP on December 7, 2012, which is in effect at this time and is applicable to the Project for determining consistency with the AQMP. The 2012 AQMP incorporates the latest scientific and technological information and planning assumptions, including SCAG's 2012 *Regional Transportation Plan/Sustainable Communities Strategy* and updated emission inventory methodologies for various source categories. 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 439, consistency with both the 1997 AQMP, which was applicable at the time EIR 439 was written, and the 2012 AQMP are discussed below.

EIR 439 concluded that because SP 327 would be consistent with the regional growth projections documented by Riverside County and SCAG, SP 327 would also be consistent with the 1997 SCAQMD AQMP. This rationale was applied because the 1997 SCAQMD AQMP relied on the County's General Plan and SCAG's Regional Comprehensive Plan (RCP) as the basis for its growth assumptions. Applying the same rationale, Addendum No. 1 concluded that SP 327A1 would not conflict with the 1997 SCAQMD AQMP because the land plan for SP 327A1 would be consistent with

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the regional growth projections contained within the 1997 SCAQMD AQMP – SP 327A1 did not change the planned number of dwelling units from SP 327 (i.e., 1,443 units) and reduced the overall development intensity of the project by eliminating a commercial retail site planned by SP 327. The Project would implement SP 327A1 and would not alter the location, distribution, or intensity of development on the subject property beyond what is shown on the approved land plan for SP 327A1 (which was deemed to be consistent with the original land plan for SP 327). Accordingly, the Project would not result in a new or more severe conflict with the regional growth projections contained within the 1997 SCAQMD AQMP. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

Under existing conditions, the 2012 SCAQMD AQMP is the applicable air quality plan for the Project area. This AQMP is based on the assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The proposed Project's consistency with the 2012 AQMP is discussed below. Criteria for determining consistency with the 2012 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.*

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). EIR 439 included an analysis of impacts to air quality and found that short-term construction and long-term mobile source emissions associated with SP 327 would result in direct and cumulative impacts to regional air quality and that operational impacts would remain significant and unavoidable, even following the incorporation of identified mitigation measures. Addendum No. 1 determined that SP 327A1's daily construction-related air quality impacts would be the same or similar to those disclosed in EIR 439. Addendum No. 1 also determined that SP 327A1's long-term operational mobile source emissions would be substantially lower than those disclosed in EIR 439 because SP 327A1 would generate 3,434 fewer vehicle trip ends per day under long-term operational conditions than SP 327. Accordingly, Addendum No. 1 concluded that SP 327A1 would not increase the frequency or severity of existing air quality violations or cause or contribute to new violations beyond what was already identified and disclosed as part of EIR 439.

The Project would implement the land plan for SP 327A1. Accordingly, implementation of the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations beyond what was already identified and disclosed as part of EIR 439 or Addendum No. 1. On the basis of the preceding discussion, the proposed Project would be consistent with Consistency Criterion No. 1.

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

Assumptions used in the 2012 AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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general plan amendments and changes of zone may increase the intensity of use and may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. As concluded in Addendum No. 1, SP 327A1 would not substantially exceed assumptions in the AQMP and would be consistent with Consistency Criterion No. 2. The Project would implement SP 327A1; 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.

For the reasons stated above, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP, or exceed the growth assumptions in the AQMP. Accordingly implementation of the proposed Project would not conflict with or obstruct implementation of the AQMP to a greater degree than SP 327 or SP 327A1, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 439 or Addendum No. 1.

b & c) EIR 439 concluded SP 327 would result in significant direct and cumulatively considerable regional air quality impacts from short-term construction and long-term operational activities. EIR 439 identified mitigation measures to reduce SP 327's air quality effect; however, EIR 439 concluded SP 327's long-term direct and cumulative air quality impacts would be significant and unavoidable even after the incorporation of specified mitigation measures. Addendum No. 1 concluded that SP 327A1 would not create any additional air quality violations beyond those previously identified in EIR 439, and would, in fact, reduce the severity of air quality impacts as compared to SP 327 due a reduction in planned development intensity on-site and the application of more stringent, mandatory building and air quality regulations (although long-term direct and cumulative impacts would remain significant and unavoidable as disclosed in EIR 439 and in the Statement of Overriding Considerations that supported certification of EIR 439).

The proposed Project would implement the land uses planned by SP 327A1. The mitigation measures identified in EIR 439 (as modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1) would continue to apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. Furthermore, the Project would be required to comply with the building and air quality regulations specified in Addendum No. 1 (including, but not limited to, the California Building Standards Code, California Code of Regulations Title 24). Accordingly, the proposed Project would not directly cause or cumulatively contribute to any new air quality violation or an increase in the severity of any existing or projected air quality violation beyond what was previously disclosed in EIR 439 and Addendum No. 1. The Project would result in a significant and unavoidable direct and cumulative air quality impact during long-term operation as disclosed in EIR 439 and in the Statement of Overriding Considerations that supported certification of EIR 439.

d) The proposed Project is a master-planned residential community and would not involve the construction of point source air pollutant emitters. Accordingly, the proposed Project would not expose sensitive receptors located within one mile of the Project site to substantial point source emissions. Furthermore, the proposed Project would be required to comply with the mitigation measures imposed by EIR 439 (as modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1) to minimize air pollutant emissions during short-term construction

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activities and long-term operation. No impact would occur. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

e) EIR 439 did not disclose the existence of any sources of substantial point source emissions within one (1) mile of the Project site. No such emission sources have been established within one (1) mile of the Project site since EIR 439 was certified. Therefore, implementation of the Project would not result in the construction of a sensitive receptor within one (1) mile of an emitter of substantial point source air pollution, which is consistent with the conclusion of EIR 439 and Addendum No.1.

f) The Project proposes to develop the subject property with residential land uses, parks, roads, and water quality/detention facilities. These land uses are not typically associated with the generation of objectionable odors. Although odor emissions could occur during short-term construction activities – from construction equipment exhaust, application of asphalt, and the application of architectural coatings – such odors would be no greater than disclosed in EIR 439 and Addendum No. 1, and mandatory compliance with SCAQMD Rule 1113 (Architectural Coatings), would minimize odors associated with Project construction activities. Further, potential odors from construction activities would not affect a substantial number of people and would be short-term and intermittent in nature, ceasing upon completion of construction. Short-term odor impacts associated with Project construction would be less than significant. This conclusion is consistent with the information disclosed in EIR 439 and Addendum No. 1.

Mitigation: EIR 439 identified mitigation measures that would minimize the air quality impact of SP 327 to the maximum feasible extent. The mitigation measures identified by EIR 439 were modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1. These mitigation measures (as modified by Addendum No. 1) would continue to apply to the proposed Project. No new mitigation measures beyond those identified in EIR 439 (as modified by Addendum No. 1) are required.

Monitoring: Monitoring shall occur as specified in EIR 439 (as modified by Addendum No. 1).

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?

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| 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: EIR 439, Section VI.J, "Biological Resources;" EIR 439 Appendices G-1 through G-22; Addendum No. 1; Addendum No. 1 Appendix A1 "Biological Resources Assessment" (Helix Environmental Planning, 2014); Addendum No. 1 Appendix A2 "MSHCP Consistency Analysis" (Helix Environmental Planning, 2014); Addendum No. 1 Appendix A3 "Oak Tree Impacts and Mitigation for the Toscana Project" (Helix Environmental Planning, 2014); Western Riverside County MSHCP

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the regional habitat conservation plan (HCP) that 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. To ensure consistency with the (then-pending) MSHCP during the planning of SP 327, the property was the subject of a Memorandum of Understanding (MOU) executed between the County and the SP 327 property owner, which was signed on June 10, 2003. The MOU cites commitments of the SP 327 property owner and the County and includes a map showing 510.0 acres of open space conservation on the Project site. The MOU is appended to certified EIR 439 as Appendix G-10. Section 3.3.1 of the MSHCP and approved Joint Project Review 06 03 27 01 for SP 327 determined that approved SP 327 would be consistent with the MSHCP criteria and its guidelines so long as development is consistent with the MOU. To date, approximately 70 acres of the Specific Plan area have been dedicated to the Western Riverside County RCA.

An MSHCP Consistency Report was prepared by Helix Environmental Planning to evaluate SP 327A1 for consistency with the conservation requirements of the MSHCP (Addendum No. 1 Appendix A2). The MSHCP Consistency Report for SP 327A1 was reviewed and approved by the County Environmental Programs Department and the Western Riverside County RCA. The Report, the findings of which were disclosed in Addendum No. 1, determined that SP 327A1 was consistent with, and exceeded, the conservation criteria specified in the MOU because SP 327A1 resulted in a lesser extent of overall biological impact than would have occurred from implementation of SP 327. Specifically, SP 327A1 reduced the permanent disturbance area within the Specific Plan Area by approximately 32 acres, which reduced direct effects to sensitive biological resources, minimized

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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potential edge effects to the MSHCP Conservation Area, and improved the overall MSHCP Conservation Area design by providing better connected open space areas. Accordingly, Addendum No. 1 concluded that SP 327A1 was consistent with the MSHCP, and would not result in any new or more severe impact that was not disclosed in EIR 439.

The proposed Project would implement SP 327A1. The Project's limits of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1 (and what was evaluated in the MSHCP Consistency Report for SP 327A1) and the Project would be required to comply with the property's MOU. Because the County determined SP 327A1 was consistent with the MSHCP, the proposed Project – as an implementing action of SP 327A1 – also would be consistent with the MSHCP. Accordingly, the proposed Project would not result in a new or more severe conflict with the MSHCP that was not previously disclosed in EIR 439 or Addendum No. 1.

b & c) As disclosed in EIR 439, two sensitive plant species, Coulter's matilija poppy and many stemmed dudleya, are present within the Specific Plan area. EIR 439 further disclosed that implementation of SP 327 would impact both of these species, but that impacts would be less than significant because the impacts would be consistent with the MSHCP's conservation requirements and would not threaten the regional viability of the species. Addendum No. 1 determined that, like SP 327, SP 327A1 would impact both the Coulter's matilija poppy and many stemmed dudleya. However, as disclosed in Addendum No. 1, SP 327A1's impacts to both species would be less than what was previously reported in EIR 439. The proposed Project would implement SP 327A1 and its limits of grading impact would be an approximately 201.9-acre portion of the impact footprint identified for SP 327A1. Therefore, the Project would have no potential to result in impacts to the Coulter's matilija poppy or many stemmed dudleya that were not previously disclosed in EIR 439 or Addendum No. 1.

EIR 439 disclosed that the SP 327 would result in the loss of habitat for a number of special-status wildlife species, including listed and non-listed species, but impacts to many of these species and their habitat are Covered Species identified in the MSHCP and, as such, any impacts would be fully mitigated through mandatory compliance with the MSHCP and the property's MOU. EIR 439 also disclosed that SP 327 had the potential to impact one special-status species not covered by the MSHCP (least Bell's vireo) but that impacts would be less-than-significant as a result of mandatory compliance with the MSHCP and the property's MOU. Because SP 327A1 has a smaller physical disturbance area than SP 327 and, like SP 327, is required to comply with the MSHCP and the property's MOU, Addendum No. 1 concluded that SP 327A1 would not result in any new or more severe impacts to special-status wildlife species than disclosed in EIR 439. The Project would implement a portion of the SP 327A1 and its limit of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1. Furthermore, the Project would be required to comply with the property's MOU. Therefore, the Project would have no potential to result in impacts to special-status animal species that were not previously disclosed in EIR 439 or Addendum No. 1.

d) EIR 439 concluded that the previously-approved SP 327 project would result in a less than significant impact to regional wildlife movement because development would be concentrated in the center of the property. Addendum No. 1 concluded that SP 327A1 would actually improve wildlife movement and better facilitate open space connectivity as compared to SP 327 because SP 327A1 would reduce the Specific Plan's overall development footprint. The proposed Project would implement SP 327A1; the Project's limits of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1. Therefore, there is no potential for the Project to adversely affect wildlife movement to a greater degree than previously disclosed in EIR 439 or Addendum No. 1.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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e & f) As disclosed in EIR 439, the Specific Plan area contains natural upland and riparian/riverine habitats, including resources under the jurisdiction of the U.S. Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB). EIR 439 determined that impacts to the natural upland and riparian/riverine habitats, including areas under the jurisdiction of the USACE, CDFW, and the RWQCB, would be significant but that impacts would be reduced to less-than-significant levels with the application of required mitigation.

Addendum No. 1 determined that implementation of SP 327A1 would result in reduced impacts to natural biological habitats, including areas under the jurisdiction of the USACE, CDFW, and RWQCB, than SP 327 due to the preservation of approximately 32 additional acres of natural habitat that otherwise would have been impacted by SP 327. Although SP 327A1 would result in reduced impacts as compared to SP 327, Addendum No. 1 concluded that impacts would be considered significant and the mitigation measures identified in EIR 439 would continue to apply (with modifications to reflect land use design changes that resulted from SP 327A1, current best practices for biological resources, and current, applicable federal, State, and County of Riverside regulations). With application of the mitigation imposed by EIR 439 (as modified by Addendum No. 1), SP 327A1's impacts would be less than significant.

The proposed Project would implement SP 327A1. The Project's limits of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1, and the Project would be required to comply with the applicable mitigation imposed by EIR 439 (as modified by Addendum No. 1). As such, implementation of the Project would not result in any new or more severe impacts to natural biological habitats, including areas under the jurisdiction of the USACE, CDFW, and RWQCB, than previously disclosed in EIR 439 or Addendum No. 1.

g) The proposed Project site contains oak trees that are regulated by the County. As disclosed in EIR 439, development associated with SP 327 would impact 65 oak trees. SP 327A1 reduced the Specific Plan's development footprint by approximately 32 acres, which resulted in an approximately 54 percent decrease in impacts to oak trees as compared to impact levels previously disclosed in EIR 439. (Impacts would be reduced from 65 oak trees as reported in EIR 439 to 35 oak trees as reported in Addendum No. 1.) Accordingly, Addendum No. 1 concluded that implementation of SP 327A1 would not result in more severe impacts to oak trees than previously discussed in EIR 439.

The proposed Project would implement SP 327A1. The Project's limits of grading impact would be approximately 201.9 acres of the impact footprint identified for SP 327A1; therefore, there is no potential for the Project to result in more severe impacts to oak trees than previously disclosed in Addendum No. 1. Furthermore, the Project would be required to comply with mitigation requirements of EIR 439 (as modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1). Based on the foregoing, implementation of the proposed Project would not result in any new significant or more severe impact to oak trees than previously discussed in EIR 439.

The County does not have any other biological protection ordinance applicable to the proposed Project.

Mitigation: EIR 439 identified mitigation measures that would minimize the impact of SP 327 on biological resources to less-than-significant levels. The mitigation measures identified by EIR 439 were modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1,

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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current best practices for biological resources, and current, applicable federal, State, and County of Riverside regulations, and would continue to apply to the proposed Project. No new mitigation measures beyond those identified in EIR 439 (as modified by Addendum No. 1) are required.

Monitoring: Monitoring shall occur as specified in EIR 439 (as modified by Addendum No. 1).

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Addendum No. 1; Addendum No. 1 Appendix B "Phase 1 Cultural Resources Assessment" (Christopher Drover, 2012); Addendum No. 1 Appendix L2 "A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project" (Brian F. Smith and Associates, 2014); On-Site Inspection; Project Application Materials

Findings of Fact:

a & b) EIR 439 concluded the Specific Plan area did not contain any historic resource sites. As disclosed in Addendum No. 1, subsequent to certification of EIR 439, two (2) previously unrecorded historical sites were discovered within the Specific Plan area during a cultural resources assessment not related to SP 327 (Valley-Ivy Glen Transmission Line project). One site was recorded in the southwestern portion of the Specific Plan area and comprised a small scatter of historic refuse (CA-RIV-8118H), and one site was recorded in the south-central portion of the Specific Plan area and comprised the remnants of a concrete standpipe (CA-RIV-8137H).

Addendum No.1 concluded that although two historical resource sites were identified during field work within the Specific Plan area that were not disclosed in EIR 439, the conclusions of EIR 439 remained accurate because neither CA-RIV-8118H nor CA-RIV-8137H qualified as a significant resource. CA-RIV-8118H is comprised of random artifacts (e.g., glass bottle fragments, metal cans, ceramic plate fragments) that are characteristic of a roadside trash scatter and lack any historic association, while CA-RIV-8137H is a badly deteriorated concrete standpipe and has no associated historic deposits. Both historic sites would be disturbed by SP 327A1 (CA-RIV-8118H would be disturbed by on-site biological mitigation activities and CA-RIV-8137H would be impacted by construction of an access road). However, because neither of these historic sites qualify as a significant historic resource, Addendum No. 1 concluded that impacts would be less than significant and would not be more severe than previously disclosed in EIR 439.

Of the two historic resources located within the Specific Plan area, only CA-RIV-8137H is located within the Project site. The Project would implement SP 327A1 and would, therefore, impact CA-RIV-8137H. However, because this site is not a significant historic resource, implementation of the Project would not result in impacts to any historical site designated as a significant historic resource. The proposed Project would not result in any new impacts or increase the severity of a previously identified impact as previously analyzed in EIR 439 or Addendum No. 1.

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Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

| 9. Archaeological Resources | | | | |
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| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Addendum No. 1 Appendix B "Phase I Cultural Resources Assessment" (Drover Consulting Archaeology, 2012); Project Application Materials

Findings of Fact:

a & b) EIR 439 disclosed that one (1) prehistoric archaeological site (CA-RIV-1089) is located within the Specific Plan area. As documented in EIR 439, this site comprises a bedrock mortar milling station and associated lithic scatter. No testing was conducted to determine the significance of CA-RIV-1089; therefore, EIR 439 assumed the site to be unique and significant. However, because CA-RIV-1089 is located in an area that was planned as undisturbed open space by SP 327, EIR 439 concluded that direct impacts to this prehistoric archaeological resource would be less than significant. Although direct impacts to CA-RIV-1089 were determined to be less than significant, EIR 439 included mitigation to ensure that no substantial adverse effects to CA-RIV-1089 would occur.

Addendum No. 1 concluded that SP 327A1 would not result in any new or more severe impact to archaeological resources beyond what was previously disclosed in EIR 439. As with SP 327, SP 327A1 would preserve CA-RIV-1089 within an undeveloped open space area. Additionally, SP 327A1 would be required to comply with the mitigation requirements of EIR 439 to provide archaeological monitoring during grading activities to ensure that any previously undiscovered archaeological resources that may be unearthed during grading activities on the Project site would be properly identified and treated.

The proposed Project would implement SP 327A1. The Project's grading footprint would be approximately 201.9 acres of the impact footprint identified for SP 327A1, and the Project would be required to comply with the mitigation requirements of EIR 439 to avoid potential adverse impacts to archaeological resources. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified impact as previously analyzed in EIR 439 or Addendum No. 1.

c) Neither EIR 439 nor Addendum No. 1 disclosed the presence of human remains on the Project site and no human remains have been identified on the Project site during past archaeological

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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investigations and other field work. Nonetheless, EIR 439 provided mitigation in the event that previously undiscovered human remains are uncovered during Project-related construction activities. The mitigation from EIR 439 would continue to apply to the proposed Project and would require the Project developer to comply with California Health and Safety Code §7050.5, which states that, if human remains are discovered, earthwork and other construction activities in the affected area shall cease immediately and cannot resume until the Riverside County Coroner is notified and has made the necessary findings as to the origin of the remains. Further, pursuant to California Public Resources Code §5097.98(b), the remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Riverside County Coroner determines the remains to be of Native American origin, the California Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately notify the “most likely descendant(s)” of the discovery. The most likely descendant(s) shall then engage in consultations and make recommendations concerning the treatment of the remains within 48 hours of receiving notification, as provided in Public Resources Code §5097.98. With mandatory compliance with State law and mitigation from EIR 439, any adverse impacts to human remains, if discovered, would be avoided. Therefore, the Project would not result in any new or more severe impacts to human remains beyond what was previously disclosed in EIR 439 or Addendum No. 1.

d) The Project site does not contain any known existing religious or sacred uses; therefore, EIR 439 did not disclose any impacts associated with such uses. As discussed above in the response to Item 9(b), EIR 439 included mitigation to provide archaeological monitoring during grading activities to ensure that any archaeological resources (including religious or sacred uses) that may be unearthed during grading activities on the Project site would be properly identified and treated. This requirement would continue to apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. Accordingly, impacts would be less than significant and the proposed Project would not result in the potential for any new or more severe impacts to archaeological resources beyond what was previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required.

Monitoring: Monitoring shall occur as specified in EIR 439.

10. Paleontological Resources

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

Source: EIR 439, Section VI.K, “Cultural Resources;” EIR 439 Appendix H-3, “A Paleontological Survey and Assessment of the Temescal Valley Property near Alberhill” (Heritage Resources, 1990); Addendum No. 1; Addendum No. 1 Appendix J, “Paleontological Resource and Monitoring Assessment, Toscana Specific Plan project area” (Brian F. Smith and Associates, 2014); Project Application Materials

Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR 439, which determined that based on the subject property's geologic setting, there was the potential to uncover paleontological resources during excavations within portions of the Specific Plan area. Mitigation

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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included in EIR 439 required SP 327 to implement a paleontological monitoring program to ensure that potential impacts to paleontological resources would be less than significant.

A Paleontological Resources and Monitoring Assessment report was prepared in support of SP 327A1 by Brian F. Smith and Associates. As documented in Addendum No. 1, Brian F. Smith and Associates concluded the likelihood of finding fossiliferous materials within the Specific Plan area during excavation and/or mass grading activities is very low due to the lack of known fossil deposits in the local area and the composition of the soils within the Specific Plan area (which are rocky and lack the sedimentary accumulation necessary for fossil deposits). Accordingly, Addendum No. 1 concluded that implementation of SP 327A1 would not directly or indirectly destroy a unique paleontological resource, and that the mitigation imposed by EIR 439 was unnecessary.

Based on the findings of Addendum No.1, there is no potential for the Project to directly or indirectly destroy a unique paleontological resource because the geologic properties on-site are not conducive to the creation of fossils. No mitigation is required. Accordingly, implementation of the Project would not result in a new or more severe impact to paleontological resources than disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1; Addendum No. 1 Appendix C1, "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions); RCLIS

Findings of Fact:

a & b) As disclosed in EIR 439 and Addendum No. 1, the Specific Plan area is not located in an Alquist-Priolo Earthquake Fault Zone or a County-designated Fault Hazard Zone. The Specific Plan area does contain two (2) conjectured fault segments; however, as concluded in EIR 439 and affirmed in a fault hazard letter prepared in support of Addendum No. 1, these faults are not active. Therefore, both EIR 439 and Addendum No. 1 concluded that implementation of the Specific Plan would have no potential to expose people or structures to potential adverse effects resulting from a fault hazard zone, and there is no potential for fault rupture within the Specific Plan area.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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The Project site was evaluated for geologic hazards, including hazards related to seismic faulting, by Advanced Geotechnical Systems (*Appendix A1* to this EIR Addendum). The hazard assessment included a detailed trenching evaluation of the on-site conjectured fault segments. Based on the observations gathered in the field, Advanced Geotechnical Systems determined the on-site faults to be pre-Holocene in age and concluded that movement along the faults is highly unlikely – the faults could be classified as “not active.” Accordingly, the Project would not expose people or structures to potential adverse effects resulting from a fault hazard zone, and there is no potential for fault rupture on the Project site. The Project would not result in new or increased impacts associated with seismic faulting hazards beyond what was previously disclosed in EIR 439 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327’s impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: EIR 439, Section VI.A, “Geology and Seismicity;” EIR 439 Appendix B-1 “Geotechnical Feasibility Investigation” (T.H.E. Soils Co., 2001); Addendum No. 1; Addendum No. 1 Appendix C1, “Geotechnical Feasibility Letter” (Advanced Geotechnical Solutions, 2013) and “Fault Hazard Letter” (Advanced Geotechnical Solutions, 2013); Temescal Canyon Area Plan Figure 12 “Seismic Hazards;” Elsinore Area Plan Figure 12 “Seismic Hazards;” Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) EIR 439 evaluated the potential of seismic-related ground failure, including liquefaction, on the Project site, and concluded that the likelihood of such ground failure on the site is low due to the geologic characteristics of underlying bedrock and soils, with the exception of areas within the Temescal Wash. To preclude potential impacts associated with seismic ground failure, SP 327 was conditioned to follow the earthwork and grading recommendations contained in the Geotechnical Feasibility Investigation prepared by T.H.E. Soils Co. (EIR 439 Appendix B-1) to ensure manufactured slopes supporting the bridge crossings over the Temescal Wash could withstand seismic-related ground shaking.

As disclosed in Addendum No. 1, Advanced Geotechnical Solutions reviewed the geotechnical reports and materials prepared in support on EIR 439 and affirmed the findings and recommendations contained therein as adequate and appropriate for SP 327A1. Accordingly, Addendum No. 1 concluded that implementation of the Project would not result in new or increased impacts associated with seismic-related ground failure beyond what was previously disclosed in EIR 439.

Advanced Geotechnical Solutions performed a detailed evaluation of the Project site’s underlying soils in support of proposed TR 36593 (refer to *Appendix A1* to this EIR Addendum). The analysis performed by Advanced Geotechnical Solutions confirmed the information previously disclosed in EIR 439 and Addendum No. 1, that soils subject to liquefaction are present within the Temescal Wash.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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The Project is required to be designed and constructed in accordance with the latest applicable seismic safety standards, including the standard requirements of the California Building Code and the County Building Code. Furthermore, the site-specific grading and construction recommendations contained in the Project's geotechnical report have been incorporated into the Project's grading plan design to reduce the risk of seismic-related ground failure due to liquefaction. The County also has made the site-specific grading and construction recommendations conditions of Project approval to assure their implementation (Conditions of Approval 10.BS Grade.002 and 60.BS Grade.004). Accordingly, with mandatory compliance to applicable building codes and the Project's conditions of approval, potential impacts associated with seismic-related ground failure would be less than significant. The Project would not result in new or more severe seismic-related ground failure impacts beyond what was previously disclosed in EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1; Addendum No. 1 Appendix C1 "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code; Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) As disclosed in EIR 439, the Southern California region is seismically active and development within the Specific Plan area likely would be exposed to strong seismic ground shaking over the life of the Specific Plan. The nearest active fault to the Specific Plan area is the located approximately 1.0 mile to the south (Glen Ivy Fault within the Elsinore Fault zone). EIR 439 indicated that proposed development within the Specific Plan area would be required to comply with the recommendations within the geotechnical report prepared for SP 327, the Uniform Building Code (which has since been superseded by the California Building Code, which is based on the International Building Code), and applicable County Ordinances to reduce potential ground-shaking impacts to less-than-significant levels.

Addendum No. 1 concluded that implementation of SP 327A1 would be subject to similar ground-shaking effects as disclosed in EIR 439 because the design, earthwork and grading requirements assumed in EIR 439 would continue to apply to SP 327A1 and those requirements would be adequate and appropriate for SP 327A1.

Because the Southern California region is seismically active, the Project site is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area or different than what was assumed in EIR 439 and Addendum No. 1. As a mandatory condition of Project approval, the Project would be required to construct proposed structures in accordance with

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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the California Building Code and applicable County Ordinances (as disclosed in EIR 439). The California Building Code is designed to ensure that buildings and other structures resist collapse and substantial adverse effects associated with strong seismic ground shaking. Accordingly, with mandatory compliance to the California Building Code and applicable County Ordinances, ground shaking impacts would be less than significant and no mitigation is required. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1; Addendum No. 1 Appendix C1 "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code; Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) EIR 439 concluded that with the incorporation of the design recommendations of the geotechnical investigation prepared for SP 327, the Specific Plan area would not contain unstable geologic units or soils and also would not be subject to landslides, lateral spreading, collapse, or rockfall hazards.

As disclosed in Addendum No. 1, there are no components of SP 327A1 that would result in landslide or soil instability hazards that are greater than what was disclosed in EIR 439. Further, as disclosed in Addendum No. 1, the site-specific earthwork and grading recommendations for SP 327 (as described in EIR 439) would continue to apply to SP 327A1 to ensure that substantial adverse effects associated with unstable soils do not occur.

Advanced Geotechnical Solutions performed a detailed evaluation of the Project site's underlying soils in support of proposed TR 36593 (refer to *Appendix A1* to this EIR Addendum). The analysis performed by Advanced Geotechnical Solutions confirmed the information previously disclosed in EIR 439 and Addendum No. 1, that soils underlying the Project site would be stable and not subject to landslides, lateral spreading, collapse, or rockfall hazards with compliance with the site-specific grading and construction recommendations contained in the Project's geotechnical report (which have been incorporated into the Project design and made County conditions of Project approval (Conditions of Approval 10.BS Grade.002 and 60.BS Grade.004)). Accordingly, with mandatory compliance to the Project's conditions of approval, potential impacts associated with unstable soils, landslides, lateral spreading, collapse, or rockfall hazards would not occur. The Project would not result in new or more

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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severe seismic-related ground failure impacts beyond what was previously disclosed in EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1 Appendix C1, "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code; Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) As disclosed in EIR 439 and Addendum No. 1, the likelihood of ground subsidence within the Specific Plan area is low, with the exception of the areas within the Temescal Wash. Application of site-specific geotechnical recommendations prepared for SP 327, as discussed in EIR 439 and Addendum No. 1, as well as mandatory compliance of applicable building codes would preclude any hazards related to ground subsidence.

Based on the results of a geotechnical investigation of the Project site, Advanced Geotechnical Solutions determined that the likelihood of ground subsidence is very low due to the presence of dense geologic materials underlying the subject property. Also, the Project's design incorporates the site-specific grading and construction recommendations contained in the Project's geotechnical report – which the County has made conditions of Project approval to assure their implementation – to further reduce the potential for ground settlement on the Project site (Conditions of Approval 10.BS Grade.002 and 60.BS Grade.004). Accordingly, the Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and impacts would be less than significant. The Project would not result in new or more severe ground-subsidence-related impacts beyond what was previously disclosed in EIR 439 and Addendum No. 1.

Accordingly, with mandatory compliance to the Project's conditions of approval, potential impacts associated with unstable soils, landslides, lateral spreading, collapse, or rockfall hazards would not occur. The Project would not result in new or more severe seismic-related ground failure impacts beyond what was previously disclosed in EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

| | Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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16. Other Geologic Hazards

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

Source: EIR 439, Section VI.A, "Geology and Seismicity;" Addendum No. 1; Google Earth (accessed October 3, 2014); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

Findings of Fact:

a) The Project site is not located in close proximity to any known active volcanoes. Additionally, as disclosed in EIR 439 and Addendum No. 1, there are no conditions in the vicinity of the Project site that could subject the site to hazards associated with seiches or mudflows. Consistent with the information disclosed in EIR 439 and Addendum No. 1, no impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Addendum No. 1; Addendum No. 1 Appendix C1, "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions); Supplemental Geotechnical Analysis (Advanced Geotechnical Solutions); Project Application Materials

Findings of Fact:

a) EIR 439 disclosed that grading activities associated with SP 327 would alter the Project site's natural topography, but would preserve the overall topographic character of the site to the extent feasible by clustering development in the central portion of the subject property and engineering manufactured slopes to blend with the natural topographic contours. As disclosed in Addendum No. 1, SP 327A1 would develop 32 less acres than the originally approved land plan for SP 327 and would, therefore, reduce changes to the Specific Plan area's topography and ground surface relief features.

The proposed Project would implement SP 327A1. The Project's grading plan represents approximately 201.9 acres of the grading plan identified for SP327A1. Therefore, implementation of the Project would not result in any new impacts to the subject property's natural topography or ground surface relief features or increase the severity of such impacts, as previously disclosed in EIR 439 and Addendum No. 1.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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b) As evaluated in EIR 439, approved SP 327 planned to construct slopes with gradients greater than 2:1 or heights higher than 10 feet on the subject property. SP 327 was conditioned to comply with the recommendations of the geotechnical report for SP 327 (T.H.E. Soils Co., 2001), applicable building codes, and Riverside County ordinances during the engineering design and construction of slopes with gradients greater than 2:1 or heights higher than 10 feet. In addition, SP 327 was conditioned to provide Riverside County with a slope stability report prior to the issuance of grading permits that demonstrates that all manufactured slopes with gradients steeper than 2:1 or heights higher than 10 feet meet minimum safety regulations.

As disclosed in Addendum No. 1, SP 327A1 also included manufactured slopes with heights greater than 10 feet or gradients steeper than 2:1, and the conditions of approval applied to SP 327 to minimize potential hazards associated with steep slopes (as disclosed in EIR 439) also would be applied to SP 327A1. Addendum No. 1 concluded that implementation of SP 327A1 would result in less-than-significant impacts associated with steep slopes, and would be consistent with the information presented in EIR 439.

The proposed Project would include manufactured slopes higher than 10 feet (with manufactured slopes up to 130 feet in height) and slopes steeper than 2:1 (the steepest slope would be constructed at a gradient of 1.5:1). The stability of proposed manufactured slopes were evaluated by Advanced Geotechnical Solutions in the Project's *Preliminary Geotechnical Investigation (Appendix A1 to this EIR Addendum)* and *Supplemental Geotechnical Analysis (Appendix A2 to this EIR Addendum)*. As part of these analyses, Advanced Geotechnical Solutions concluded that the manufactured slopes proposed by the Project would be stable with implementation of site-specific grading and construction recommendations (including recommendations on slope design, minimum soil compaction standards, and construction materials), which are similar in character to the recommendations applied to SP 327 and originally disclosed in EIR 439. These site-specific geotechnical recommendations have been incorporated into the Project design and have been made conditions of Project approval to assure their implementation (Conditions of Approval 10.BS Grade.002 and 60.BS Grade.004). With mandatory compliance to the Project's conditions of approval, potential hazards associated with manufactured slopes would not occur. The Project would not result in new or more severe impacts related to manufactured slopes beyond what was previously disclosed in EIR 439 and Addendum No. 1.

c) As disclosed in EIR 439, one (1) septic system is located within the Specific Plan area. However, this septic system is not located within the Project site. Therefore, implementation of the Project would not result in grading that affects or negates subsurface sewage disposal systems. Implementation of the Project would not result in any impacts that were not previously disclosed in EIR 439, nor would the Project increase the severity of impacts previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

| | Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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| 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"/> |
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Source: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Addendum No. 1; Addendum No. 1 Appendix C1, "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions); Project Application Materials

Findings of Fact:

a) EIR 439 disclosed that temporary soil erosion would occur during development of SP 327, but that impacts associated with soil erosion and/or the loss of top soil would be less than significant with mandatory compliance with State and local regulations concerning water quality. Addendum No. 1 concluded that SP 327A1 would not increase the severity of erosion-related impacts disclosed in EIR 439 because SP 327A1 would have a similar grading footprint and earthwork quantities as SP 327.

The proposed Project would implement SP 327A1; therefore, the Project's grading plan (including earthwork quantities) represents an approximately 201.9-acre portion of the grading plan identified for SP 327A1. Furthermore, the proposed Project would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would require the implementation of a site-specific Stormwater Pollution Prevention Program during construction to minimize the potential for temporary soil erosion. Accordingly, there are no components of the Project that would result in new erosion-related impacts or increase the severity of erosion-related impacts above the levels disclosed in EIR 439 or Addendum No. 1.

b) EIR 439 disclosed that the Project site does not contain soils with the potential for expansion. EIR 439 concluded that impacts would be less than significant, and the incorporation of required conditions of approval (i.e., compliance with State and local building codes) would further minimize on-site risks associated with expansive soils. A site-specific geotechnical investigation prepared for the Project confirmed the findings of EIR 439 (see *Appendix A1* to this EIR Addendum). The Project's mandatory compliance with the site-specific geotechnical recommendations, which have been incorporated into the Project's design and made conditions of Project approval to assure their implementation (Conditions of Approval 10.BS Grade.002 and 60.BS Grade.004), would ensure that significant impacts associated with expansive soils would not occur. The Project would not result in any new or more severe impacts related to expansive soils beyond what was disclosed in EIR 439.

c) Septic systems were not discussed in EIR 439 because SP 327 did not plan for the use of such systems. Similarly, the proposed Project would install domestic sewer service facilities and does not propose the use of septic systems. As such, and consistent with the information disclosed in EIR 439, no impact associated with septic systems would occur because the Project does not propose the use of septic systems.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Monitoring: Monitoring shall occur as specified in EIR 439.

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: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439, Section VI.C, "Hydrology, Flooding & Drainage;" Addendum No. 1; Project Specific Water Quality Management Plan (Proactive Engineering Consultants West, 2013); Project Application Materials

Findings of Fact:

a & b) All potential short- and long-term erosion impacts associated with developing the Project as planned by SP 327 were addressed in EIR 439. As concluded by EIR 439, erosion-related impacts on the Project site would be less than significant with the incorporation of mandatory conditions of approval requiring compliance with NPDES program (including the conditions that would be issued by the Regional Water Quality Control Board to further reduce the potential for substantial erosion from the Project site) and applicable Riverside County ordinances. There are no components of the Project that would increase short- and/or long-term erosion impacts beyond those disclosed in EIR 439, and the proposed Project would be conditioned similar to approved SP 327 to incorporate design features to minimize water-borne erosion and siltation. A Preliminary Water Quality Management Plan (WQMP) was prepared for the proposed Project (see *Appendix B* to this EIR Addendum), and describes that first flush runoff from developed portions of the Project site would be routed to infiltration basins. The infiltration basins are designed to treat stormwater flows for water quality purposes, including through the removal of silt and sediment. The Preliminary WQMP also identifies other Best Management Practices (BMPs) for the Project that would minimize impacts associated with erosion. Compliance with the Preliminary WQMP is required as a condition of Project approval (Condition of Approval 60.BS Grade.011). Therefore, through mandatory compliance with conditions of approval and compliance with the NPDES program (including the conditions issued by the Regional Water Quality Control Board), the Project would result in less than significant erosion-related impacts. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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: EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" Addendum No. 1; Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map;" Project Application Materials

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Findings of Fact:

a) EIR 439 concluded that although the Project site is located within an area designated by the County as having "Moderate" wind erosion potential, wind erosion impacts associated with development on the property would be less than significant because on-site soils are not prone to blowsand hazards and the site is not subjected to unusually strong winds. EIR 439 did disclose that temporary short-term construction activities could increase the potential for wind erosion; however, mandatory compliance with County and SCAQMD requirements would ensure that areas disturbed by grading are re-vegetated to preclude wind erosion. The Project would be required to comply with applicable County and SCAQMD requirements to preclude wind erosion impacts on the Project site, including but not limited to SCAQMD Rule 403. Accordingly, implementation of the proposed Project would result in no new or more severe wind erosion or blowsand impacts beyond what was disclosed as part of EIR 439 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: EIR 439, Section VI.E "Air Quality" and Section VII.A "Circulation and Traffic;" EIR 439, Appendix E "Air Quality Analysis" (Urban Crossroads); EIR 439 Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; Addendum No. 1 Appendix D, "Toscana Specific Plan Amendment No. 1 Greenhouse Gas Analysis" (Urban Crossroads, 2014); *CREED v. City of San Diego* (2011); Greenhouse Gas Reduction Memorandum (Urban Crossroads, 2014)

Findings of Fact:

a & b) Although climate change impacts due to greenhouse gas (GHG) emissions were not specifically evaluated in EIR 439, the EIR analyzed air quality impacts associated with buildout of the approved project, inclusive of carbon dioxide (CO2) and other GHG emissions. EIR 439 also addressed vehicle emissions (both construction and operational) and operational emissions from energy consumption, which are the most common sources of greenhouse gas emissions.

As such, GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time that the EIR 439 was certified. Information on the effect of GHG emissions on climate was known long before the Riverside County certified EIR 439. GCC and GHG emissions were identified as environmental issues since as early as 1978 when the U.S. Congress enacted the National

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Climate Program Act (Pub L 95-367, 92 Stat 601). In 1979, the National Research Council published "Carbon Dioxide and Climate: A Scientific Assessment," which concluded that climate change was an accelerating phenomenon partly due to human activity. Numerous studies conducted before and after the National Research Council report reached similar conclusions. Information also was widely published in a series of reports by the Intergovernmental Panel on Climate Change (IPPC) dating back to the 1990s, including IPPC's "2001 Third Assessment Report." California adopted legislation in 2002 requiring the California Air Resources Board to develop regulations limiting greenhouse gas emissions from automobiles. As such, information about GCC and GHG emissions was available with the exercise of reasonable diligence at the time EIR 439 was certified in 2006. During the public review period and public hearings associated with EIR 439, no objections or concerns were raised regarding the EIR's analysis of GHG emissions, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). Pursuant to CEQA case law and CEQA Guidelines Section 15162(a)(3), the issue of project-related GHG emissions does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 439 was certified.

Addendum No. 1 made minor revisions to EIR 439 to adequately address GHG emissions associated with SP 327A1. As disclosed in Addendum No. 1, SP 327A1 would generate approximately 25,703.08 metric tons of CO2 equivalent (MTCO2e) per year, or approximately 24.6% less annual GHG emissions than the land uses originally planned by SP 327 and evaluated in EIR 439. (Addendum No. 1 referred to the GHG that would have occurred with implementation of the original SP 327 as "business as usual," BAU.) Because SP 327A1 would not achieve the County's reduction target of 25% below BAU (based on the County's Draft Standard Operating Procedure, SOP), Addendum No. 1 added a new mitigation measure (MM AQ-13) to require SP 327A1's implementing projects to reduce annual GHG emissions on a project-wide basis to no more than 25,577 MTCO2e per year, which equates to a 126 MTCO2e reduction compared to the GHG emissions estimated for SP 327A1.

A memorandum was prepared by Urban Crossroads to demonstrate compliance with MM AQ-13 from Addendum No. 1, and is included as *Appendix G* to this Addendum No. 2. As calculated in *Appendix G*, to reduce water consumption and the associated energy-usage, the Project would be designed to: 1) reduce outdoor water use by 30%, consistent with Riverside County Ordinance No. 859; 2) reduce indoor water use by 20% consistent with Division 4.3 of the 2013 California Green Building Standards Code Residential Mandatory Measures; 3) use U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs); and 4) use water-conserving shower heads. These features are imposed as mitigation measures, below. With implementation of these measures, Urban Crossroads calculates that greenhouse gas emissions would be reduced by an additional 288.90 MTCO2e per year, which is more than twice the amount required by MM AQ-13 in Addendum No. 1. Refer to *Appendix G* for calculations.

The Project would also directly or indirectly comply with a number of mandatory government regulations that would further reduce GHG emissions, including the regulations listed below, that would assist in the reduction of GHG emissions:

- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction. Title 24 will become even more stringent beginning January 1, 2014.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

The Project's compliance with required mitigation and the above-listed plans, policies, and regulations that have been adopted for the purpose of reducing the emissions of GHGs and that are applicable to the proposed Project would ensure that the Project would conflict with the State's ability to achieve the GHG emissions reduction targets defined in AB 32, which is the State's primary GHG emissions regulation. Accordingly, the Project would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. The Project would not result in any new or more severe impacts related to GHG emissions beyond those previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: All mitigation measures from EIR 439 shall continue to apply to the Project. In addition to the mitigation measures from EIR 439, the additional mitigation measure listed below shall apply to achieve the GHG emissions reduction mandate of Mitigation Measure AQ-13 from EIR 439.

AQ-14: (Condition of Approval 80.Planning.037) Prior to the issuance of building permits, the Project Applicant shall provide evidence to the County of Riverside Building and Safety Department demonstrating that residential development incorporates the following measures to reduce water consumption and the associated energy-usage:

- a. All residences shall be designed in conformance with Riverside County Ordinance No. 859.2 and shall achieve an outdoor water demand of no more than seventy percent (70%) of its reference evapotranspiration.
- b. All residences shall be designed in conformance with Division 4.3 of the 2013 California Green Building Standards Code (Residential Mandatory Measures).

Monitoring: Monitoring shall occur as specified in the revised Mitigation Monitoring and Reporting Program for Addendum No. 2 to EIR 439.

| | Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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| HAZARDS AND HAZARDOUS MATERIALS Would the project | | | | |
| 22. Hazards and Hazardous Materials | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: EIR 439, Section VI.G, "Toxic Substances;" EIR 439 Appendix F "Hazardous Materials/Environmental Database Report" (EDR, 2003); Addendum No. 1; Addendum No. 1 Appendix E, "Phase I Environmental Assessment Report, Toscana" (McAlister GeoScience, 2013); Addendum No. 1 Appendix C2, "Rock Blasting Analysis" (Revey Associates, 2013); Google Earth (accessed October 6, 2014); EnviroStor Database (accessed October 6, 2014); GeoTracker Database (accessed October 6, 2014); California Water Resources Control Board List of Solid Waste Disposal Sites (accessed October 6, 2014), California Water Resources Control Board List of Active Cease and Desist Orders and Cleanup Abatement Orders (accessed October 6, 2014); Project Application Materials

Findings of Fact:

a & b) As concluded in EIR 439, SP 327 would not develop land uses within the Specific Plan area that would permit hazardous materials storage. EIR 439 documented man-made features on the site that had the potential to pose a health and safety hazard to the public or contain hazardous materials, including: a ranch house, a storage building, barn, three mobile homes, the foundations for two buildings, a septic system, and several wells and above-ground storage tanks. EIR 439 concluded that removal of these man-made features, as required to implement SP 327, would result in a less-than-significant impact related to hazards and hazardous materials because the construction contractor would be required to ensure mediation of the site in accordance with applicable federal, State, and local standards. EIR 439 also disclosed that blasting would occur on the property during construction activities, but that mandatory compliance with applicable federal, State, and local standards would preclude a significant impact. As such, EIR 439 did not include mitigation measures for toxic substances, as mandatory regulatory requirements would adequately address all potential hazards and hazardous materials concerns.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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EIR 439 did not include a site-specific Environmental Site Assessment of existing property conditions, so a site assessment was conducted by McAlister GeoScience in 2013 in support of SP 327A1, the findings of which was documented in Addendum No. 1. During the site assessment in 2013, McAlister GeoScience observed all of the man-made features previously described in EIR 439. Based on the estimated age of the man-made features within the Specific Plan area, McAlister GeoScience concluded it was likely that Asbestos Containing Materials (ACM), lead-based paint (LBP), and/or polychlorinated biphenyls (PCB)-containing were present on the property. However, Addendum No. 1 concluded the removal and disposal of these hazardous materials, if present, would not represent a significant impact because all remediation activities would be required to comply with applicable federal, State, and local regulations, which would ensure that construction-related demolition activities would not expose construction workers or nearby sensitive receptors to significant health risks. Addendum No. 1 also concluded that blasting activities during construction would not pose a substantial hazardous materials impact because all blasting activities would be required to adhere to the recommended practices contained in the project-specific Blasting Analysis (Addendum No. 1 Appendix C2) as well as applicable federal, State, and local regulations. This finding was consistent with EIR 439. Lastly, Addendum No. 1 concluded that SP 327A1, like SP 327, would not include land uses that would store, transport, or dispose of hazardous materials. Accordingly, Addendum No. 1 concluded that SP 327A1 would not result in any new or more severe impacts associated with hazards or hazardous materials beyond what was associated with the previously approved project as disclosed in EIR 439.

The proposed Project would implement SP 327A1. The land uses proposed by the Project are identical to those planned by SP 327A1, and would not include any land uses that would store, transport, or dispose of hazardous materials. Several building foundations, storage tanks, and groundwater wells are located within the Project area, and would need to be removed in order to implement the Project. As disclosed in EIR 439 and Addendum No. 1, removal of these man-made features from the Project site would not expose the public to substantial adverse effects related to hazards and hazardous materials because the construction contractor would be required to comply with all applicable federal, State, and local regulations related to the handling, removal, and disposal of hazardous materials, and the capping of wells. Accordingly, the Project would not increase the potential for reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment beyond what was previously disclosed in EIR 439 and Addendum No. 1.

c) EIR 439 did not identify the Project site as an emergency evacuation route in any emergency response plans or emergency evacuation plans. No evacuation routes have been identified on or near the Project site since EIR 439 was certified in 2006; therefore, there has been no change in circumstance. Accordingly, the Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. This conclusion is consistent with the finding of EIR 439 and Addendum No. 1.

d) As disclosed in EIR 439, the Project site is not located within one-quarter mile of an existing or proposed school. The nearest school site is located approximately 0.5-mile from the Project site (Todd Elementary School). Therefore, there is no potential for the proposed Project to emit or handle hazardous substances within 1/4-mile of an existing or planned school, because no such school sites exist. No impact would occur. This conclusion is consistent with the finding of EIR 439 and Addendum No. 1.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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e) As originally disclosed in EIR 439 and confirmed by a review of databases compiled by the California Department of Toxic Substances Control, the California State Water Resources Control Board, and the California Environmental Protection Agency, the proposed Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, the Project would not be located on a hazardous materials site and would not create a significant hazard to the public or the environment. No impact would occur. Implementation of the Project would not result in a new or more severe impact than previously disclosed in EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: EIR 439, Section V, "General Plan Consistency Analysis;" EIR 439, Section VII.A, "Circulation and Traffic;" Addendum No. 1; Riverside County General Plan Figure S-19 "Airport Locations;" RCLIS; Google Earth (accessed October 6, 2014)

Findings of Fact:

a, b, c & d) Potential impacts to public airports were addressed in EIR 439, which concluded that such impacts would not occur because the Project site is not located within close proximity to any public or private airports and is not under the purview of any airport master plan. No public airports or private airstrips have been constructed in the vicinity of the Project site since EIR 439 was certified in 2006. Accordingly, the Project has no potential to create an inconsistency with any airport master plan; would not require review by an Airport Land Use Commission; and would not be subject to safety hazards associated with the routine operation of public or private airports in the nearby area. This conclusion is consistent with the information disclosed in EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards;" Addendum No. 1; Conceptual Fire Protection Plan (Firewise 2000, 2014); Riverside County General Plan Figure S-11 "Wildfire Susceptibility;" Temescal Canyon Area Plan Figure 11 "Wildfire Susceptibility;" Elsinore Area Plan Figure 11 "Wildfire Susceptibility;" RCLIS; Fire Protection Plan (Firewise 2000, 2014); Project Application Materials

Findings of Fact:

a) As reported in EIR 439, the Specific Plan area is located within a high fire hazard area and a fuel modification program consistent with County requirements, including Ordinance No. 787 (Uniform Fire Code), would be required by implementing development to protect future on-site residents from wildland fire hazards. SP 327A1 provides area of fuel modification in accordance with County standards (including defensible space planning at locations where residential areas would interface with areas of natural vegetation), but Addendum No. 1 anticipated that fuel modification areas would be refined by the fire protection plans(s) that would be required to accompany implementing development proposals (i.e., tentative tract maps) based on the precise location of future homes pursuant to Ordinance No. 787 and the conditions of approval for SP 327 (SP 327 Condition of Approval 10.Fire 006).

A Fire Protection Plan has been prepared for the proposed Project and approved by the Riverside County Fire Department (refer to *Appendix C* of this EIR Addendum). The Fire Protection Plan identifies the specific locations of fuel modification areas on the Project site and establishes requirements for allowable, fire-resistant plant materials, plant spacing, irrigation, and maintenance (e.g., pruning, thinning) at locations where development would interface with areas of natural vegetation. The Fire Protection Plan has been incorporated into the Project's design, and a condition of approval has been placed on the Project to ensure development on-site complies with the Fire Protection Plan (Condition of Approval 50.Fire.003). Mandatory compliance with the Fire Protection Plan would ensure that wild land fire hazards affecting the Project site would be less than significant. Implementation of the proposed Project would not result in any new or more severe significant fire hazard impacts on the Project site than previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: No mitigation is required.

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?

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

| | Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); EIR 439 Appendix C-2 "Bridge Hydraulics for Two Proposed Bridges on Temescal Wash" (Howard H. Chang Consultants); Addendum No. 1; Addendum No. 1 Appendix F, "Toscana Specific Plan Preliminary Drainage Study" (Proactive Engineering, 2013); Addendum No. 1 Appendix G, "Bridge Hydraulics Letter Update" (Webb, 2013); Addendum No. 1 Appendix K, "Groundwater Impacts Memorandum" (Thomas Harder & Co. 2014); Project Specific Water Quality Management Plan (Proactive Engineering Consultants, 2013); Preliminary Drainage Study (Proactive Engineering Consultants, 2013); Project Application Materials

Findings of Fact:

a) EIR 439 concluded that implementation of SP 327 would not result in a significant adverse effect to the existing drainage pattern within the Specific Plan area. Similarly, Addendum No. 1 concluded that SP 327A1 would result in less-than-significant impacts to the area's existing drainage pattern, and that no new or more severe significant impacts than previously disclosed in EIR 439 would occur.

As discussed in detail in Addendum No. 1, SP 327A1 is designed to maximize the preservation of the natural drainage courses that traverse the subject property – more than more than half of the Specific Plan area would be preserved within open space areas. Storm water flows originating from off-site areas, excluding flows in Temescal Wash, would be captured by one of two proposed underground storm drain systems planned by SP 327A1, which would discharge to the natural drainage course northwest of the Specific Plan area and the Temescal Wash. Stormwater runoff flows to all outfalls

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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tributary to Spanish Hills and downstream of developed portions of the Specific Plan would be reduced by SP 327A1 to 50 percent of the peak 100-year storm flow rate pursuant to the conditions of approval applied to SP 327. Stormwater flows originating from developed portions of the Specific Plan area would be captured via SP 327A1's planned system of storm drains installed beneath on-site roadways. First flush storm water flows (all flows with the exception of flows from very large storm events) originating from developed areas on-site would be routed to water quality treatment facilities distributed throughout the Specific Plan area for water quality treatment. From the water quality treatment facilities, storm water flows would either infiltrate into the ground or be discharged in close proximity to historic flow locations within on-site open space areas. Runoff in excess of first flush flows would bypass the water quality treatment facilities and would be discharged in close proximity to historic flow locations within on-site open space areas (and would then, ultimately, leave the Specific Plan area). Water quality treatment of runoff flows in excess of first flush flows would not be necessary, as first flush flows capture the majority of water-borne pollutants (including silt and sediment). SP 327A1 plans for the majority of on-site runoff (runoff originating within the Specific Plan area) to be directly conveyed to Temescal Wash. Because the runoff would be directly conveyed to a major watercourse, the Riverside County Flood Control and Water Conservation District's increased runoff criteria does not apply. SP 327A1 would reduce flow velocities at outlet points with the construction of rip-rap outlet structures and/or energy dissipating structures, thereby minimizing the potential for erosion. With the construction of SP 327A1's planned storm water drainage system, development would not substantially alter the existing drainage pattern of the Specific Plan in any way that could result in substantial on- or off-site erosion and, as such, impacts would be less than significant.

The proposed Project would implement SP 327A1, including a portion of its planned storm water drainage system. Because the Project would not construct the entire SP 327A1 storm water drainage system (the Project comprises the first of three development phases for SP 327A1), the Project includes several interim storm water drainage facilities to capture and convey storm water runoff. These interim facilities would be replaced by permanent facilities upon buildout of the subsequent phases of SP 327A1. A Preliminary Drainage Study was prepared for the Project and demonstrates that the performance of the permanent and interim storm water drainage facilities proposed by the Project would be consistent with the planned SP 327A1 storm water drainage system (refer to *Appendix D* of this EIR Addendum). Therefore, the Project would not substantially alter the existing drainage pattern of the subject property in any way that could result in substantial on- or off-site erosion. The Project's impact would be less than significant. The proposed Project would not result in any new or more severe significant erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 439 or Addendum No. 1.

b) EIR 439 concluded that buildout of SP 327 would result in less-than-significant impacts to water quality because mandatory compliance with conditions of approval requiring compliance with the NPDES program (including the conditions would be issued by the Regional Water Quality Control Board) and applicable Riverside County ordinances would minimize the potential for water-borne pollution to be discharged from the Specific Plan area.

The conditions imposed on SP 327 would continue to apply to the proposed Project. Specifically, the Project would be required to prepare and implement a Storm Water Pollution Prevention Program (SWPPP) during construction-related activities (pursuant to the requirements of the NPDES program) and a Water Quality Management Plan (WQMP) during long-term operation. The SWPPP would specify the Best Management Practices (BMPs) that would be required during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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appropriately treated prior to being discharged from the subject property. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. A Preliminary WQMP for the Project is provided as *Appendix B* to this EIR Addendum. This site-specific Preliminary WQMP identifies measures that would be undertaken on the Project site to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for the site. Mandatory compliance with the SWPPP and WQMP, as assured through a County conditions of approval applied to the Project, would ensure that implementing residential development would not violate any water quality standard during short-term construction or long-term operational activities (Condition of Approval 50.Flood RI.009). Accordingly, impacts would be less than significant and no new or more severe significant impact would occur beyond those already identified as part of EIR 439 or Addendum No. 1.

c) The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source, and therefore would have no impact on groundwater levels due to groundwater extraction. The Project would implement the land uses planned by SP 327A1. As disclosed in Addendum No. 1, SP 327A1 would not result in any adverse change to the natural water balance of the aquifer system in the area and would not substantially reduce groundwater recharge in the area. As such, and consistent with the information disclosed in EIR 439 and Addendum No. 1, no substantial depletion of the groundwater supplies would occur with implementation of the proposed Project and impacts would be less than significant.

d) Refer to responses 25(a) and (b), above.

e) The proposed Project would not construct housing within a 100-year flood hazard area. The Project would not result in any new or more severe impacts than previously disclosed in EIR 439 or Addendum No. 1.

f) The proposed Project would not install structures within a 100-year flood hazard area that would increase flood hazards for downstream properties by redirecting or impeding flood flows. Impacts would be less than significant and no mitigation would be required. The Project would not result in any new or more severe significant impacts than disclosed by EIR 439 or Addendum No. 1.

g) The proposed Project would not degrade water quality in ways not previously mentioned above in response 25(b), above, or as previously disclosed in EIR 439 or Addendum No. 1. Furthermore, when EIR 439 was certified in 2006, the unincorporated areas of Riverside County were regulated by the Municipal Separate Storm Sewer Systems Permit (MS4 Permit) - Order No. R8-2002-0011. The primary purpose of this permit was to regulate discharge of pollutants in urban runoff from MS4 storm drain systems. Today, that MS4 Permit has been superseded with an updated, more stringent MS4 Permit (Order No. R8-2010-0033). The proposed Project is required to comply with standards set forth in the current MS4 Permit. With mandatory adherence to the updated MS4 Permit, the proposed Project is expected to result in an overall improvement in the quality of storm water discharged from the Project site than anticipated by EIR 439. Accordingly, the Project would not result in any new or more severe significant impacts than disclosed by EIR 439 or Addendum No. 1.

h) The proposed Project proposes to construct and operate water quality treatment facilities on the subject property. The water quality treatment facilities are designed to filter and pass water into natural drainage courses, and ultimately, the regional drainage system. Storm water in the water

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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quality treatment facilities would not be stagnant, and proposed water quality treatment facilities would drain within the time limits required by the RCFCWCD to preclude vector attraction and odor. Therefore, there is no potential for proposed water quality treatment facilities to attract vectors or produce obnoxious odors. As such, a significant impact would not occur.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to hydrology and water quality continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

26. Floodplains

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

| | | | | |
|--|---|---|--------------------------|-------------------------------------|
| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> | | |
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); EIR 439 Appendix C-2 "Bridge Hydraulics for Two Proposed Bridges on Temescal Wash" (Howard H. Chang Consultants); Addendum No. 1; Addendum No. 1 Appendix F, "Toscana Specific Plan Preliminary Drainage Study" (Proactive Engineering, 2013); Addendum No. 1 Appendix G, "Bridge Hydraulics Letter Update" (Webb, 2013); Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones;" Riverside County General Plan Figure S-10 "Dam Failure Inundation Zone;" Temescal Canyon Area Plan Figure 10 "Flood Hazards;" Elsinore Area Plan Figure 10 "Flood Hazards;" Preliminary Drainage Study (Proactive Engineering Consultants, 2013); Project Application Materials

Findings of Fact:

a & b) EIR 439 concluded that implementation of SP 327 would not result in a significant adverse effect to the existing drainage pattern within the Specific Plan area. Similarly, Addendum No. 1 concluded that SP 327A1 would result in less-than-significant impacts to the area's existing drainage pattern, and that no new or more severe significant impacts than previously disclosed in EIR 439 would occur.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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As discussed in detail in Addendum No. 1, SP 327A1 is designed to maximize the preservation of the natural drainage courses that traverse the subject property – more than more than half of the Specific Plan area would be preserved within open space areas. Storm water flows originating from off-site areas, excluding flows in Temescal Wash, would be captured by one of two proposed underground storm drain systems planned by SP 327A1, which would discharge to the natural drainage course northwest of the Specific Plan area and the Temescal Wash. This dual storm drain system would reduce potential flood hazard risks (from to stormwater flows originating from outside the Specific Plan area) within the Spanish Hills community located northwest of the Specific Plan area. Stormwater flows originating from developed portions of the Specific Plan area would be captured via SP 327A1's planned system of storm drains installed beneath on-site roadways. First flush storm water flows (all flows with the exception of flows from very large storm events) originating from developed areas on-site would be routed to water quality treatment facilities distributed throughout the Specific Plan area for water quality treatment. From the water quality treatment facilities, storm water flows would either infiltrate into the ground or be discharged in close proximity to historic flow locations within on-site open space areas. Runoff in excess of first flush flows would bypass the water quality treatment facilities and would be discharged in close proximity to historic flow locations within on-site open space areas (and would then, ultimately, leave the Specific Plan area). SP 327A1 plans for a majority of on-site runoff (runoff originating within the Specific Plan area) to be directly conveyed to Temescal Wash. Under SP 327A1, detention basins are not required within the Specific Plan area to attenuate runoff flows to pre-development levels due to the direct proximity of the property to the Temescal Wash. Detention basins would delay the discharge of storm water flows into the Temescal Wash during peak storm events. If detention were proposed, storm water flows would be discharged into the Temescal Creek closer to the peak flow rate of the Wash, thereby potentially exposing areas on the Project site and properties downstream to an increased risk of flooding. With the construction of SP 327A1's planned storm water drainage system, development would not substantially alter the existing drainage pattern or absorption rate of the Specific Plan in any way that could result in substantial on- or off-site flooding and, as such, impacts would be less than significant.

The proposed Project would implement SP 327A1, including a portion of its planned storm water drainage system. Because the Project would not construct the entire SP 327A1 storm water drainage system (the Project comprises the first of three development phases for SP 327A1), the Project includes several interim storm water drainage facilities to capture and convey storm water runoff. These interim facilities would be replaced by permanent facilities upon buildout of the subsequent phases of SP 327A1. A Preliminary Drainage Study was prepared for the Project and demonstrates that the performance of the permanent and interim storm water drainage facilities proposed by the Project would be consistent with the planned SP 327A1 storm water drainage system (refer to *Appendix D* of this EIR Addendum). Therefore, the Project would not substantially alter the existing drainage pattern or absorption rates of the subject property in any way that could result in substantial on- or off-site flooding. The Project's impact would be less than significant. The proposed Project would not result in any new or more severe significant erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 439 or Addendum No. 1.

c) As disclosed in EIR 439, a portion of the Project site is located within the Dam Inundation Area for Lee Lake. EIR 439 concluded that flood hazard risks on the subject property associated with the failure of Lee Lake would be less than significant because all areas on the subject property within the Dam Inundation Area would be retained as open space – no habitable structures would be located within the Dam Inundation Area. Although the proposed Project includes a different land use design than what was evaluated in EIR 439, the proposed Project would reserve areas on the property within the Dam Inundation Area as open space. No homes or habitable structures would be constructed on

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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the subject property within the designated Dam Inundation Area. Accordingly, implementation of 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 Lee Lake. Impacts would be less than significant. The Project would not result in any new or more severe significant impacts than disclosed by EIR 439 or Addendum No. 1.

d) As discussed above in the responses to Items 26(a) and (b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the Project site. Because the Project would not substantially alter the drainage characteristics of the Project site, there would be not be a substantial increase in the amount of surface water in downstream water bodies. Impacts would be less than significant, which is the same conclusion drawn by EIR 439 and Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to hydrology and water quality continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: SP 327; EIR 439, Section V, "General Plan Consistency Analysis;" SP 327A1; Addendum No. 1; Riverside County General Plan; City of Corona General Plan; City of Lake Elsinore General Plan; RCLIS; Project Application Materials

Findings of Fact:

a) The proposed Project seeks to implement the allowed land uses pursuant to the approved SP 327A1. As concluded in EIR 439 and Addendum No. 1, development of the Specific Plan would not result in a substantial alteration of the planned or present land uses in the Temescal Canyon area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of impacts previously disclosed in EIR 439 or Addendum No. 1.

b) The Project site is located within the Sphere of Influence of the City of Corona. EIR 439 did not identify a significant adverse effect to the Sphere of Influence of the City of Corona as a result of development of SP 327. Similarly, Addendum No. 1 concluded that implementation of SP 327A1 would result in a less-than-significant effect to the Sphere of Influence of the City of Corona. The City of Corona General Plan designates the Project site for Light Industrial land uses. The Project proposes to develop the subject property with residential land uses, recreation facilities, water quality treatment facilities, open space, and private roads. Although the proposed Project would develop a portion of the City of Corona's Sphere of Influence with land uses other than those identified in the City of Corona General Plan, no physical land use impact would occur as a result of the inconsistency. As such, the proposed Project would not result in any new or more severe significant environmental impacts associated with land use designation inconsistencies within a City Sphere of Influence or within City boundaries than disclosed by EIR 439 or Addendum No. 1.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source: EIR 439, Section V, "General Plan Consistency Analysis;" SP 327A1; Riverside County General Plan; Temescal Canyon Area Plan; Elsinore Area Plan; RCLIS; Project Application Materials

Findings of Fact:

a) The Project site is zoned "Specific Plan" (SP) and development of the property is governed by the Zoning Ordinance for approved SP 327, as amended by SP 327A1 (Ordinance No. 348.4797). The proposed Project would implement SP 327A1 and would be consistent with the land uses and development standards allowed by Ordinance No. 348.4797. Accordingly, no impact would occur.

b & c) The issues of land use and zoning compatibility were evaluated as part of EIR 439, which concluded that development of the Project site as a master-planned mixed use community with residential and commercial retail land uses would be compatible with surrounding land uses and zoning. Addendum No. 1 concluded that SP 327A1 also would be compatible with surrounding land uses and zoning. The proposed Project would implement the land uses allowed by SP 327A1 and would not present a conflict with surrounding land uses and/or zoning. As such, a significant land use compatibility impact would not occur. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

d) The proposed Project would be fully consistent with SP 327 (as amended by SP 327A1), which was previously determined to be consistent with the General Plan as part of Addendum No. 1. The proposed Project is fully consistent with the land use designations and policies contained within SP 327 (as amended by SP 327A1) and the General Plan; accordingly, no impact would occur. Implementation of the proposed Project would not result in any new impacts or increase the severity of impacts previously disclosed in EIR 439 or Addendum No. 1.

e) The Project site is vacant under existing conditions; implementation of the proposed Project would not result in the physical disruption or division of any established communities on-site. The Project would represent a continuation of an existing pattern of residential development from the south (although the Project site is physically separated from the existing residential land uses to the south by I-15), and would be consistent with the planned pattern of land uses within the local area as

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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anticipated by the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans. As such, the Project would not disrupt or divide the physical arrangement of an established community. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: EIR 439, Section VI.H, "Mineral Resources;" Riverside County General Plan Figure OS-5 "Mineral Resources Area;" Project Application Materials

Findings of Fact:

a & b) EIR 439 concluded that implementation of SP 327 would not result in the loss of availability of a known mineral resource that would be of value to the region or residents of the State. In addition, EIR 439 concluded that implementation of SP 327 would not result in the loss of availability of a site designated by the County as a locally-important mineral resource recovery area. No component of the proposed Project would result in new impacts to mineral resources or increase the severity of impacts to mineral resources beyond those disclosed in EIR 439. Accordingly, implementation of the Project would not cause the loss of availability of important mineral resources and impacts would be less than significant. This conclusion is consistent with the finding of EIR 439 and Addendum No. 1.

c & d) The proposed Project site is not located in close proximity to any existing surface mines, proposed surface mines, or abandoned quarries or mines. No mines on or around the subject property have been identified since EIR 439 was certified in 2006, so there has been no change in circumstance. Accordingly, there is no potential for the proposed Project to cause an incompatibility with or present a hazard to a mine or quarry. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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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: EIR 439, Section VI.D, "Noise;" Addendum No. 1; Riverside County General Plan Figure S-19 "Airport Locations," Google Earth (accessed October 6, 2014); RCLIS

Findings of Fact:

a & b) Consistent with information disclosed in EIR 439 and Addendum No. 1, 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, the proposed Project could not expose people residing in the Project area to excessive noise levels associated with airports or airstrips. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

31. Railroad Noise

NA A B C D

Source: EIR 439, Section VI.D, "Noise;" Addendum No. 1; Riverside County General Plan Figure S-19 "Airport Locations," Google Earth (accessed October 6, 2014)

Findings of Fact:

There are no active railroad corridors in the vicinity of the Project site. Accordingly, and consistent with the information disclosed in EIR 439 and Addendum No. 1, there is no potential for the Project to expose people residing in the Project area to excessive railroad noise.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

| | Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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32. Highway Noise

NA A B C D

Source: SP 327; EIR 439, Section VI.D, "Noise;" EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); Addendum No. 1; TTM No. 36593 Noise Impact Analysis (Urban Crossroads, 2013); Google Earth (accessed October 6, 2014); Project Application Materials

Findings of Fact:

The Project site is approximately 0.2-mile north of a source of highway noise (i.e., I-15). Neither EIR 439 nor Addendum No. 1 identified any significant, adverse effects to future residents on the Project site due to noise from I-15. No component of the Project would increase noise effects due to highway noise above levels assumed in EIR 439 and Addendum No. 1, as proposed residential development would be set back from I-15 at a similar distance to what was evaluated in EIR 439 and Addendum No. 1 and would be of a similar character. Therefore, the Project would not result in any new or more severe impacts due to highway-related noise than previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

33. Other Noise

NA A B C D

Source: EIR 439, Section VI.D, "Noise;" Addendum No. 1; Google Earth (accessed October 6, 2014)

Findings of Fact:

Neither EIR 439 nor Addendum No. 1 disclosed any other sources of noise that have the potential to expose people residing in the Project area to excessive noise. No new, off-site sources of substantial noise have been constructed in the Project vicinity since Addendum No. 1 was approved in 2014. Therefore, no other noise impacts would occur. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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?

| | Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|---|------------------------------------|---|------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: EIR 439, Section VI.D, "Noise," EIR 439, Appendix D, "Temescal Hills Specific Plan Noise Analysis (Urban Crossroads, 2004); EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-2 "Seismic Refraction Survey" (Terra Geosciences, 2000); EIR 439 Appendix B-4 "General Geologic Investigation & Shallow Refraction Seismic Refraction for Rippability Study" (Pacific Soils and Engineering, 1989); Addendum No. 1; Addendum No. 1 Appendix H "Trip Generation Analysis" (Urban Crossroads, 2013); Addendum No. 1 Appendix C1 "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013); Addendum No. 1 Appendix C2 "Rock Blasting Analysis" (Revey, 2013); Riverside County General Plan, Table N-1 "Land Use Compatibility for Community Noise Exposure"; Noise Impact Analysis (Urban Crossroads, 2013); Project Application Materials

Findings of Fact:

a, b & c) EIR 439 evaluated the potential for residential land uses within the Project area to result in, or be affected by, substantial adverse noise effects. As previously documented in EIR 439, development on the Project site would not cause significant permanent or temporary increases in ambient noise levels in the vicinity of the subject property or expose persons to noise levels in excess of allowable applicable standards, with compliance to the conditions of approval imposed on SP 327. To ensure that future residential land uses were not exposed to substantial noise levels, SP 327 was conditioned to require future implementing tract maps within the Specific Plan area to prepare a site-specific noise impact analysis to evaluate current site noise conditions and to identify site-specific measures (e.g., construction techniques, design considerations) that would ensure noise levels do not exceed acceptable levels (SP 327 Condition of Approval 30.Planning 007).

In adherence to SP 327's conditions of approval, a site-specific noise impact analysis has been prepared to evaluate the Project's potential to generate substantial noise levels or be affected by excessive noise levels, under both near- and long-term conditions. Potential near- and long-term noise impacts associated with the Project are discussed in further detail on the following pages.

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. According to a national database of construction equipment noise emission levels compiled by the Federal Highway Administration (FHWA), noise levels generated during construction can range from approximately 70 A-weighted decibels (dBA) to in excess of 100 dBA when measured at 50 feet. These noise levels would diminish with distance from the construction site at a rate of 6 dBA per doubling distance. For example, a noise level of 78 dBA measured at 50 feet from the noise source would be reduced to 72 dBA at 100 feet from the noise source.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Construction activities proposed by the Project would be similar to what was evaluated in EIR 439. The nearest noise sensitive receptor (i.e., occupied residence) to the Project site is located over 2,000 feet from the Project site. At this distance, temporary noise levels generated during Project construction are estimated to range between 37.1 dBA and 67.1 dBA.

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 was assumed in the analysis presented in EIR 439. The proposed Project would be similarly required to comply with the standards and restrictions of Ordinance No. 847 to ensure that construction activities would not expose persons in the vicinity of the subject property to substantial temporary or periodic increases to ambient noise levels. Compliance with Ordinance No. 847 would be assured by conditions of approval applied to the Project. With mandatory compliance with Ordinance No. 847, noise impacts during the Project's construction phase would be less than significant, and would not result in any new or more severe impacts than were previously disclosed in EIR 439 or Addendum No. 1.

Long-Term Off-Site Noise Impacts

Existing plus Project Conditions

The off-site noise effect of the Project on the existing noise environment, in the absence of ambient growth and cumulative development, is presented below (Existing plus Project, E+P). This noise analysis scenario was not evaluated in EIR 439 and is provided herein for informational purposes to disclose the potential for the noise generated by Project-related traffic to cause direct impacts to the existing environment as required by CEQA. The E+P scenario rarely occurs as an actual real world scenario. The time period between the baseline date for establishing the environment's existing conditions and the date that the Project is fully built out can often be a period of several years or more. In the case of the proposed Project, the time period estimated between the environmental baseline date and Project buildout is five (5) years. During this time period, environmental conditions are not static. Other projects are being constructed and the noise environment is changing. Therefore the E+P scenario is very unlikely to materialize in real world conditions and thus does not accurately describe the environment that exists when a particular project is constructed and becomes operational. Regardless, the E+P scenario is evaluated to satisfy CEQA requirements to identify the Project's impacts to the existing environment.

Table 1, *Existing Off-Site Project-Related Traffic Noise Impacts*, summarizes the noise contribution of Project-related traffic to the existing noise environment. As shown in Table 1, Project-related traffic has the potential to cause a direct noise impact along three (3) roadway segments in the Project's study area. Using the rationale from EIR 439, a significant impact would occur if noise sensitive receptors are located within the 65 dBA Community Noise Equivalent Level (CNEL) contour of a

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Table 1 Existing Off-Site Project-Related Traffic Noise Impacts

| ID | Road | Segment | CNEL at 100 Feet (dBA) | | | Potential Significant Impact? ¹ |
|----|--------------------|-------------------------|------------------------|--------------|------------------|--|
| | | | No Project | With Project | Project Addition | |
| 1 | Temescal Cyn. Rd. | n/o Dos Lagos Dr. | 69.0 | 69.2 | 0.2 | No |
| 2 | Temescal Cyn. Rd. | s/o Dos Lagos Dr. | 66.9 | 67.2 | 0.3 | No |
| 3 | Temescal Cyn. Rd. | n/o I-215 Fwy. NB Ramps | 66.5 | 66.9 | 0.4 | No |
| 4 | Temescal Cyn. Rd. | s/o I-215 Fwy. SB Ramps | 69.7 | 70.6 | 0.9 | No |
| 5 | Temescal Cyn. Rd. | n/o Trilogy Pkwy. | 68.5 | 69.7 | 1.3 | No |
| 6 | Temescal Cyn. Rd. | s/o Trilogy Pkwy. | 67.1 | 68.8 | 1.7 | Yes |
| 7 | Temescal Cyn. Rd. | s/o Glen Ivy Rd. | 63.1 | 66.5 | 3.4 | Yes |
| 8 | Temescal Cyn. Rd. | n/o Campbell Ranch Rd. | 65.8 | 68.0 | 2.1 | Yes |
| 9 | Temescal Cyn. Rd. | n/o Indian Truck Trail | 58.8 | 63.4 | 4.6 | No |
| 10 | Temescal Cyn. Rd. | s/o Indian Truck Trail | 62.4 | 62.7 | 0.3 | No |
| 11 | Campbell Ranch Rd. | s/o Temescal Canyon Rd. | 64.7 | 64.8 | 0.1 | No |
| 12 | Campbell Ranch Rd. | n/o Indian Truck Trail | 65.4 | 65.4 | 0.1 | No |
| 13 | Campbell Ranch Rd. | s/o Indian Truck Trail | 68.3 | 68.4 | 0.1 | No |
| 14 | Trilogy Pkwy. | w/o Campbell Ranch Rd. | 63.4 | 63.6 | 0.1 | No |
| 15 | Indian Truck Tr. | e/o Campbell Ranch Rd. | 68.3 | 68.4 | 0.1 | No |
| 16 | Indian Truck Tr. | w/o Temescal Canyon Rd. | 62.0 | 64.8 | 2.7 | No |

Source: *Urban Crossroads, 2013 (Appendix E to this EIR Addendum, Table 6-5)*

roadway where the Project contributes substantial noise levels. For two of the potentially affected roadways listed in Table 1 (Temescal Canyon Road south of Trilogy Parkway and Temescal Canyon Road south of Glen Ivy Road) no noise sensitive receptors are located within the 65 dBA CNEL contour (refer to Table 6-1 from *Appendix E* to this EIR Addendum). However, sensitive receptors are located within the 65 dBA CNEL contour of Temescal Canyon Road north of Campbell Ranch Road, and these receptors would be exposed to unacceptable noise levels in the absence of a noise barrier (a noise barrier is present at this location under existing conditions). The impact to sensitive receptors adjacent to Temescal Canyon Road north of Campbell Ranch Road would not be unique to the Project. If SP 327 were implemented as originally approved, sensitive receptors adjacent to this roadway segment also would be impacted, and, in fact, the original SP 327's impact would be more severe than what would occur under the proposed Project. As disclosed in Addendum No. 1, the original SP 327 proposal would generate 3,434 more daily traffic trips than SP 327A1 (for which the Project is an implementing action); therefore, SP 327 would generate substantially more off-site traffic noise than SP 327A1 (and the Project). Accordingly, the Project's off-site traffic noise impacts under the E+P scenario would not be greater than the land uses that were evaluated in EIR 439 or Addendum No. 1, and no new or more severe impact would occur.

□ Opening Year Conditions

Table 2, *Opening Year Off-Site Project-Related Traffic Noise Impacts*, summarizes the noise contribution of Project-related traffic to the projected future noise environment at Project buildout (Year 2018). As shown in Table 2, the Project would not contribute substantial traffic-related noise to any off-site road segment at buildout, and impacts would be less than significant. This conclusion is

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Table 2 Opening Year Off-Site Project-Related Traffic Noise Impacts

| ID | Road | Segment | CNEL at 100 Feet (dBA) | | | Potential Significant Impact? ¹ |
|----|--------------------|-------------------------|------------------------|--------------|------------------|--|
| | | | No Project | With Project | Project Addition | |
| 1 | Temescal Cyn. Rd. | n/o Dos Lagos Dr. | 71.1 | 71.2 | 0.1 | No |
| 2 | Temescal Cyn. Rd. | s/o Dos Lagos Dr. | 69.4 | 69.6 | 0.2 | No |
| 3 | Temescal Cyn. Rd. | n/o I-215 Fwy. NB Ramps | 69.5 | 69.7 | 0.2 | No |
| 4 | Temescal Cyn. Rd. | s/o I-215 Fwy. SB Ramps | 73.2 | 73.2 | 0.0 | No |
| 5 | Temescal Cyn. Rd. | n/o Trilogy Pkwy. | 71.9 | 72.0 | 0.1 | No |
| 6 | Temescal Cyn. Rd. | s/o Trilogy Pkwy. | 69.0 | 69.2 | 0.1 | No |
| 7 | Temescal Cyn. Rd. | s/o Glen Ivy Rd. | 68.8 | 68.9 | 0.1 | No |
| 8 | Temescal Cyn. Rd. | n/o Campbell Ranch Rd. | 68.6 | 68.8 | 0.1 | No |
| 9 | Temescal Cyn. Rd. | n/o Indian Truck Trail | 69.4 | 70.1 | 0.7 | No |
| 10 | Temescal Cyn. Rd. | s/o Indian Truck Trail | 67.3 | 67.4 | 0.1 | No |
| 11 | Campbell Ranch Rd. | s/o Temescal Canyon Rd. | 68.9 | 69.0 | 0.0 | No |
| 12 | Campbell Ranch Rd. | n/o Indian Truck Trail | 68.2 | 68.2 | 0.0 | No |
| 13 | Campbell Ranch Rd. | s/o Indian Truck Trail | 71.3 | 71.4 | 0.0 | No |
| 14 | Trilogy Pkwy. | w/o Campbell Ranch Rd. | 67.1 | 67.2 | 0.1 | No |
| 15 | Indian Truck Tr. | e/o Campbell Ranch Rd. | 71.0 | 71.1 | 0.1 | No |
| 16 | Indian Truck Tr. | w/o Temescal Canyon Rd. | 68.5 | 69.3 | 0.8 | No |

Source: *Urban Crossroads, 2013 (Appendix E to this EIR Addendum, Table 6-6)*

consistent with the finding of EIR 439. Accordingly, implementation of the Project would not result in any new or more severe impacts than were previously disclosed in EIR 439 or Addendum No. 1.

Long-Term On-Site Noise Impacts

On-Site Exterior Noise Impacts

The primary source of noise impacts on the Project site would be traffic along major roadways, including I-15 and Temescal Canyon Road. The Project also would experience some background noise from on-site, internal roads, including Toscana Drive and Temescal Hills Drive. As required by SP 327 Condition of Approval 30.Planning 007, a site-specific Noise Impact Analysis has been prepared for the Project to determine if proposed residential land uses would be exposed to excessive noise levels. Noise levels in exterior private areas in excess of 65 dBA CNEL would be classified as “excessive.”

Future on-site exterior noise levels were calculated using the FHWA Traffic Noise Prediction Model and the parameters outlined in the Project Noise Impact Analysis (refer to *Appendix E* of this EIR Addendum). Based on the FHWA traffic noise prediction model, noise levels affecting private exterior areas (i.e., backyards) in the central portions of the Project site would be less than 65 dBA CNEL. However, private exterior areas for lots facing I-15, Temescal Canyon Road, Toscana Drive and Temescal Hills Drive would be exposed to unmitigated noise levels up to 69.0 dba CNEL (refer to Table 3, *Project Exterior Noise Levels*). Noise affecting lots facing I-15, Temescal Canyon Road, Toscana Drive and Temescal Hills Drive represents a significant impact for which mitigation is

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Table 3 Project Exterior Noise Levels

| Lot | Roadway | Unmitigated Noise Level (dBA CNEL) | Mitigated Noise Level (dBA CNEL) | Barrier Height (Feet) | Top Of Barrier Elevation (Feet) |
|-----|--------------------|------------------------------------|----------------------------------|-----------------------|---------------------------------|
| 43 | Temescal Hills Dr. | 60.7 | 60.7 | 0.0 | 1079.6 |
| 40 | Temescal Hills Dr. | 62.0 | 62.0 | 0.0 | 1069.4 |
| 35 | Temescal Hills Dr. | 63.5 | 63.5 | 0.0 | 1068.0 |
| 32 | Temescal Hills Dr. | 64.6 | 64.6 | 0.0 | 1074.6 |
| 29 | Temescal Hills Dr. | 66.2 | 54.0 | 6.0 | 1101.0 |
| 25 | Temescal Hills Dr. | 67.0 | 53.9 | 6.0 | 1131.0 |
| 62 | Temescal Hills Dr. | 65.7 | 56.3 | 6.0 | 1194.7 |
| 54 | Temescal Hills Dr. | 65.8 | 54.3 | 6.0 | 1241.0 |
| 49 | Temescal Hills Dr. | 64.5 | 55.2 | 6.0 | 1254.0 |
| 11 | Temescal Hills Dr. | 66.7 | 57.4 | 6.0 | 1256.8 |
| 6 | Toscana Dr. | 64.1 | 64.1 | 0.0 | 1245.0 |
| 3 | Toscana Dr. | 59.1 | 59.1 | 0.0 | 1220.0 |
| 105 | Toscana Dr. | 65.7 | 56.5 | 6.0 | 1173.5 |
| 102 | Toscana Dr. | 63.1 | 63.1 | 0.0 | 1158.5 |
| 80 | Toscana Dr. | 67.4 | 56.2 | 6.0 | 1095.9 |
| 30 | Toscana Dr. | 60.5 | 60.5 | 0.0 | 1100.4 |
| 9 | Temescal Cyn. Rd. | 65.7 | 54.9 | 6.0 | 1168.8 |
| 5 | Temescal Cyn. Rd. | 65.3 | 54.7 | 6.0 | 1171.4 |
| 53 | Temescal Cyn. Rd. | 64.9 | 55.0 | 6.0 | 1145.0 |
| 9 | I-15 Freeway | 69.4 | 60.4 | 6.0 | 1168.8 |
| 5 | I-15 Freeway | 69.3 | 60.3 | 6.0 | 1171.4 |
| 53 | I-15 Freeway | 69.0 | 60.3 | 6.0 | 1145.0 |

Source: Urban Crossroads, 2013 (Appendix E to this EIR Addendum, Table 7-1)

required. To mitigate significant exterior noise impacts, the proposed Project would be required to construct a 6.0-foot tall noise barrier adjacent to affected lots. As summarized in Table 3, implementation of the required noise barrier would reduce exterior noise levels to less than 65 dBA CNEL within the Project.

Although the Project's Noise Impact Analysis identified a significant exterior noise impact, this impact is not a new significant impact of the Project, because EIR 439 previously identified that residential lots facing I-15, Temescal Canyon Road, and internal collector roads could be exposed to unacceptable traffic noise levels. EIR 439 further disclosed that a future noise study would be required to identify site-specific measures that would ensure on-site noise levels do not exceed acceptable levels (this requirement was also applied to SP 327 by Condition of Approval 30.Planning 007). Therefore, the mitigation measures proposed for the Project would merely fulfill the conditions of approval for SP 327. As such, the proposed Project would not result in new or more severe long-term exterior noise impacts that were not previously disclosed in EIR 439 or Addendum No. 1.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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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 be classified as “excessive.”

Within the Project site, all homes would be exposed to acceptable indoor noise levels, with the exception of lots facing I-15, Temescal Canyon Road, Toscana Drive and Temescal Hills Drive. Unmitigated interior noise levels are presented on Table 4 and Table 5. Interior noise affecting lots facing I-15, Temescal Canyon Road, Toscana Drive and Temescal Hills Drive represents a significant impact for which mitigation is required. To mitigate significant exterior noise impacts, the proposed Project would be required to implement design features into affected homes, including dual glazed windows, sealed openings, and special insulation considerations. As summarized in Table 4 and Table 5, the required mitigation would lower interior noise levels by a minimum of 25 dBA CNEL, which would reduce interior noise impacts to less-than-significant levels.

Although the Project’s Noise Impact Analysis identified a significant interior noise impact, this impact is not a new significant impact of the Project, because EIR 439 previously identified that residential lots on the Project site could be exposed to unacceptable interior noise levels. EIR 439 further disclosed that a future noise study would be required to identify site-specific measures that would ensure on-site interior noise levels do not exceed acceptable levels (this requirement was also applied to SP 327 by Condition of Approval 30.Planning 007). Therefore, the mitigation measures proposed for the Project would merely fulfill the conditions of approval for SP 327. As such, the proposed Project would not result in new or more severe long-term interior noise impacts that were not previously disclosed in EIR 439 or Addendum No. 1.

d) There are no conditions associated with the proposed Project that would result in the exposure of residents either on- or off-site to new or more severe ground-borne vibration or ground-borne noise impacts than would have occurred under approved SP 327 and previously disclosed in EIR 439. During construction of the proposed Project, the construction equipment likely to be used would be similar to the equipment fleet evaluated in EIR 439, and is not anticipated to produce significant amounts of ground-borne vibration or ground-borne noise levels. In addition, as disclosed in EIR 439, and confirmed in the rock blasting analysis contained as Appendix C1 to Addendum No. 1, it is highly unlikely that potential blasting activities on the Project site would produce a significant amount of ground-borne vibration beyond the boundary of the property. During long-term operation of the proposed Project, there are no uses proposed on the Project site that would result in the generation of excessive ground-borne vibration or ground-borne noise levels. Accordingly, Project-related impacts associated with ground-borne vibration or ground-borne noise levels would be less than significant, and would be similar to those disclosed in EIR 439.

Table 4 First Floor Interior Noise Levels (CNEL)

| Lot | Roadway | Noise Level At Façade ¹ | Interior Noise Level For Windows | | Required Interior Noise Reduction |
|-----|--------------------|------------------------------------|----------------------------------|---------------------|-----------------------------------|
| | | | Open ² | Closed ³ | |
| 43 | Temescal Hills Dr. | 54.6 | 42.6 | 29.6 | 9.6 |
| 40 | Temescal Hills Dr. | 55.9 | 43.9 | 30.9 | 10.9 |
| 35 | Temescal Hills Dr. | 60.5 | 48.5 | 35.5 | 15.5 |
| 32 | Temescal Hills Dr. | 64.2 | 52.2 | 39.2 | 19.2 |
| 29 | Temescal Hills Dr. | 56.7 | 44.7 | 31.7 | 11.7 |
| 25 | Temescal Hills Dr. | 56.6 | 44.6 | 31.6 | 11.6 |
| 62 | Temescal Hills Dr. | 58.3 | 46.3 | 33.3 | 13.3 |
| 54 | Temescal Hills Dr. | 56.7 | 44.7 | 31.7 | 11.7 |
| 49 | Temescal Hills Dr. | 57.3 | 45.3 | 32.3 | 12.3 |
| 11 | Temescal Hills Dr. | 59.0 | 47.0 | 34.0 | 14.0 |
| 6 | Toscana Dr. | 63.7 | 51.7 | 38.7 | 18.7 |
| 3 | Toscana Dr. | 61.2 | 49.2 | 36.2 | 16.2 |
| 105 | Toscana Dr. | 58.6 | 46.6 | 33.6 | 13.6 |
| 102 | Toscana Dr. | 62.8 | 50.8 | 37.8 | 17.8 |
| 80 | Toscana Dr. | 58.4 | 46.4 | 33.4 | 13.4 |
| 30 | Toscana Dr. | 60.3 | 48.3 | 35.3 | 15.3 |
| 9 | Temescal Cyn. Rd. | 56.5 | 44.5 | 31.5 | 11.5 |
| 5 | Temescal Cyn. Rd. | 56.4 | 44.4 | 31.4 | 11.4 |
| 53 | Temescal Cyn. Rd. | 56.4 | 44.4 | 31.4 | 11.4 |
| 9 | I-15 Freeway | 63.4 | 51.4 | 38.4 | 18.4 |
| 5 | I-15 Freeway | 63.3 | 51.3 | 38.3 | 18.3 |
| 53 | I-15 Freeway | 63.3 | 51.3 | 38.3 | 18.3 |

¹ Includes the noise attenuation provided by the barrier as shown on Table 7-1.

² A minimum of 12 dBA noise reduction is assumed with a windows open condition

³ A minimum of 25 dBA noise reduction is assumed with windows closed and standard windows with a minimum STC of 27.

Source: *Urban Crossroads, 2013 (Appendix E to this EIR Addendum, Table 7-2)*

Table 5 Second Floor Interior Noise Levels (CNEL)

| Lot | Roadway | Noise Level At Façade ¹ | Interior Noise Level For Windows | | Required Interior Noise Reduction |
|-----|--------------------|------------------------------------|----------------------------------|---------------------|-----------------------------------|
| | | | Open ² | Closed ³ | |
| 43 | Temescal Hills Dr. | 60.5 | 48.5 | 35.5 | 15.5 |
| 40 | Temescal Hills Dr. | 61.6 | 49.6 | 36.6 | 16.6 |
| 35 | Temescal Hills Dr. | 63.1 | 51.1 | 38.1 | 18.1 |
| 32 | Temescal Hills Dr. | 64.1 | 52.1 | 39.1 | 19.1 |
| 29 | Temescal Hills Dr. | 65.6 | 53.6 | 40.6 | 20.6 |
| 25 | Temescal Hills Dr. | 66.2 | 54.2 | 41.2 | 21.2 |
| 62 | Temescal Hills Dr. | 65.1 | 53.1 | 40.1 | 20.1 |
| 54 | Temescal Hills Dr. | 65.2 | 53.2 | 40.2 | 20.2 |
| 49 | Temescal Hills Dr. | 63.9 | 51.9 | 38.9 | 18.9 |
| 11 | Temescal Hills Dr. | 65.8 | 53.8 | 40.8 | 20.8 |
| 6 | Toscana Dr. | 63.7 | 51.7 | 38.7 | 18.7 |
| 3 | Toscana Dr. | 64.8 | 52.8 | 39.8 | 19.8 |
| 105 | Toscana Dr. | 65.1 | 53.1 | 40.1 | 20.1 |
| 102 | Toscana Dr. | 62.7 | 50.7 | 37.7 | 17.7 |
| 80 | Toscana Dr. | 66.4 | 54.4 | 41.4 | 21.4 |
| 30 | Toscana Dr. | 60.3 | 48.3 | 35.3 | 15.3 |
| 9 | Temescal Cyn. Rd. | 65.7 | 53.7 | 40.7 | 20.7 |
| 5 | Temescal Cyn. Rd. | 65.3 | 53.3 | 40.3 | 20.3 |
| 53 | Temescal Cyn. Rd. | 64.8 | 52.8 | 39.8 | 19.8 |
| 9 | I-15 Freeway | 69.3 | 57.3 | 44.3 | 24.3 |
| 5 | I-15 Freeway | 69.3 | 57.3 | 44.3 | 24.3 |
| 53 | I-15 Freeway | 68.9 | 56.9 | 43.9 | 23.9 |

¹ Includes the noise attenuation provided by the barrier as shown on Table 7-1.

² A minimum of 12 dBA noise reduction is assumed with a windows open condition

³ A minimum of 25 dBA noise reduction is assumed with windows closed and standard windows with a minimum STC of 27.

Source: *Urban Crossroads, 2013 (Appendix E to this EIR Addendum, Table 7-3)*

Mitigation: All mitigation measures from EIR 439 shall continue to apply to the Project. In addition to the mitigation measures from EIR 439, the additional mitigation measures listed below shall apply to the Project:

- N-1** (Condition of Approval 80.Planning.032) Prior to issuance of any building permits for Lots 2-27 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing I-15. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.
- N-2** (Condition of Approval 80.Planning.033) Prior to issuance of any building permits for Lots 8-16, 31-32 in Planning Area 2, Lots 49-62 in Planning Area 3, and Lots 23-31 in Planning Area

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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4, a six-foot tall noise barrier shall be constructed along the lot boundary facing Temescal Hills Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.

N-3 (Condition of Approval 80.Planning.034) Prior to issuance of building permits for Lots 1-16 in Planning Area 1, Lots 103-106 in Planning Area 3, and Lot 80 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing Toscana Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.

N-4 (Condition of Approval 80.Planning.035) Prior to final building permit final inspection, for Lots 1-16, 95, 163-169 in Planning Area 1, Lots 1-16, 31-32 in Planning Area 2, Lots 49-64, 94-102 in Planning Area 3, Lots 1, 20-57 in Planning Area 4, and Lots 2-27, 80-83 in Planning Area 5 shall incorporate building materials that will achieve interior noise levels less than 45 dBA CNEL. Building materials that would facilitate compliance with the 45 dBA CNEL interior noise standard, include, but are not limited to, dual-glazed windows and a means of "windows closed" mechanical ventilation (e.g., air conditioning).

N-5 (Condition of Approval 80.Planning.036) Prior to any building permit final inspection, an interior noise analysis shall be completed to the satisfaction of the County of Riverside Department of Environmental Health, Industrial Hygiene Division demonstrating that proposed residential construction will achieve interior noise levels less than 45 dBA.

Monitoring: Monitoring shall occur as specified in EIR 439 and in the revised Mitigation Monitoring and Reporting Program for Addendum No. 2 to EIR 439.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local 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)?

| | | | |
|------------------------------------|---|------------------------------|----------------------------------|
| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|

Source: EIR 439, Section V, "General Plan Consistency Analysis;" EIR 439, Section IX, "Mandatory CEQA Topics;" SP 327A1; Addendum No. 1; Riverside County General Plan; Project Application Materials; RCLIS; Google Earth (accessed March 10, 2014)

Findings of Fact:

a & c) The proposed Project seeks to implement the land uses of an existing, approved specific plan. Within the areas proposed for subdivision by the Project, there are no existing homes that would be displaced by the proposed development, and the Project would result in the development of 602 residential units on-site. Accordingly, 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. The Project would not result in new or substantially increased impacts that were not previously disclosed in EIR 439 or Addendum No. 1.

b) The proposed Project seeks to implement land uses within an existing, approved specific plan, and would result in the development of 602 residential units. Development of the Project as proposed would not increase the demand for affordable housing, which will be accommodated County-wide through implementation of Riverside County General Plan and as evaluated in the Riverside County General Plan EIR. Accordingly, and as concluded by EIR 439 and Addendum No. 1, no impact would occur.

d) EIR 439 did not disclose any redevelopment areas as being located on or near the Project site. According to the Riverside County GIS database (RCLIS), the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would not affect any such area.

e) Impacts due to the introduction of residential uses to the site were previously evaluated as part of EIR 439 and Addendum No. 1, 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 327 (as amended by SP327A1); accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in new or substantially increased impacts that were not previously disclosed in EIR 439 or Addendum No. 1.

f) Impacts due to growth inducement were previously evaluated as part of EIR 439 and Addendum No. 1, 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 327 (as amended by SP 327A1); accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in new or substantially increased impacts that were not previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards;" Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

Impacts associated with fire protection services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden Riverside County Fire Department resources, and would not result in the need to construct or physically alter fire stations to provide adequate service levels. The proposed Project s would implement SP 327 (as amended by SP 327A1) and does not contain any components that would increase the burden being placed on fire protection services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1.

Since certification of EIR 439 in 2006, additional fire protection facilities have been constructed in close proximity to the Project site. The Toscana property is now within the response area of the Riverside County Fire Department (RCFD) Fire Station #64 located at 25310 Campbell Ranch Road, approximately two miles from the Project site and within a five minute response time to the Project site. The second closest engine is located at RCFD Fire Station #15, at 20320 Temescal Canyon Road, approximately seven miles from the Project site. Additional agencies such as the USDA-Forest Service and nearby fire departments would likely respond with equipment under mutual aid agreements but may arrive after RCFD engines were on-scene. Accordingly, all areas proposed for development by the Project would receive adequate emergency response from fire protection facilities.

EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 787 (Uniform Fire Code) and Ordinance No. 659 (Development Impact Fee Program) would further reduce potential adverse impacts to local fire protection services. The Project would be conditioned to comply with the same County regulations as assumed by EIR 439 to maximize safety and minimize the demand for fire protection services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to fire protection services than previously disclosed by EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

37. Sheriff Services

Source: EIR 439, Section VII.D, "Law Enforcement Services;" Addendum No. 1; Ord. 659; Project Application Materials

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Findings of Fact:

Impacts to sheriff services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden Riverside County Sheriff Department resources and would not result in the need to construct or physically alter sheriff stations to provide adequate service levels. The proposed Project would implement SP 327 (as amended by SP 327A1) and does not contain any components that would increase the burden being placed on sheriff services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1.

EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 659 (Development Impact Fee Program), would further reduce potential adverse impacts to local sheriff services. The Project would be conditioned to comply with Ordinance No. 659, which would provide fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project, as assumed by EIR 439. Accordingly, the proposed Project would not result in any new or more severe significant impacts to sheriff protection services than previously disclosed by EIR 439 or Addendum No. 1.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to sheriff services continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

38. Schools

Source: EIR 439, Section VII.F, "Schools;" Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

As disclosed in EIR 439 and Addendum No. 1, implementation of SP 327 would increase the population in the local area and would consequently place greater demand on the existing public school system by generating additional students to be served by the Corona-Norco Unified School District (CNUSD). EIR 439 and Addendum No. 1 concluded that payment of school impact fees by implementing development projects would constitute complete mitigation for project-related impacts to school services (pursuant to the Leroy F. Greene School Facilities Act of 1998, Senate Bill 50).

The CNUSD plans for long-term facilities based on the land uses specified by the Riverside County General Plan Land Use Plan. The Project would result in the construction of new residential dwelling units pursuant to an existing, approved specific plan – the Project would not construct a greater number of residential dwelling units on-site than disclosed in EIR 439 or Addendum No. 1. Although it is possible that the CNUSD may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by CNUSD and is not the responsibility of the Project. However, the Project would be required to contribute school impact fees pursuant to the requirements of Senate Bill 50. Mandatory payment of school impact fees would reduce the Project's impacts to school facilities to a level below significant, and no mitigation would be required. Accordingly, implementation of the proposed Project would not result in any new or more severe significant impacts to public school services than previously disclosed by EIR 439 or Addendum No. 1.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

39. Libraries

Source: EIR 439, Section VII.G, "Libraries;" Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

Impacts to public library services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden facilities or resources of the Riverside County Library System. The proposed Project would implement SP 327 (as amended by SP 327A1) and does not contain any components that would increase the burden being placed on library services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1. Furthermore, as assumed by EIR 439, the Project would be conditioned to comply with the provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for library services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to library services than previously disclosed by EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

40. Health Services

Source: EIR 439, Section VII.E, "Health Services;" Ord. 659; Project Application Materials

Findings of Fact:

Potential impacts to public health services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden Riverside County's public health services facilities or resources. The proposed Project would implement SP 327 (as amended by SP 327A1) and does not contain any components that would increase the burden being placed on public health services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1. Furthermore, as assumed by EIR 439, the Project would be conditioned to comply with the provisions of Ordinance No. 659 to provide a fair-share payment to offset the projected increased demand for public health services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to public health services than previously disclosed by EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

| | Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|--|------------------------------------|---|------------------------------|-------------------------------------|
| 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"/> |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: EIR 439, Section VII.B, "Parks and Recreation," SP 327A1; Addendum No. 1; CSA 152B Park and Recreation Master Plan; Riverside County Ordinance No. 460; Riverside County Ordinance No. 659; Project Application Materials

Findings of Fact:

a) As disclosed in EIR 439 and Addendum No. 1, SP 327 would result in the construction of public and private recreational amenities (i.e., parks and trails) within the Specific Plan area. The proposed Project would construct recreational amenities on-site pursuant to approved SP 327 (as amended by SP 327A1). Construction of the recreational amenities proposed by the Project would result in potential impacts to air quality, biological resources, cultural resources, and hydrology and water quality, which have already been disclosed and evaluated within the respective issue areas of EIR 439, Addendum No. 1, and this EIR Addendum. Where potentially significant impacts associated with the construction of park facilities on the Project site are identified in EIR 439, mitigation measures are identified to reduce the impact to the maximum feasible extent. The mitigation measures identified in EIR 439 (as modified by Addendum No. 1) would continue to apply to the proposed Project. With the implementation of required mitigation, the proposed Project would not result in significant environmental impacts associated with the construction of recreational facilities that are new or more severe than what was previously disclosed in EIR 439 or Addendum No. 1.

b) Impacts associated with Project residents' use of existing recreational facilities were evaluated and disclosed in EIR 439 and Addendum No. 1, which concluded that SP 327 (as amended by SP 327A1) would not contribute to substantial physical deterioration of existing neighborhood and regional parks because the Specific Plan would provide sufficient park land on-site to accommodate on-site residents' demand and would pay impact fees pursuant to County Ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire, construct, and/or maintain regional and community park and recreation facilities. The proposed Project would construct recreational amenities on-site pursuant to approved SP 327 (as amended by SP 327A1). The Project does not contain any component that would increase the usage of existing, off-site recreational amenities beyond what was previously disclosed in EIR 439 or Addendum No. 1. Further, as a standard condition of Project approval, the Project would be required to pay development impact fees (DIF) pursuant to Ordinance No. 659, which would provide additional funding for the provision of park and recreation facilities, including regional park facilities. As such, the proposed Project would not result in a substantial increase in the use of existing neighborhood or regional parks that could lead to or substantially contribute to their physical deterioration. Therefore,

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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impacts would be less than significant and no mitigation would be required. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

c) The Project seeks to implement a portion of approved SP 327 (as amended by SP 327A1), including the construction of on-site parks and trails. As previously disclosed in Addendum No. 1, the Specific Plan provides sufficient recreational amenities within the Specific Plan area to meet the future demand of its residents. Therefore, implementation of the Project would not result in any new or more severe impacts related to recreation that were not previously disclosed in EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

42. Recreational Trails

Source: EIR 439, Section VII.B, "Parks and Recreation;" SP 327A1; Addendum No. 1; Temescal Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

Findings of Fact:

Temescal Canyon Area Plan Figure 8, *Trails and Bikeway System*, depicts planned recreational trails within the Project vicinity. As shown, a regional trail is planned to traverse the central and eastern portions of the Project site, and a multi-purpose trail is proposed on Temescal Canyon Road along the Project site's frontage. As disclosed in Addendum No. 1, SP 327A1 would result in slight modifications to the planned regional trail system through the Specific Plan area, but the modified trail alignment would be consistent with the planned trail designations as applied to the property by the Temescal Canyon Area Plan. The modified trail alignment provided by SP 327A1 was approved by the Riverside County Regional Park & Open Space District. The proposed Project is consistent with SP 327A1 and would implement a portion of its trail network. Accordingly, the Project would not conflict with the County's recreational trail system; a significant impact would not occur. This finding is consistent with the conclusions of EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: EIR 439, Section VII.A, "Circulation and Traffic;" EIR 439, Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; Addendum No. 1 Appendix H "Toscana Specific Plan 327 Amendment #1 Trip Generation Analysis" (Urban Crossroads, 2013); Traffic Impact Analysis (Urban Crossroads, 2014); Congestion Management Program; Ord. No. 460; Ord. No. 461; Google Earth (accessed October, 2014); RCLIS; Project Application Materials

Findings of Fact:

a) The analysis under this threshold focuses on potential impacts to local roadways, based on applicable level of service (LOS) established by the County of Riverside General Plan. Refer to Item 43(b), below, for an analysis of potential impacts to the Riverside County Congestion Management Plan (CMP) roadway network, including I-15 based on the acceptable LOS standard recommended by the California Department of Transportation (Caltrans).

| | | | |
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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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As disclosed in EIR 439, SP 327 would have generated an average of 17,707 traffic trips per day, including 1,183 vehicle trips during the AM peak hour (7AM-9AM) and 1,811 vehicle trips during the PM peak hour (4PM-6PM). EIR 439 concluded that SP 327's impact to the local circulation system would be less than significant with mitigation.

As documented in Addendum No. 1, SP 327A1 modified the land uses allowed within the Specific Plan area, which resulted in a substantial reduction in average daily traffic trips as compared to the original SP 327 approval. Addendum No. 1 disclosed that SP 327A1 would generate approximately 14,272 average daily traffic trips (an approximately 19 percent reduction as compared to the original SP 327 proposal), including 1,162 AM peak hour vehicle trips and 1,491 PM peak hour vehicle trips. As such, Addendum No. 1 concluded that SP 327A1 would not increase the severity of any impacts beyond what was previously evaluated as part of EIR 439.

Pursuant to a condition imposed on the original SP 327 approval (SP 327 Condition of Approval 30.TRANS 002), a site-specific traffic study was prepared to evaluate the Project's potential effect on existing traffic conditions and currently anticipated future traffic conditions in the Project vicinity. The traffic report utilizes analysis techniques that are consistent with the most current County of Riverside Traffic Impact Analysis Preparation Guide (August 2008). Because traffic volumes and road improvement projects evolve over time, existing traffic conditions are not the same as they were in 2004 when the traffic study supporting EIR 439 was prepared. Therefore, the traffic study area and the Project's anticipated traffic distribution pattern are not exactly the same as disclosed in EIR 439. Regardless, this analysis provides an adequate basis to determine the level of traffic impact of the currently proposed Project compared to the traffic impacts that were disclosed in EIR 439.

Existing plus Project Traffic Impact Analysis

The effect of Project-related traffic on the existing traffic network, in the absence of ambient growth and cumulative development, is presented below (Existing plus Project, E+P). This analysis scenario was not evaluated in EIR 439 and is provided herein for informational purposes to disclose the potential for the traffic generated by Project-related traffic to cause direct impacts to the existing environment as required by CEQA. The E+P scenario rarely occurs as an actual real world scenario. The time period between the baseline date for establishing the environment's existing conditions and the date project buildout occurs can often be a period of several years or more. In the case of the proposed Project, the time period estimated between the environmental baseline date and complete Project buildout is five (5) years. During this time period, environmental conditions are not static. Other projects are being constructed and the traffic environment is evolving. Therefore the E+P scenario is very unlikely to materialize in real world conditions and thus does not accurately describe the environment that exists when a particular project is constructed and becomes operational. Regardless, the E+P scenario is evaluated to satisfy CEQA requirements to identify the Project's impacts to the existing environment.

Table 6, *Existing plus Project (E+P) Intersection Analysis*, summarizes the effect of Project-related traffic on the local circulation network. As shown in Table 6, all intersections in the Project's study area would operate at an acceptable LOS during the AM and PM peak hours under E+P conditions, with the exception of the I-15 Northbound Ramps/Temescal Canyon Road intersection. The I-15 Northbound Ramps/Temescal Canyon Road intersection operates at deficient levels under existing conditions (without Project traffic), and Project-related traffic would worsen this existing deficiency. Because the Project would contribute substantial more than 50 AM and PM peak hour trips at this

Potentially Significant New Impact
 Less than Significant Impact with Mitigation Incorporated
 Less Than Significant Impact
 Impact Fully Analyzed in EIR 439

Table 6 Existing plus Project (E+P) Intersection Analysis

| # | Intersection | Traffic Control ¹ | Intersection Approach Lanes ¹ | | | | Existing (2013) | | | | Existing Plus Project | | | | | | | | | | | |
|----|---|------------------------------|--|---|------------|---|-----------------|-----|-----------|---|---------------------------|---|------------------|-----|---------------------------|------|------------------|----|-------|------|---|---|
| | | | 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 | Temescal Canyon Rd. / Dos Lagos Dr. | TS | 1 | 2 | 0 | 1 | 1 | 1>> | 1 | 1 | 1> | 0 | 0 | 0 | 20.3 | 24.8 | C | C | 20.5 | 24.7 | C | C |
| 2 | Temescal Canyon Rd. (North) / Temescal Canyon Rd. | | Future Intersection | | | | | | | | | | | | | | | | | | | |
| 3 | I-15 NB Ramps / Temescal Canyon Rd. | TS | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 2 | 1>> | 78.9 | 34.1 | F ¹ | C | 114.9 | 39.3 | F | D |
| 4 | I-15 SB Ramps / Temescal Canyon Rd. | TS | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1>> | 1 | 1 | 0 | 20.3 | 25.7 | C | C | 24.2 | 29.7 | C | C |
| 5 | Temescal Canyon Rd. / Lawson Rd. | CSS | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 16.8 | 17.7 | C | C | 25.9 | 30.1 | D | D |
| 6 | Temescal Canyon Rd. / Trilogy Pkwy. | TS | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 14.2 | 16.6 | B | B | 14.0 | 17.3 | B | B |
| 7 | Temescal Canyon Rd. / Glen Ivy Rd. | CSS | 1 | 1 | d | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 15.7 | 15.1 | C | C | 24.6 | 26.8 | C | D |
| 8 | Campbell Ranch Rd. / Temescal Canyon Rd. | TS | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 13.9 | 16.4 | B | B | 16.7 | 14.7 | B | B |
| 9 | Temescal Canyon Rd. (South) / Temescal Canyon Rd. | | Future Intersection | | | | | | | | | | | | | | | | | | | |
| 10 | Temescal Canyon Rd. / Temescal Hills Dr. North | CSS | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | Not Applicable | | | | 11.7 | 12.5 | B | B |
| 11 | Temescal Canyon Rd. / Temescal Hills Dr. South | CSS | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | Not Applicable | | | | 10.8 | 11.9 | B | B |
| 12 | Campbell Ranch Rd. / Indian Truck Trail | TS | 1 | 2 | 1> | 2 | 2 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 22.5 | 19.6 | C | B | 22.7 | 19.7 | C | B |
| 13 | I-15 SB Ramps / Indian Truck Trail | TS | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 3 | 1 | 1 | 2 | 0 | 16.1 | 18.4 | B | B | 25.2 | 21.4 | C | C |
| 14 | I-15 NB Ramps / Indian Truck Trail | TS | 1 | 1 | 1 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 2 | 1 | 25.7 | 23.0 | C | C | 26.9 | 23.3 | C | C |
| 15 | Temescal Canyon Rd. / Indian Truck Trail | TS | 1 | 1 | 0 | 0 | 1 | 1 | 2 | 0 | 1 | 0 | 0 | 0 | 27.0 | 13.7 | C | B | 22.6 | 21.4 | C | C |

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.

L = Left; T = Through; R = Right; d = Defacto Right-Turn Lane; >> = Right-Turn Overlap Phasing; >>> = Free Right-Turn; 1 = Improvement

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0, based on the 2000 Highway Capacity Manual (HCM) method. Synchro 8 (Version 8) has been utilized to calculate delay and LOS for the I-215 Freeway ramps at Temescal Canyon Road and Indian Truck Trail.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

* Volume-to-capacity ratio is greater than 1.00; Intersection unstable; Level of Service "F".

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 5-1)*

intersection, the Project would have a significant direct, adverse effect on traffic operations at the I-15 Northbound Ramps/Temescal Canyon Road intersection. Mitigation, in the form of payment of the applicable Western Riverside County Transportation Uniform Mitigation Fee, is available to reduce impacts to this intersection to less-than-significant levels.

The traffic impact at the I-15 Northbound Ramps/Temescal Canyon Road intersection would not be unique to the Project. If SP 327 were implemented as originally approved, this same intersection would be impacted under E+P conditions, and, in fact, the impact would be more severe than what would occur under the proposed Project. As disclosed in Addendum No. 1, the original SP 327 proposal would generate 3,434 more daily traffic trips than SP 327A1 (for which the Project is an implementing action), and therefore would generate more traffic at the intersection of I-15 Northbound Ramps/Temescal Canyon Road than SP 327A1 (and the Project). Accordingly, the Project's significant, adverse impact at the I-15 Northbound Ramps/Temescal Canyon Road intersection under the E+P scenario would not be greater than the land uses that were evaluated in EIR 439, and no new or more severe impact would occur.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Opening Year Traffic Impact Analysis

The Project Applicant estimates the Project would be fully built and occupied by the Year 2018 (“Opening Year”). Opening year background traffic forecasts are based upon a background (ambient) growth rate of 2% per year, compounded annually. As directed by Riverside County staff, opening year traffic forecasts are defined as existing (2013) traffic conditions plus five (5) years of ambient growth plus Project traffic (Existing plus Ambient Growth plus Project, E+A+P). The total ambient growth rate assumed for the Project is 10.4 percent.

Table 7, *Opening Year (E+A+P) Intersection Analysis*, summarizes local intersection operations under the E+A+P traffic scenario. As shown in Table 7, all intersections in the Project’s study area would operate at acceptable LOS during AM and PM hours under the E+A+P traffic scenario, with the exception of the I-15 Northbound Ramps/Temescal Canyon Road intersection. The Project’s contribution of traffic at this intersection would be substantial (i.e., more than 50 peak hour trips). The analysis below provides a comparison between the information disclosed in EIR 439 and the information available in the Project’s traffic report.

- **I-15 Northbound Ramps/Temescal Canyon Road:** With implementation of the Project, this intersection is projected to operate at deficient levels (LOS “F”) during the AM peak hour only under E+A+P traffic conditions. The proposed Project would contribute 226 AM peak hour trips and 183 PM peak hour trips to this intersection under E+A+P traffic conditions.

EIR 439 disclosed that the I-15 Northbound Ramps/Temescal Canyon Road intersection would operate at deficient LOS during both the AM and PM peak hours under both the Year 2008 E+A+P traffic scenario (i.e., LOS “E”) and Year 2012 E+A+P traffic scenario (i.e., LOS “F”) traffic scenarios. EIR 439 documented that SP 327 would contribute 322 AM peak hour trips and 315 PM peak hour trips at this intersection under Year 2008 E+A+P traffic conditions, and 429 AM peak hour trips and 469 PM peak hour trips under Year 2012 E+A+P traffic conditions. As summarized above, the proposed Project would contribute fewer peak hour trips to this intersection than disclosed in EIR 439.

EIR 439 disclosed that all intersections significantly impacted by SP 327 could operate at acceptable levels with identified mitigation. The mitigation measures identified in EIR 439 (as modified by Addendum No. 1 to reflect changes to the Specific Plan design that occurred as part of SP 327A1, to reflect current, as-built conditions, and to reference currently applicable County of Riverside road improvement standards and mitigation fee ordinances) would continue to apply to the proposed Project to ensure that Project-related impacts to the I-15 Northbound Ramps/Temescal Canyon Road intersection would be reduced to less-than-significant levels. Accordingly, the proposed Project would not result in a significant new or more severe direct traffic impact under E+A+P traffic conditions due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Additional mitigation measures beyond those already specified in EIR 439 (as modified by Addendum No. 1) would not be required.

Potentially Significant New Impact Less than Significant Impact with Mitigation Incorporated Less Than Significant Impact Impact Fully Analyzed in EIR 439

Table 7 Opening Year (E+A+P) Intersection Analysis

| # | 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 | Temescal Canyon Rd. / Dos Lagos Dr. | TS | 1 | 2 | 0 | 1 | 1 | 1>> | 1 | 1 | 1> | 0 | 0 | 0 | 21.3 | 25.6 | C | C |
| 2 | Temescal Canyon Rd. (North) / Temescal Canyon Rd. | | Future Intersection | | | | | | | | | | | | | | | |
| 3 | I-15 NB Ramps / Temescal Canyon Rd. | TS | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 2 | 1>> | 151.9 | 46.5 | F | D |
| 4 | I-15 SB Ramps / Temescal Canyon Rd. | TS | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1>> | 1 | 1 | 0 | 26.3 | 33.3 | C | C |
| 5 | Temescal Canyon Rd. / Lawson Rd. | CSS | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 29.5 | 34.9 | D | D |
| 6 | Temescal Canyon Rd. / Trilogy Pkwy. | TS | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 14.4 | 17.9 | B | B |
| 7 | Temescal Canyon Rd. / Glen Ivy Rd. | CSS | 1 | 1 | d | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 28.0 | 31.6 | D | D |
| 8 | Campbell Ranch Rd. / Temescal Canyon Rd. | TS | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 17.6 | 15.0 | B | B |
| 9 | Temescal Canyon Rd. (South) / Temescal Canyon Rd. | | Future Intersection | | | | | | | | | | | | | | | |
| 10 | Temescal Canyon Rd. / Temescal Hills Dr. North | CSS | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 11.8 | 12.6 | B | B |
| 11 | Temescal Canyon Rd. / Temescal Hills Dr. South | CSS | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 10.9 | 12.0 | B | B |
| 12 | Campbell Ranch Rd. / Indian Truck Trail | TS | 1 | 2 | 1> | 2 | 2 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 23.0 | 19.9 | C | B |
| 13 | I-15 SB Ramps / Indian Truck Trail | TS | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 3 | 1 | 1 | 2 | 0 | 25.3 | 21.5 | C | C |
| 14 | I-15 NB Ramps / Indian Truck Trail | TS | 1 | 1 | 1 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 2 | 1 | 27.9 | 23.5 | C | C |
| 15 | Temescal Canyon Rd. / Indian Truck Trail | TS | 1 | 1 | 0 | 0 | 1 | 1 | 2 | 0 | 1 | 0 | 0 | 0 | 23.9 | 21.6 | C | C |

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS)

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet). These lanes have been designated as defacto (d) right turn lanes.

L = Left; T = Through; R = Right; d = Defacto Right-Turn Lane; > = Right-Turn Overlap Phasing; >> = Free Right-Turn; **1** = Improvement

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0, based on the 2000 Highway Capacity Manual (HCM) method. Synchro 8 (Version 8) has been utilized to calculate delay and LOS for the I-215 Freeway ramps at Temescal Canyon Road and Indian Truck Trail.

³ TS = Traffic Signal; CSS = Cross Street Stop; AWS = All-Way Stop

* Volume-to-capacity ratio is greater than 1.00; Intersection unstable; Level of Service "F".

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 6-1)*

Cumulative Impact Analysis

The analysis presented below evaluates the effect on the local circulation system of the incremental addition of Project traffic when combined with traffic from ambient growth and other nearby projects (Existing plus Ambient Growth plus Project plus Cumulative Development Projects, E+A+P+C). A total of 15 other known cumulative development projects in the local area were included in the E+A+P+C (2018) analysis.

Table 8, *Opening Year plus Cumulative Developments (E+A+P+C) Intersection Analysis*, summarizes local intersection operations under the E+A+P+C traffic scenario. As shown in Table 8, all intersections in the Project's study area would operate at acceptable LOS during AM and PM hours under the E+A+P+C traffic scenario, with the exception of the three (3) intersections listed below.

Table 8 Opening Year plus Cumulative Developments (E+A+P+C) Intersection Analysis

| # | 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 | Temescal Canyon Rd. / Dos Lagos Dr. | TS | 1 | 2 | 0 | 1 | 1 | 1>> | 1 | 1 | 1> | 0 | 0 | 0 | 23.7 | 33.3 | C | C |
| 2 | Temescal Canyon Rd. (North) / Temescal Canyon Rd. | | New Intersection (See Table 7-5) | | | | | | | | | | | | | | | |
| 3 | I-15 NB Ramps / Temescal Canyon Rd. | TS | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 0 | 2 | 1>> | >200.0 | 91.7 | F | F |
| 4 | I-15 SB Ramps / Temescal Canyon Rd. | TS | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1>> | 1 | 1 | 0 | >200.0 | 164.2 | F | F |
| 5 | Temescal Canyon Rd. / Lawson Rd. | CSS | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | >100.0 | >100.0 | F | F |
| 6 | Temescal Canyon Rd. / Trilogy Pkwy. | TS | 1 | 1 | 0 | 0 | 1 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 19.6 | 20.0 | B | C |
| 7 | Temescal Canyon Rd. / Glen Ivy Rd. | CSS | 1 | 1 | d | 1 | 1 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 25.0 | 34.1 | D | D |
| 8 | Campbell Ranch Rd. / Temescal Canyon Rd. | TS | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 0 | 30.3 | 34.5 | C | C |
| 9 | Temescal Canyon Rd. (South) / Temescal Canyon Rd. | | New Intersection (See Table 7-5) | | | | | | | | | | | | | | | |
| 10 | Temescal Canyon Rd. / Temescal Hills Dr. | TS | 1 | 2 | 0 | 1 | 2 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 39.9 | 50.8 | D | D |
| 11 | Temescal Canyon Rd. / Toscana Dr. | TS | 1 | 2 | 0 | 1 | 2 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 38.1 | 40.3 | D | D |
| 12 | Campbell Ranch Rd. / Indian Truck Trail | TS | 1 | 2 | 1> | 2 | 2 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 25.3 | 23.2 | C | C |
| 13 | I-15 SB Ramps / Indian Truck Trail | TS | 0 | 0 | 0 | 1 | 1 | 1 | 0 | 3 | 1 | 1 | 2 | 0 | 49.5 | 36.9 | D | D |
| 14 | I-15 NB Ramps / Indian Truck Trail | TS | 1 | 1 | 1 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 2 | 1 | 46.7 | 30.8 | D | C |
| 15 | Temescal Canyon Rd. / Indian Truck Trail | TS | 1 | 1 | 0 | 0 | 1 | 1 | 2 | 0 | 1 | 0 | 0 | 0 | 27.4 | 24.2 | C | C |

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes (minimum of 19-feet).

L = Left; T = Through; R = Right; d = Defacto Right-Turn Lane; > = Right-Turn Overlap Phasing; >> = Free Right-Turn

² Delay and LOS calculated using the TRAFFIX operation analysis software, Traffix Version 8.0, based on the 2000 Highway Capacity Manual (HCM) method. Synchro 8 (Version 8) has been utilized to calculate delay and LOS for the I-215 Freeway ramps at Temescal Canyon Road and Indian Truck Trail.

³ TS = Traffic Signal, CSS = Cross Street Stop

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 7-1)*

The analysis below provides a comparison between the information disclosed in EIR 439 and the information available in the Project's traffic report.

- **I-15 Northbound Ramps/Temescal Canyon Road:** With implementation of the Project, this intersection is projected to operate at deficient levels (LOS "F") during the AM and PM peak hours under E+A+P+C (2018) traffic conditions. The proposed Project would contribute 236 AM peak hour trips and 294 PM peak hour trips to this intersection under E+A+P+C traffic conditions.

EIR 439 disclosed that the I-15 Northbound Ramps/Temescal Canyon Road intersection would operate at LOS "F" during both the AM and PM peak hours under both the Year 2008 E+A+P+C and Year 2012 E+A+P+C traffic scenarios. EIR 439 documented that SP 327 would contribute 322 AM peak hour trips and 315 PM peak hour trips at this intersection under Year 2008 E+A+P+C traffic conditions, and 429 AM peak hour trips and 469 PM peak hour trips under Year 2012 E+A+P+C traffic conditions. As summarized above, the proposed Project would contribute fewer peak hour trips to this intersection than disclosed in EIR 439.

| | | | |
|------------------------------------|---|------------------------------|----------------------------------|
| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|

- **I-15 Southbound Ramps/Temescal Canyon Road:** With implementation of the Project, this intersection is projected to operate at deficient levels (LOS "F") during the AM and PM peak hours under E+A+P+C (2018) traffic conditions. The proposed Project would contribute 67 AM peak hour trips and 183 PM peak hour trips to this intersection under E+A+P+C traffic conditions.

EIR 439 disclosed that the I-15 Southbound Ramps/Temescal Canyon Road intersection would operate at LOS "F") during both the AM and PM peak hours under both the Year 2008 E+A+P+C and Year 2012 E+A+P+C traffic scenarios. EIR 439 documented that SP 327 would contribute 433 AM peak hour trips and 600 PM peak hour trips at this intersection under Year 2008 E+A+P+C traffic conditions, and 581 AM peak hour trips and 865 PM peak hour trips under Year 2012 E+A+PC traffic conditions. As summarized above, the proposed Project would contribute fewer peak hour trips to this intersection than disclosed in EIR 439.

- **Temescal Canyon Road/Lawson Road:** With implementation of the Project, this intersection is projected to operate at deficient levels (LOS "F") during the AM and PM peak hours under E+A+P+C (2018) traffic conditions. The proposed Project would contribute 26 AM peak hour trips and 32 PM peak hour trips to this intersection under E+A+P+C traffic conditions.

EIR 439 disclosed that the Temescal Canyon Road/Lawson Road intersection would operate at LOS "F") during both the AM and PM peak hours under both the Year 2008 E+A+P+C and Year 2012 E+A+P+C traffic scenarios. EIR 439 documented that SP 327 would contribute 434 AM peak hour trips and 600 PM peak hour trips at this intersection under Year 2008 E+A+P+C traffic conditions, and 583 AM peak hour trips and 881 PM peak hour trips under Year 2012 E+A+PC traffic conditions. In comparison, and using current analysis methodology and traffic data, the proposed Project would contribute fewer peak hour trips to this intersection than disclosed in EIR 439.

EIR 439 disclosed that all intersections impacted by SP 327 on a cumulatively considerable basis could operate at acceptable levels with identified mitigation. The mitigation measures identified in EIR 439 (as modified by Addendum No. 1) would continue to apply to the proposed Project to ensure that all Project-related cumulatively considerable impacts to the three (3) intersections identified above are reduced to less-than-significant levels. Accordingly, the proposed Project would not result in a significant new or more severe cumulatively considerable traffic impact under E+A+P+C traffic conditions due to a conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Additional mitigation measures beyond those already specified in EIR 439 (as modified by Addendum No. 1) would not be required.

b) The only Riverside County CMP-designated roadway in the Project vicinity is I-15. EIR 439 concluded that implementation of SP 327 would result in significant and unavoidable impacts to I-15. Addendum No. 1 disclosed that SP 327A1 would substantially reduce impacts to I-15 from what was previously disclosed in EIR 439 (due to an approximately 19 percent reduction in average daily traffic trips as compared to the original SP 327 proposal), but that impacts to I-15 would remain significant and unavoidable. The proposed Project seeks to implement the land uses allowed on the site by SP 327A1.

Although EIR 439 did not quantify the impact that traffic associated with SP 327 would have on the performance of I-15, the EIR disclosed the total number of daily traffic trips resulting from buildout of

| | | | |
|---|---|---------------------------------------|--|
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|---|---|---------------------------------------|--|

the Specific Plan and the distribution of those daily traffic trips on the circulation network. EIR 439 also disclosed that the EIR for the County's General Plan, which was certified in 2003, concluded that I-15 would operate at failing levels as a result of anticipated growth in Riverside County. As such, the issue of potentially deficient service on I-15 resulting from development in the County does not represent new information of substantial importance which was not known and could not have been known at the time EIR 439 was certified, and information about the Project's potential direct and/or cumulative impact on I-15 was available with the exercise of reasonable diligence at the time EIR 439 was certified in 2006. During the public review period and public hearings associated with EIR 439, no objections or concerns were raised regarding the EIR's analysis of potential effects to I-15, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). Pursuant to CEQA Guidelines Section 15162(a)(3), the issue of Project-related effects to I-15 does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 439 was certified; thus, minor additions are needed to make the previous EIR adequate to cover the actions that are currently proposed, which are documented herein and serves as an Addendum to the EIR.

Existing plus Project Traffic Impact Analysis

The effect of Project-related traffic on the existing traffic network, in the absence of ambient growth and cumulative development, is presented below (Existing plus Project, E+P). This analysis scenario is provided herein for informational purposes to disclose the potential for the traffic generated by Project-related traffic to cause direct impacts to the existing environment as required by CEQA. As described above under the response to Item 43(a), the E+P scenario is very unlikely to materialize in real world conditions and thus does not accurately describe the environment that exists when a particular project is constructed and becomes operational. Regardless, the E+P scenario is evaluated to satisfy CEQA requirements to identify the Project's impacts to the existing environment.

Freeway Mainline Segment Operations Analysis

E+P freeway mainline volumes for I-15 are summarized in Table 9, *Existing plus Project (E+P) Freeway Mainline Segment Analysis*. As shown in Table 9, all freeway mainline segments in the Project study area would operate at acceptable LOS under the E+P traffic scenario. The Project's impact to the operation of I-15 freeway mainline segments would be less than significant.

Freeway Ramp Operations Analysis

Table 10, *Existing plus Project (E+P) Freeway Ramp Analysis*, summarizes freeway ramp queuing at the I-15/Temescal Canyon Road and I-15/Indian Truck Trail interchanges under E+P traffic conditions. As shown in Table 10, all freeway ramps at the I-15/Temescal Canyon Road and I-15/Indian Truck Trail interchanges would experience acceptable stacking lengths during the AM and PM peak hours under E+P traffic conditions, which would preclude "spill back" of traffic from this interchange onto mainline segments of I-15. Accordingly, implementation of the Project would result in less-than-significant impacts to freeway ramp operations under E+P traffic conditions.

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Table 9 Existing plus Project (E+P) Freeway Mainline Segment Analysis

| Freeway | Direction | Mainline Segment | Lanes ¹ | Existing (2013) | | | | Existing Plus Project | | | |
|--------------|------------|--|--------------------|----------------------|------|-----|----|-----------------------|------|-----|----|
| | | | | Density ² | | LOS | | Density ² | | LOS | |
| | | | | AM | PM | AM | PM | AM | PM | AM | PM |
| I-15 Freeway | Southbound | North of Temescal Canyon Road | 3 | 15.8 | 22.7 | B | C | 16.1 | 23.7 | B | C |
| | | Temescal Canyon Road to Indian Truck Trail | 3 | 14.8 | 22.1 | B | C | 14.7 | 22.1 | B | C |
| | | South of Indian Truck Trail | 3 | 14.4 | 20.1 | B | C | 14.9 | 20.5 | B | C |
| | Northbound | North of Temescal Canyon Road | 3 | 23.9 | 25.5 | C | C | 25.0 | 26.2 | C | D |
| | | Temescal Canyon Road to Indian Truck Trail | 3 | 30.1 | 23.6 | D | C | 30.1 | 23.6 | D | C |
| | | South of Indian Truck Trail | 3 | 26.9 | 22.5 | D | C | 27.2 | 23.3 | D | C |

¹ Number of lanes are in the specified direction and is based on existing conditions.

² Density is measured by passenger cars per mile per lane (pc/mi/ln).

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 5-3)*

Table 10 Existing plus Project (E+P) Freeway Ramp Analysis

| Intersection | Movement | Stacking Distance (Feet) | Existing (2013) | | | | Existing Plus Project | | | |
|--------------------------------------|----------|--------------------------|---|--------------|--------------------------|-----|---|--------------|--------------------------|-----|
| | | | 95th Percentile Stacking Distance Required (Feet) | | Acceptable? ¹ | | 95th Percentile Stacking Distance Required (Feet) | | Acceptable? ¹ | |
| | | | AM Peak Hour | PM Peak Hour | AM | PM | AM Peak Hour | PM Peak Hour | AM | PM |
| I-15 NB Ramps / Temescal Canyon Road | NBL/TR | 1,350 | 1,287 ² | 116 | Yes | Yes | 1,301 ² | 122 | Yes | Yes |
| I-15 SB Ramps / Temescal Canyon Road | SBL/T | 1,300 | 78 | 50 | Yes | Yes | 78 | 50 | Yes | Yes |
| | SBR | 500 | 69 | 70 | Yes | Yes | 69 | 70 | Yes | Yes |
| I-15 SB Ramps / Indian Truck Trail | SBL | 875 | 35 | 85 | Yes | Yes | 35 | 85 | Yes | Yes |
| | SBLR | 1,740 | 31 | 56 | Yes | Yes | 31 | 56 | Yes | Yes |
| | SBR | 500 | 29 | 54 | Yes | Yes | 29 | 54 | Yes | Yes |
| I-15 NB Ramps / Indian Truck Trail | NBL | 500 | 48 | 48 | Yes | Yes | 52 | 68 | Yes | Yes |
| | NBLT | 1,350 | 48 | 49 | Yes | Yes | 43 | 38 | Yes | Yes |
| | NBR | 500 | 0 | 0 | Yes | Yes | 11 | 32 | Yes | Yes |

¹ Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking distance is assumed to be provided in the transition for turn queues is reflected in the stacking distance shown on this table, where applicable.

² 95th percentile volume excess capacity, queue may be longer. Queue shown is maximum after two cycles.

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 5-2)*

Freeway Merge/Diverge Operations Analysis

Table 11, *Existing plus Project (E+P) Merge/Diverge Analysis*, summarizes traffic operations at freeway ramp junction merge/diverge areas within the Project study area under E+P traffic conditions. As shown in Table 11, all freeway ramp junction merge/diverge areas at the I-15/Temescal Canyon Road and I-15/Indian Truck Trail interchanges are projected to operate at acceptable LOS under E+P traffic conditions, with the exception of the I-15 Northbound Off-Ramp at Temescal Canyon Road (which would operate at LOS "E" during the AM peak hour). The merge/diverge area at the I-15 Northbound Off-Ramp at Temescal Canyon Road operates at LOS "E" during the AM peak hour under existing conditions without Project-related traffic, and the Project would not worsen existing traffic density (as measured by passenger cars per mile per lane, refer to Table 11). As such, the Project would not cause or worsen the LOS deficiency at this freeway ramp junction merge/diverge area under E+P traffic conditions. Impacts would be less than significant.

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Table 11 Existing plus Project (E+P) Merge/Diverge Analysis

| Freeway | Direction | Ramp or Segment | Lanes on Freeway | Existing (2013) | | | | Existing Plus Project | | | |
|--------------|------------|----------------------------------|------------------|----------------------|-----|----------------------|-----|-----------------------|-----|----------------------|-----|
| | | | | AM Peak Hour | | PM Peak Hour | | AM Peak Hour | | PM Peak Hour | |
| | | | | Density ¹ | LOS | Density ¹ | LOS | Density ¹ | LOS | Density ¹ | LOS |
| I-15 Freeway | Southbound | Off-Ramp at Temescal Canyon Road | 3 | 22.5 | C | 29.3 | D | 22.9 | C | 30.5 | D |
| | | On-Ramp at Temescal Canyon Road | 3 | 18.7 | B | 26.4 | C | 18.7 | B | 26.4 | C |
| | | Off-Ramp at Indian Truck Trail | 3 | 21.0 | C | 29.0 | D | 21.0 | C | 29.0 | D |
| | | On-Ramp at Indian Truck Trail | 3 | 18.2 | B | 23.7 | C | 19.2 | B | 24.3 | C |
| | Northbound | On-Ramp at Temescal Canyon Road | 3 | 26.7 | C | 28.4 | D | 28.1 | D | 29.3 | D |
| | | Off-Ramp at Temescal Canyon Road | 3 | 35.8 | E | 29.9 | D | 35.8 | E | 29.9 | D |
| | | On-Ramp at Indian Truck Trail | 3 | 32.6 | D | 27.3 | C | 32.6 | D | 27.3 | C |
| | | Off-Ramp at Indian Truck Trail | 3 | 32.4 | D | 29.2 | D | 32.7 | D | 29.9 | D |

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Density is measured by passenger cars per mile per lane (pc/mi/ln).

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 5-4)*

Opening Year Traffic Impact Analysis

As previously described under the response to Item 43(a), the Project would be fully built and occupied by the Year 2018. As directed by Riverside County staff, opening year traffic forecasts are defined as existing (2013) traffic conditions plus five (5) years of ambient growth (2 percent per year, compounded annually) plus Project traffic (Existing plus Ambient Growth plus Project, E+A+P). The total ambient growth rate assumed for the Project is 10.4 percent.

Freeway Mainline Segment Operations Analysis

E+A+P freeway mainline volumes for I-15 are summarized in Table 12, *Opening Year (E+A+P) Freeway Mainline Segment Analysis*. As shown in Table 12, all freeway mainline segments in the Project study area would operate at acceptable LOS under the E+A+P traffic scenario, with the exception of I-15 Northbound between Temescal Canyon Road and Indian Truck Trail. If SP 327 were implemented as originally approved, the deficiency at the above-listed freeway mainline segment would have been greater than shown in Table 12. As disclosed in Addendum No. 1, the original SP 327 proposal would have generated 3,434 more daily traffic trips than SP 327A1 (for which the Project is an implementing action), and would contribute a substantially higher number of daily traffic trips to I-15 than would occur under SP 327A1 (and the Project). Accordingly, the LOS deficiencies at I-15 freeway mainlines segments under the E+A+P traffic scenario would not be greater than the land uses that were evaluated in EIR 439, and a less severe impact would occur.

Freeway Ramp Operations Analysis

Table 13, *Opening Year (E+A+P) Freeway Ramp Analysis*, summarizes freeway ramp queuing at the I-15/Temescal Canyon Road and I-15/Indian Truck Trail interchanges under E+A+P traffic conditions. As shown in Table 13, all freeway ramps at the I-15/Temescal Canyon Road and I-15/Indian Truck Trail interchanges would experience acceptable stacking lengths during the AM and PM peak hours under E+A+P traffic conditions, with the exception of the I-15 Northbound Ramps at Temescal Canyon Road (unacceptable stacking in the AM peak hour). If SP 327 were implemented as originally approved, the stacking deficiency at the above-listed freeway mainline segment would be greater than

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Table 12 Opening Year (E+A+P) Freeway Mainline Segment Analysis

| Freeway | Direction | Mainline Segment | Lanes ¹ | Existing (2013) | | | | EAP (2018) | | | |
|--------------|------------|--|--------------------|----------------------|------|-----|----|----------------------|------|-----|----|
| | | | | Density ² | | LOS | | Density ² | | LOS | |
| | | | | AM | PM | AM | PM | AM | PM | AM | PM |
| I-15 Freeway | Southbound | North of Temescal Canyon Road | 3 | 15.8 | 22.7 | B | C | 17.7 | 26.7 | B | D |
| | | Temescal Canyon Road to Indian Truck Trail | 3 | 14.8 | 22.1 | B | C | 16.2 | 24.8 | B | C |
| | | South of Indian Truck Trail | 3 | 14.4 | 20.1 | B | C | 16.4 | 22.7 | B | C |
| | Northbound | North of Temescal Canyon Road | 3 | 23.9 | 25.5 | C | C | 28.3 | 30.0 | D | D |
| | | Temescal Canyon Road to Indian Truck Trail | 3 | 30.1 | 23.6 | D | C | 35.8 | 26.7 | E | D |
| | | South of Indian Truck Trail | 3 | 26.9 | 22.5 | D | C | 31.5 | 26.1 | D | D |

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Number of lanes are in the specified direction and is based on existing conditions.

² Density is measured by passenger cars per mile per lane (pc/mi/ln).

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 6-3)*

Table 13 Opening Year (E+A+P) Freeway Ramp Analysis

| Intersection | Movement | Stacking Distance (Feet) | Existing (2013) | | | | EAP (2018) | | | |
|--------------------------------------|----------|--------------------------|---|--------------|--------------------------|-----|---|--------------|--------------------------|-----|
| | | | 95th Percentile Stacking Distance Required (Feet) | | Acceptable? ¹ | | 95th Percentile Stacking Distance Required (Feet) | | Acceptable? ¹ | |
| | | | AM Peak Hour | PM Peak Hour | AM | PM | AM Peak Hour | PM Peak Hour | AM | PM |
| I-15 NB Ramps / Temescal Canyon Road | NBL/TR | 1,350 | 1,287 ² | 116 | Yes | Yes | 1,411 ² | 137 | No | Yes |
| I-15 SB Ramps / Temescal Canyon Road | SBL/T | 1,360 | 70 | 50 | Yes | Yes | 56 | 54 | Yes | Yes |
| | SBR | 500 | 69 | 70 | Yes | Yes | 54 | 211 | Yes | Yes |
| | SBL/TR | 1,740 | 31 | 58 | Yes | Yes | 37 | 70 | Yes | Yes |
| I-15 SB Ramps / Indian Truck Trail | SBR | 500 | 28 | 54 | Yes | Yes | 32 | 58 | Yes | Yes |
| | SBL | 675 | 35 | 65 | Yes | Yes | 30 | 56 | Yes | Yes |
| | SBL/TR | 1,740 | 31 | 58 | Yes | Yes | 37 | 70 | Yes | Yes |
| I-15 NB Ramps / Indian Truck Trail | NBL | 500 | 41 | 41 | Yes | Yes | 55 | 73 | Yes | Yes |
| | NBT | 1,350 | 49 | 49 | Yes | Yes | 47 | 39 | Yes | Yes |
| | NBR | 500 | 0 | 0 | Yes | Yes | 15 | 33 | Yes | Yes |

¹ Stacking Distance is Acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 16 feet of stacking with is assumed to be provided in the barrier for bus purposes collected in the stacking distance shown on this table, where applicable.

² 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 6-2)*

shown in Table 13. As disclosed in Addendum No. 1, the original SP 327 proposal would generate 3,434 more daily traffic trips than SP 327A1 (for which the Project is an implementing action), and would contribute a substantially higher number of daily traffic trips to I-15 than would occur under SP 327A1 (and the Project). Accordingly, the stacking deficiency at I-15 ramp interchanges under the E+A+P traffic scenario would be less than the land uses that were evaluated in EIR 439, and a less severe impact would occur.

Freeway Merge/Diverge Operations Analysis

Table 14, *Opening Year (E+A+P) Merge/Diverge Analysis*, summarizes traffic operations at freeway ramp junction merge/diverge areas within the Project study area under E+A+P traffic conditions. As shown in Table 14, all freeway ramp junction merge/diverge areas at the I-15/Temescal Canyon Road

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Table 14 Opening Year (E+A+P) Merge/Diverge Analysis

| Freeway | Direction | Ramp or Segment | Lanes on Freeway | Existing (2013) | | | | EAP (2018) | | | |
|--------------|------------|----------------------------------|------------------|----------------------|-----|----------------------|-----|----------------------|-----|----------------------|-----|
| | | | | AM Peak Hour | | PM Peak Hour | | AM Peak Hour | | PM Peak Hour | |
| | | | | Density ¹ | LOS | Density ¹ | LOS | Density ¹ | LOS | Density ¹ | LOS |
| I-15 Freeway | Southbound | Off-Ramp at Temescal Canyon Road | 3 | 22.5 | C | 29.3 | D | 24.7 | C | 32.7 | D |
| | | On-Ramp at Temescal Canyon Road | 3 | 18.7 | B | 26.4 | C | 20.3 | C | 28.7 | D |
| | | Off-Ramp at Indian Truck Trail | 3 | 21.0 | C | 29.0 | D | 22.7 | C | 31.2 | D |
| | | On-Ramp at Indian Truck Trail | 3 | 18.2 | B | 23.7 | C | 20.6 | C | 26.3 | C |
| | Northbound | On-Ramp at Temescal Canyon Road | 3 | 26.7 | C | 28.4 | D | 30.5 | D | 32.0 | D |
| | | Off-Ramp at Temescal Canyon Road | 3 | 35.8 | E | 29.9 | D | 38.3 | E | 32.1 | D |
| | | On-Ramp at Indian Truck Trail | 3 | 32.6 | D | 27.3 | C | 35.5 | E | 29.7 | D |
| | | Off-Ramp at Indian Truck Trail | 3 | 32.4 | D | 29.2 | D | 35.0 | E | 32.1 | D |

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Density is measured by passenger cars per mile per lane (pc/mi/ln).

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 6-4)*

and I-15/Indian Truck Trail interchanges are projected to operate at acceptable LOS under E+A+P traffic conditions, with the exception of the following three (3) merge/diverge areas:

- I-15, Northbound, Off-Ramp at Temescal Canyon Road (LOS “E” during AM peak hour);
- I-15 Northbound, On-Ramp at Indian Truck Trail (LOS “E” during AM peak hour); and
- I-15 Northbound, Off-Ramp at Indian Truck Trail (LOS “E” during the AM peak hour).

If SP 327 were implemented as originally approved, the stacking deficiency at the above-listed freeway mainline segment would have been greater than shown in Table 14. As disclosed in Addendum No. 1, the original SP 327 proposal would have generated 3,434 more daily traffic trips than SP 327A1 (for which the Project is an implementing action), and would have contributed a substantially higher number of daily traffic trips to I-15 than would occur under SP 327A1 (and the Project). Accordingly, the LOS deficiencies at I-15 ramp interchanges under the E+A+P traffic scenario would be less than the land uses that were evaluated in EIR 439, and a less severe impact would occur.

Cumulative Impact Analysis

The analysis presented below evaluates the effect on the local circulation system of the incremental addition of Project traffic when combined with traffic from ambient growth and other nearby projects (Existing plus Ambient Growth plus Project plus Cumulative Developments, E+A+P+C). As previously described under the response to Item 43(a), 15 other known cumulative development projects in the local area were included in the E+A+P+C (2018) analysis.

Freeway Mainline Segment Operations Analysis

E+A+P+C freeway mainline volumes for I-15 are summarized in Table 15, *Opening Year plus Cumulative Developments (E+A+P+C) Freeway Mainline Segment Analysis*. As shown in Table 15, all freeway mainline segments in the Project study area would operate at acceptable LOS under the E+A+P+C traffic scenario, with the exception of the three (3) freeway mainline segments listed below:

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Table 15 Opening Year plus Cumulative Developments (E+A+P+C) Freeway Mainline Segment Analysis

| Freeway | Direction | Mainline Segment | Volume | | Lanes ¹ | Density ² | | LOS | |
|--------------|------------|--|--------|-------|--------------------|----------------------|------|-----|----|
| | | | AM | PM | | AM | PM | AM | PM |
| I-15 Freeway | Southbound | North of Temescal Canyon Road | 4,592 | 5,827 | 3 | 24.5 | 34.8 | C | D |
| | | Temescal Canyon Road to Indian Truck Trail | 3,312 | 5,169 | 3 | 17.3 | 28.6 | B | D |
| | | South of Indian Truck Trail | 3,622 | 5,383 | 3 | 18.9 | 30.4 | C | D |
| | Northbound | North of Temescal Canyon Road | 5,647 | 6,831 | 3 | 33.1 | - | D | F |
| | | Temescal Canyon Road to Indian Truck Trail | 6,257 | 5,339 | 3 | 40.4 | 30.0 | E | D |
| | | South of Indian Truck Trail | 6,356 | 5,593 | 3 | 42.0 | 32.3 | E | D |

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Number of lanes are in the specified direction and is based on existing conditions.

² Density is measured by passenger cars per mile per lane (pc/mi/ln).

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 7-3)*

- I-15 Northbound, North of Temescal Canyon Road (LOS “F” during AM peak hour);
- I-15 Northbound, Temescal Canyon Road to Indian Truck Trail (LOS “E” during AM peak hour); and
- I-15 Northbound, South of Indian Truck Trail (LOS “E” during the AM peak hour).

EIR 439 disclosed that SP 327’s contribution of traffic to I-15 would be cumulatively considerable, but did not quantify the potential cumulative impacts associated with SP 327. As disclosed in Addendum No. 1, SP 327A1 would generate approximately 19-percent fewer average daily traffic trips than disclosed in EIR 439, thereby reducing the contribution of traffic from the Specific Plan to the state highway network (i.e., I-15). Therefore, the Project, as an implementing action of SP 327A1, would contribute fewer peak hour trips to I-15 freeway mainline segments than previously assumed by EIR 439. Based on the foregoing information, although the cumulative impact would remain considerable, implementation of the Project would not result in a new impact or increase the severity of impacts to I-15 under E+A+P+C traffic conditions beyond what was previously evaluated as part of EIR 439.

Freeway Ramp Operations Analysis

Table 16, *Opening Year plus Cumulative Developments (E+A+P+C) Freeway Ramp Analysis*, summarizes freeway ramp queuing at the I-15/Temescal Canyon Road and I-15/Indian Truck Trail interchanges under E+A+P+C traffic conditions. As shown in Table 16, all freeway ramps at the I-15/Temescal Canyon Road and I-15/Indian Truck Trail interchanges would experience acceptable stacking lengths during the AM and PM peak hours under E+A+P+C traffic conditions, with the exception of the three (3) movements listed below:

- I-15 Northbound Ramps at Temescal Canyon Road (unacceptable stacking in the AM peak hour);
- I-15 Southbound Ramps at Temescal Canyon Road (unacceptable stacking in the southbound left/through movement in the AM peak hour); and
- I-15 Southbound Ramps at Temescal Canyon Road (unacceptable stacking in the southbound right movement in the PM peak hour).

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Table 16 Opening Year plus Cumulative Developments (E+A+P+C) Freeway Ramp Analysis

| Intersection | Movement | Stacking Distance (Feet) | 95th Percentile Stacking Distance Required (Feet) | | Acceptable? ¹ | |
|--------------------------------------|----------|--------------------------|---|------------------|--------------------------|-----|
| | | | AM Peak Hour | PM Peak Hour | AM | PM |
| I-15 NB Ramps / Temescal Canyon Road | NBL/T/R | 1,350 | 1,670 ² | 464 ² | No | Yes |
| I-15 SB Ramps / Temescal Canyon Road | SBL/T | 1,360 | 1,667 ² | 747 ² | No | Yes |
| | SBR | 500 | 462 ² | 911 ² | Yes | No |
| I-15 SB Ramps / Indian Truck Trail | SBL | 675 | 37 | 109 | Yes | Yes |
| | SBT/R | 1,740 | 35 | 109 | Yes | Yes |
| | SBR | 500 | 33 | 106 | Yes | Yes |
| I-15 NB Ramps / Indian Truck Trail | NBL | 500 | 155 | 204 | Yes | Yes |
| | NBT | 1,350 | 126 | 156 | Yes | Yes |
| | NBR | 500 | 96 | 56 | Yes | Yes |

¹ Stacking Distance is acceptable if the required stacking distance is less than or equal to the stacking distance provided. An additional 15 feet of stacking which is assumed to be provided in the transition for turn pockets is reflected in the stacking distance shown on this table, where applicable.

² 95th percentile volume exceeds capacity, queue may be longer. Queue shown is maximum after two cycles.

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 7-2)*

EIR 439 disclosed that SP 327's contribution of traffic to I-15 would be cumulatively considerable, but did not quantify the potential cumulative impacts associated with SP 327. As disclosed in Addendum No. 1, SP 327A1 would generate approximately 19-percent fewer average daily traffic trips than disclosed in EIR 439, thereby reducing the contribution of traffic from the Specific Plan to the state highway network (i.e., I-15). Therefore, the Project, as an implementing action of SP 327A1, would contribute fewer peak hour trips to I-15 freeway ramp junctions than previously assumed by EIR 439. Based on the foregoing information, although the cumulative impact would remain considerable, implementation of the Project would not result in a new impact or increase the severity of impacts to I-15 under E+A+P+C traffic conditions beyond what was previously evaluated as part of EIR 439.

□ Freeway Merge/Diverge Operations Analysis

Table 17, *Opening Year plus Cumulative Developments (E+A+P+C) Merge/Diverge Analysis*, summarizes traffic operations at freeway ramp junction merge/diverge areas within the Project study area under E+A+P+C traffic conditions. As shown in Table 17, all freeway ramp junction merge/diverge areas at the I-15/Temescal Canyon Road and I-15/Indian Truck Trail interchanges are projected to operate at acceptable LOS under E+A+P+C traffic conditions, with the exception of the following five (5) merge/diverge areas:

- I-15 Southbound, Off-Ramp at Temescal Canyon Road (LOS "E" during PM peak hour);
- I-15 Northbound, On-Ramp at Temescal Canyon Road (LOS "F" during PM peak hour);
- I-15, Northbound, Off-Ramp at Temescal Canyon Road (LOS "E" during AM peak hour);
- I-15 Northbound, On-Ramp at Indian Truck Trail (LOS "E" during AM peak hour); and
- I-15 Northbound, Off-Ramp at Indian Truck Trail (LOS "E" during the AM and PM peak hours).

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Table 17 Opening Year plus Cumulative Developments (E+A+P+C) Merge/Diverge Analysis

| Freeway | Direction | Ramp or Segment | Lanes on Freeway | AM Peak Hour | | PM Peak Hour | |
|--------------|------------|----------------------------------|------------------|----------------------|----------|----------------------|----------|
| | | | | Density ¹ | LOS | Density ¹ | LOS |
| I-15 Freeway | Southbound | Off-Ramp at Temescal Canyon Road | 3 | 33.1 | D | 37.8 | E |
| | | On-Ramp at Temescal Canyon Road | 3 | 21.5 | C | 32.2 | D |
| | | Off-Ramp at Indian Truck Trail | 3 | 24.0 | C | 34.0 | D |
| | | On-Ramp at Indian Truck Trail | 3 | 24.1 | C | 34.1 | D |
| | Northbound | On-Ramp at Temescal Canyon Road | 3 | 34.1 | D | 43.6 | F |
| | | Off-Ramp at Temescal Canyon Road | 3 | 39.8 | E | 34.5 | D |
| | | On-Ramp at Indian Truck Trail | 3 | 37.8 | E | 32.3 | D |
| | | Off-Ramp at Indian Truck Trail | 3 | 40.1 | E | 36.3 | E |

BOLD = LOS does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS)

¹ Density is measured by passenger cars per mile per lane (pc/mi/ln).

Source: *Urban Crossroads, 2014 (Appendix F to this EIR Addendum, Table 7-4)*

EIR 439 disclosed that SP 327's contribution of traffic to I-15 would be cumulatively considerable, but did not quantify the potential cumulative impacts associated with SP 327. As disclosed in Addendum No. 1, SP 327A1 would generate approximately 19-percent fewer average daily traffic trips than disclosed in EIR 439, thereby reducing the contribution of traffic from the Specific Plan to the state highway network (i.e., I-15). Therefore, the Project, as an implementing action of SP 327A1, would contribute fewer peak hour trips to I-15 freeway ramp junctions than previously assumed by EIR 439. Based on the foregoing information, although the cumulative impact would remain considerable, implementation of the Project would not result in a new impact or increase the severity of impacts to I-15 under E+A+P+C traffic conditions beyond what was previously evaluated as part of EIR 439..

c & d) The proposed Project site is not located within an airport influence area and is not located adjacent to a waterway or active rail corridor. Therefore, the Project would neither increase air, rail or waterborne traffic levels, nor result in substantial safety risks associated with these modes of travel. No impact would occur.

e) The proposed Project would be conditioned to construct all on-site roadway segments and frontage improvements in accordance with Riverside County road improvement standards and specifications. Accordingly, the proposed Project would not create any sharp curves, dangerous intersections, or other transportation hazards. The land uses proposed on the Project site would be compatible with the surrounding area; therefore, the proposed Project would not create or substantially increase a transportation hazard due to incompatible uses.

f) The Project would not construct any public streets on-site. Project-related traffic would travel on public roads off-site, which would require maintenance. Although public roads require periodic maintenance, such maintenance is inherent in operational activities assumed for the Project and would not cause any new or more severe physical impacts to the environment beyond those disclosed in EIR 439 or Addendum No. 1.

g) The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate

| | | | |
|------------------------------------|---|------------------------------|----------------------------------|
| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|

construction vehicle traffic traveling to and from the site. The proposed Project would have similar construction characteristics as analyzed by EIR 439 and Addendum No. 1. As such, the proposed Project would not cause a substantial adverse effect upon circulation during construction, and a significant impact would not occur.

h) The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

i) The proposed Project would accommodate multi-use trails on the subject property. The Project site is not served by the Regional Transportation Agency (RTA) under existing conditions; therefore, the Project is not required to provide transit support facilities. Accordingly, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation, and would not result in a new or more severe impact that was not previously identified in EIR 439 or Addendum No. 1.

Mitigation: EIR 439 identified mitigation measures that would minimize the transportation/traffic impact of SP 327 to the maximum feasible extent. The mitigation measures identified by EIR 439 were modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1, current, as-built conditions, and currently applicable County of Riverside road improvement standards and mitigation fee ordinances. These mitigation measures (as modified by Addendum No. 1) would continue to apply to the proposed Project. No new mitigation measures beyond those identified in EIR 439 (as modified by Addendum No. 1) are required.

Monitoring: Monitoring shall occur as specified in EIR 439 (as modified by Addendum No. 1).

44. Bike Trails

Source: EIR 439, Section VII.B, "Parks and Recreation;" SP 327A1; Addendum No. 1; Temescal Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

Findings of Fact:

The proposed Project would implement the approved trail plan for SP 327A1. As disclosed in Addendum No. 1, implementation of the SP 327A1 trails plan would not create an inconsistency or conflict with the planned bike trail alignment for the area. Accordingly, the Project would result in a less-than-significant impact to bicycle trails. This finding is consistent with the conclusions of EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

| | Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|--|------------------------------------|---|------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: EIR 439, Section VI.F, "Water Resources;" Project Application Materials; Addendum No. 1; Water Supply Assessment (Lee Lake Water District, 2013)

Findings of Fact:

a) As discussed in EIR 439, the Lee Lake Water District (LLWD) would provide domestic water service for the Project, treated by existing treatment facilities that do not require expansion to service the Project. The LLWD would also provide recycled water service to the proposed Project; recycled water was not available to the Project site at the time EIR 439 was certified in 2006. Potential physical impacts associated with supplying potable water to a master-planned residential community, including the construction of on- and off-site water conveyance infrastructure and storage tanks, were evaluated as part of EIR 439, which concluded that impacts would be less than significant. Addendum No. 1 concluded that SP 327A1 would provide similar infrastructure improvements as SP 327, including the addition of recycled water infrastructure, and would not result in new or more severe impacts to water utilities above what was previously disclosed in EIR 439. The proposed Project seeks to implement SP 327A1. The infrastructure plan for the Project is consistent with what was disclosed and evaluated in SP 327A1. Accordingly, the construction of infrastructure to serve the Project would not result in a new or more severe impact to the environment than previously disclosed in EIR 439 or Addendum No. 1.

b) Potential water supply impacts associated with delivering domestic water to the development approved by SP 327 were evaluated as part of EIR 439, which concluded that impacts would be less than significant. As documented in the Water Supply Assessment issued by LLWD for SP327A1, the amount of water demanded by SP327A1 (for which the Project is an implementing action) would be substantially lower than previously estimated for the original SP 327 proposal. Furthermore, the proposed Project is required to implement the most recent version of the California Building Standards Code that requires much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use as compared standard baselines for plumbing fixtures and fittings. The water conservation requirements of the California Building Standards Code are anticipated to further reduce potable water demand above levels disclosed in EIR 439. As such, the proposed Project would result in a measurable decrease in the demand for potable water as disclosed in EIR 439. Sufficient water supplies from existing entitlements or resources are available from LLWD to serve the Project, and new or expanded entitlements would not be needed. As such, impacts would be less than significant and mitigation would not be required. The Project would not result in new or more severe significant impacts to water utilities above what was previously disclosed in EIR 439.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|
|------------------------------------|---|------------------------------|----------------------------------|

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to utility and service systems continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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: EIR 439, Section VI.F, "Water Resources;" Addendum No. 1; California Building Standards Code; Project Application Materials;

Findings of Fact:

a & b) As discussed in EIR 439, the subject property is located within the wastewater service area of the LLWD. Potential impacts associated with supplying wastewater services to a master-planned residential community, including the construction of wastewater conveyance infrastructure, were evaluated as part of EIR 439, which concluded that SP 327 would result in a significant cumulative impact to LLWD wastewater conveyance and treatment facilities due to a lack of capacity (within a wastewater pumping station along Temescal Canyon Road and at LLWD's Water Reclamation Facility). Mitigation was imposed on SP 327 by EIR 439 to ensure that the Master Developer of SP 327 provide fair share payments for the expansion of the pump station and water treatment facilities. After mitigation, EIR 439 concluded that SP 327 would result in less-than-significant impacts to LLWD wastewater conveyance and treatment facilities.

The proposed Project would be required to comply with the most recent version of the California Building Standards Code, which requires much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use, as compared standard baselines for plumbing fixtures and fittings, which would substantially reduce the amount of wastewater generated by the Project from the levels assumed in EIR 439. As such, the proposed Project would not increase the demand for wastewater services or infrastructure above what was disclosed in EIR 439 and the Project would not result in new or more severe significant impacts to wastewater utilities above what was previously disclosed in EIR 439.

Mitigation: EIR 439 identified mitigation measures that would minimize the impact of SP 327 on utility and service systems to less-than-significant levels. The mitigation measures identified by EIR 439 were modified by Addendum No. 1 to reflect land use design changes that resulted from SP 327A1. These mitigation measures would continue to apply to the proposed Project. No new mitigation measures beyond those identified in EIR 439 (as modified by Addendum No. 1) are required.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|
|------------------------------------|---|------------------------------|----------------------------------|

Monitoring: Monitoring shall occur as specified in EIR 439 (as amended by Addendum No. 1).

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: EIR 439, Section VII.I, "Solid Waste;" Addendum No. 1; Project Application Materials

Findings of Fact:

a & b) Impacts to solid waste services and landfill capacity were evaluated and disclosed as part of EIR 439, which concluded that such impacts would be less than significant. Conditions of approval were applied to SP 327 to ensure that development and long-term operation of the Project site would comply with applicable solid waste statutes and regulations. As disclosed in Addendum No. 1, SP 327A1 would substantially decrease the amount of solid waste that would be generated upon full buildout of the Specific Plan. The proposed Project seeks to implement the land uses of approved SP 327A1, and therefore would generate less solid waste than disclosed in EIR 439. Accordingly, implementation of the proposed Project would result in reduced impacts to solid waste services as compared to EIR 439.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to utility and service systems continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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: EIR 439, Section VII.H, "Utilities;" California Building Standards Code; Addendum No. 1; Project Application Materials

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|
|------------------------------------|---|------------------------------|----------------------------------|

Findings of Fact:

a-g) Impacts to utilities were evaluated and disclosed as part of EIR 439, which concluded that physical impacts associated with the provision of utility services to the Project site would occur within the ground disturbance area analyzed by EIR 439 (including off-site utility improvements that would be constructed within the existing public rights-of-ways of developed/paved streets). No other physical impacts would have the potential to occur. Addendum No. 1 concluded that the installation of utilities to serve SP 327A1 would result in similar impact as disclosed in EIR 439. The proposed Project seeks to implement a portion of SP 327A1, and the utilities required to serve the Project are similar to those previously evaluated in EIR 439 and Addendum No. 1. Accordingly, the proposed Project would not create any new or more severe significant impacts related to the installation and use of utilities. Impacts would be less than significant and mitigation would not be required, which is similar to the conclusion of EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

49. Energy Conservation

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

Source: EIR 439, Section VII.H, "Utilities;" Addendum No. 1; California Building Standards Code; Project Application Materials

Findings of Fact:

The proposed Project would not conflict with any adopted energy conservation plans. The proposed Project would be required to comply with the most recent version of the California Building Standards Code, which required much more stringent energy efficiency practices (the use of energy efficient appliances and building materials, lower water usage, and landfill waste diversion/recycling, etc.) than assumed by EIR 439. Mandatory compliance with the California Building Standards Code would further decrease the Project's energy demand below levels disclosed in EIR 439. Accordingly, the proposed Project would not create a substantial conflict with adopted energy conservation plans and impacts would be less than significant, which is consistent with the conclusion of EIR 439 or Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

There are no other impacts identified.

| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
|------------------------------------|---|------------------------------|----------------------------------|
|------------------------------------|---|------------------------------|----------------------------------|

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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, to a greater degree than previously disclosed in EIR 439.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project does not create any additional impacts which are individually limited, but cumulatively considerable, beyond those disclosed in EIR 439.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project would not result in new or more severe environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly beyond those disclosed in EIR 439.

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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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: Final EIR No. 439 (SCH No. 2001121105)
Addendum No. 1 to Final EIR No. 439

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.

VIII. DOCUMENT PREPARERS

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VIII. REFERENCES

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

| | |
|---------------------------------------|---|
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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR |
|------------------------------------|---|------------------------------|------------------------------|
| | | | 439 |

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CREED v. City of San Diego

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CSA 152B Park and Recreation Master Plan

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| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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Google Earth

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Noise Impact Analysis

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|------------------------------------|---|------------------------------|----------------------------------|
| Potentially Significant New Impact | Less than Significant Impact with Mitigation Incorporated | Less Than Significant Impact | Impact Fully Analyzed in EIR 439 |
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III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36593

III. Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Program (MMRP) for EIR 439 included mitigation measures from the County General Plan EIR (EIR 441). Mitigation measures from the County General Plan EIR that do not require the Toscana Project Applicant or the County of Riverside to implement project-specific action(s) to avoid or lessen a unique environmental effect, references to those County General Plan EIR mitigation measures have been removed from the MMRP Table, below.

| Impact | Mitigation Associated with the Impact | | | Level of Significance After Mitigation |
|--|--|--|---|--|
| | Mitigation Measure(s) | Specific Action to be Taken | Time Frame | |
| <p>VI.A. Geology and Seismicity</p> <p>Project implementation (including grading and earth-moving of up to 9 million cubic yards of earth) will alter site topography and surface geology. Project will also result in the introduction of people and property to a region subject to seismic activity, resulting in an increased number of persons and property exposed to risk of damage, injury or loss of life in the event of an earthquake.</p> | <p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.10.1A: Before a project is approved or otherwise permitted within a State Alquist-Priolo Earthquake Faulting Zone (A-P Zone), County Fault Zone, within 150 feet of any other active or potentially active fault mapped in a published United States Geologic Survey (USGS) or California Geologic Survey (CGS) reports, or within other potential earthquake hazard area (as determined by the County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. Where and when required, the geotechnical investigation shall address the issue(s), hazard(s), and geographic area(s) determined by the County Geologist to be relevant to each development.</p> <p>The site-specific geotechnical investigation shall incorporate up-to-date data from government and non-government sources. Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the</p> | <p>The Riverside County Building and Safety Department and County Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.1A.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>County Geologist</p> | <p>Less than Significant</p> |

Toscana

III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36593

| Impact | Mitigation Associated with the Impact | | | | Level of Significance After Mitigation |
|--------|---|---|---|---|--|
| | Mitigation Measure(s) | Specific Action to be Taken | Time Frame | Responsible Party | |
| | <p>issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the County Geologist.</p> <p>4.10.2A: The design and construction of structures and facilities shall adhere to the standards and requirements detailed in the California Building Code (California Code of Regulations, Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety prior to the issuance of building permits for any structure or facility.</p> | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.2A.</p> | <p>Prior to issuance of building permits.</p> | <p>Riverside County Building and Safety Department</p> | |
| | <p>4.10.2B: As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required in Mitigation Measure 4.10.1A. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.</p> | <p>The Riverside County Geologist shall review all the ground-shaking assessment for compliance with Mitigation Measure 4.10.2B.</p> | <p>Prior to issuance of building permits</p> | <p>Riverside County Building and Safety Department County Geologist</p> | |

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| VI.B Soils, Slopes and Erosion Project implementation will disturb soils and bedrock, alter slopes and topography, and increase areas exposed to soil erosion (both through water and wind). | Measures from EIR No. 441 for the Riverside County General Plan | | | | |
| | 4.10.7A: Proponents of new development within Riverside County shall adhere to applicable policies and standards of the California Building Code related to the construction of structures and facilities on expansive soils. | The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.7A. | Prior to issuance of building permits. | Riverside County Building and Safety Department | Less than Significant |
| | 4.10.9A: Riverside County, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System (NPDES) permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific Best Management Practices (BMPs) at time of project implementation. | The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9A. | Prior to issuance of building permits. | Riverside County Building and Safety Department | |
| | 4.10.9B: Prior to any development within the County, a Grading Plan shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval. As required by the County, the grading plan shall include erosion and sediment control plans. Measures included in individual erosion control plans may include, but shall not be limited to, the following: (a) Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification. (b) Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes. (c) Structures shall not be sited on or below identified landslides unless slides are stabilized. | The Riverside County Building and Safety Department and County Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.9B. | Prior to issuance of grading building permit. | Riverside County Building and Safety Department County Geologist | |

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| | <p>(d) The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils.</p> <p>(e) To the extent possible, the amount of cut and fill shall be balanced.</p> <p>(f) The amount of water entering and exiting a graded site shall be limited through the placement of interceptor trenches or other erosion control devices.</p> <p>(g) Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits.</p> <p>4.10.9C: Where required, drainage design measures shall be incorporated into the final design of individual projects onsite. These measures shall include, but will not be limited to:</p> <p>(a) Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages.</p> <p>(b) Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages.</p> <p>(c) Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.</p> <p>(d) Disturbed areas that have been identified as highly erosive shall be revegetated.</p> | | | | |
| | | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9C.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department</p> | |

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| | <p>(e) Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.</p> <p>(f) The landscape scheme for projects within the project site shall utilize drought-tolerant plants.</p> <p>(g) Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion.</p> | | | | |
| <p>VI.C Hydrology, Flooding and Drainage</p> <p>Project implementation will alter drainage and runoff patterns on site and down-stream, create non-permeable surfaces that will contribute to increased flow rates, and require alterations within the 100-year flood plain associated with Temescal Wash.</p> | <p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.9.1C: Riverside County shall not necessarily require all land uses to withstand flooding. Some development may be compatible within floodplains and floodways, as may some other land uses. For these land uses, flows shall not be obstructed and upstream and downstream properties shall not be adversely affected by increased velocities, erosion backwater effects or concentration of flows, and adverse impacts to water quality from point and non-point sources of pollution.</p> <p>4.9.1D: Riverside County shall generally require the 10-year flood flows to be contained within the top of curbs and the 100-year flood flows within the street rights-of-way.</p> | <p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1C.</p> <p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1D.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District.</p> <p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p> | <p>Less than Significant</p> |

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| | <p>4.9.2A: Riverside County shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. In some cases, this may involve elevating the finished floor more than 1 foot.</p> | <p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2A.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p> | |
| | <p>4.9.2D: Provided the applicant does hydrological studies, engineers structures to be safe from flooding and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.</p> | <p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2D.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District</p> | |
| | <p>4.17.4A: Where development may interfere with, disrupt, or otherwise affect surface or subsurface hydrologic baseline conditions (as determined by the Riverside County Flood Control and Water Conservation District, the United States Army Corps of Engineers, the California Department of Fish and Game, and/or the Regional Water Quality Control Board), preparation of a project specific hydrologic study shall be required. The hydrologic study shall include (but shall not be limited to): an inventory of surface and subsurface hydrologic conditions existing at the time of the study; an analysis of how the proposed development would affect these hydrologic baseline conditions; and specific measures to limit or eliminate the interference or disruption of onsite hydrologic</p> | <p>The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4A.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District U.S Army Corps of Engineers Cal. Dept. of Fish & Wildlife Regional Water Quality Control Board</p> | |

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| | <p>process.</p> <p>The hydrologic study shall evaluate the feasibility of incorporating bioengineering measures into any project that may alter the hydrologic process. Where required by the County, the hydrologic study shall include analysis of, at an equal level of detail, potential impacts to tributary or downstream areas. The hydrologic study shall be submitted to the County or responsible entity for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p> | | | | |
| | <p>4.17.4B: The project applicant shall submit to the County for review and approval, evidence that the specific measures to limit or eliminate the disruption or interference to the hydrologic process resulting from the entire development process, will be implemented as set forth in the hydrologic study. Such evidence may take the form of (but shall not be limited to): a development agreement; land banking; the provision of adequate funds to guarantee the construction, maintenance or restoration of hydrologic features; or any other mechanism that will achieve said goals. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.</p> | <p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4B.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District</p> | |
| | <p>4.17.4C: Where determined feasible by the County or responsible entity, bioengineering measures shall be incorporated into any project that may alter the hydrologic process.</p> | <p>The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4C.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District</p> | |

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| <p>VLD Noise</p> <p>Project implementation and operation will result in increased ambient noise levels in the region and expose persons onsite and off to increased noise levels. Regional ambient noise level increases will be primarily due to increased vehicle traffic associated with the project. Project will also introduce sensitive receptors (homes) into a previously undeveloped area.</p> | <p>Measures from EIR No. 441 for the Riverside County General Plan 4.13.1A: Prior to the issuance of any grading plans, the County shall condition approval of subdivisions adjacent to any developed/ occupied noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through the use of such methods as:</p> <p>(a) The construction contractor shall use temporary noise attenuation fences where feasible to reduce construction noise impacts on adjacent noise sensitive land uses.</p> <p>(b) During all project site excavation and grading onsite, 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 sensitive receptors nearest the project site.</p> <p>(c) 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.</p> <p>(d) The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No</p> | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1A.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department</p> | <p>Less than Significant</p> |

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| | construction shall be allowed on Sundays and public holidays. | | | | |
| | 4.13.1B: The required construction-related noise mitigation plan shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by County staff. | The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1B. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Building and Safety Department | |
| | 4.13.2A: All new residential developments within the County shall conform to a noise exposure standard of 65 dBA Ldn for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA Ldn for indoor noise in bedrooms and living/family rooms. New development, which does not and cannot be made to conform to this standard, shall not be permitted. | The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2A. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Building and Safety Department Riverside County Planning Department | |
| | 4.13.2B: Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA Ldn. The studies shall also satisfy the requirements set forth in Title 24, Part 2, or the California Administrative Code, Noise Insulation Standards, for multiple family attached homes, hotels, motels, etc., regulated by Title 24. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the County Planning Department. | The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2B. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Department | |

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| | <p>Project Specific Mitigation Measures</p> <p>N-1: Prior to issuance of any building permits for Lots 2-27 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing I-15. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.</p> | <p>Prior to issuance of building permits for the residential lots listed in Mitigation Measure N-1, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.</p> | <p>Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-1.</p> | <p>Riverside County Building and Safety Department</p> | |
| | <p>N-2: Prior to issuance of any building permits for Lots 8-16, 31-32 in Planning Area 2, Lots 49-62 in Planning Area 3, and Lots 23-31 in Planning Area 4, a six-foot tall noise barrier shall be constructed along the lot boundary facing Temescal Hills Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.</p> | <p>Prior to issuance of building permits for the residential lots listed in Mitigation Measure N-2, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.</p> | <p>Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-2.</p> | <p>Riverside County Building and Safety Department</p> | |
| | <p>N-3: Prior to issuance of building permits for Lots 1-16 in Planning Area 1, Lots 103-106 in Planning Area 3, and Lot 80 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing Toscana Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.</p> | <p>Prior to issuance of building permits for the residential lots listed in Mitigation Measure N-3, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.</p> | <p>Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-3.</p> | <p>Riverside County Building and Safety Department</p> | |
| | <p>N-4: Prior to final building permit final inspection, for Lots 1-16, 95, 163-169 in Planning Area 1, Lots 1-16, 31-32 in Planning Area 2, Lots 49-64, 94-102 in Planning Area 3, Lots 1, 20-57 in Planning Area</p> | <p>Prior to final building permit inspection for the residential lots listed in Mitigation Measure N-4,</p> | <p>Prior to final building permit inspection for the residential lots</p> | <p>Riverside County Building and Safety Department</p> | |

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| | <p>4. and Lots 2-27, 80-83 in Planning Area 5 shall incorporate building materials that will achieve interior noise levels less than 45 dBA CNEL. Building materials that would facilitate compliance with the 45 dBA CNEL interior noise standard, include, but are not limited to, dual-glazed windows and a means of "windows closed" mechanical ventilation (e.g., air conditioning).</p> <p>N-5: Prior to any building permit final inspection, an interior noise analysis shall be completed to the satisfaction of the County of Riverside Department of Environmental Health, Industrial Hygiene Division demonstrating that proposed residential construction will achieve interior noise levels less than 45 dBA.</p> | <p>the Riverside County Building and Safety Department shall ensure that adequate noise attenuating building materials have been installed.</p> <p>Prior to any building permit final inspection, the County of Riverside Department of Environmental Health, Industrial Hygiene Division shall ensure that interior noise levels do not exceed 45 dBA.</p> | <p>listed in Mitigation Measure N-4.</p> <p>Prior to any final building permit inspection.</p> | <p>Riverside County Department of Environmental Health, Industrial Hygiene Division</p> | |
| <p>V.I.E Air Quality</p> <p>Project construction will generate construction-related emissions (ROG, NOx, CO and PM10). Project will exceed the SCAQMD daily thresholds of significance for ROG, NOx, CO, and PM10 during ongoing project operations.</p> | <p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.5.1A - Applicable Rule 403 Measures: Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).</p> <p>(a) Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving).</p> <p>(b) All trucks hauling dirt, sand, soil or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).</p> <p>(c) Pave construction access roads at least 100 feet onto the site from main road.</p> | <p>The project proponent shall incorporate Mitigation Measure 4.5.1A in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building and Safety Department</p> | <p>Construction Emissions: Less than Significant</p> <p>Operational Emissions: Significant and Unavoidable</p> |

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| | (d) Traffic speeds on all unpaved roads shall be reduced to 15 mph or less. | | | | |
| | <p>4.5.1B - Additional SCAQMD CEQA Air Quality Handbook Dust Measures:</p> <p>(a) Revegetate disturbed areas as quickly as possible.</p> <p>(b) All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.</p> <p>(c) All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).</p> <p>(d) Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.</p> | The project proponent shall incorporate Mitigation Measure 4.5.1B in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval. | Prior to issuance of grading permit. | Riverside County Building and Safety Department | |
| | <p>4.5.1C - Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:</p> <p>(a) The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.</p> <p>(b) The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</p> <p>(c) The Construction Contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.</p> | The project proponent shall incorporate Mitigation Measure 4.5.1C in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval. | Prior to issuance of grading permit. | Riverside County Building and Safety Department | |

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| | <p>(d) The Construction Contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</p> <p>(e) The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag-person shall be retained to maintain safety adjacent to existing roadways.</p> <p>(f) The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.</p> <p>(g) Dust generated by the development activities shall be retained onsite, and kept to a minimum by following the dust control measures listed below:</p> <ul style="list-style-type: none"> (i) During clearing, grading, earthmoving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease. (ii) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At minimum, this includes wetting down such areas in the late morning, after work is completed for the day, and whenever wind exceeds 15 mph. | | | |

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| | <p>(iii) Immediately after clearing, grading, earthmoving or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.</p> <p>(iv) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</p> <p>(v) Trucks carrying soil, sand, cut or fill materials, and/or construction debris to or from the site shall have their payloads covered with a tarp from the point of origin during offsite transportation.</p> | | | |
| | <p>Project Specific Mitigation Measures</p> | | | |
| | <p>AQ-1: Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.</p> | <p>The project proponent shall incorporate Mitigation Measure AQ-1 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building & Safety Dept.</p> |
| | <p>AQ-2: Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.</p> | <p>The project proponent shall incorporate Mitigation Measure AQ-2 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building & Safety Dept.</p> |
| | <p>AQ-3: Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.</p> | <p>The project proponent shall incorporate Mitigation Measure AQ-3 in the</p> | <p>Prior to issuance of grading permit.</p> | <p>Riverside County Building & Safety Dept.</p> |

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| | | Construction Contractor's grading plans and submit said grading plans to the County for review and approval. | | | |
| | AQ-4: Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible. | The project proponent shall incorporate Mitigation Measure AQ-4 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval. | Prior to issuance of grading permit. | Riverside County Building & Safety Dept. | |
| | AQ-5: Perform regularly scheduled equipment maintenance to minimize equipment emissions. | The project proponent shall incorporate Mitigation Measure AQ-5 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval. | Prior to issuance of grading permit. | Riverside County Building & Safety Dept. | |
| | AQ-6: A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less. | The project proponent shall incorporate Mitigation Measures AQ-6 in the Construction Contractor's building plans and submit said building plans to the County for review and approval. | Prior to issuance of building permit. | Riverside County Building & Safety Dept. | |
| | AQ-7: Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas. | The project proponent shall incorporate Mitigation Measure AQ-7 in the Construction Contractor's building plans and submit | Prior to issuance of building permit. | Riverside County Building & Safety Dept. | |

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| | | <p>said building plans to the County for review and approval.</p> <p>AQ-8: Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.</p> | <p>The project proponent shall incorporate Mitigation Measure AQ-8 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.</p> | <p>Prior to issuance of building permit.</p> <p>Riverside County Building & Safety Dept.</p> | |
| | | <p>AQ-9: Use energy-efficiency built-in appliances.</p> | <p>The project proponent shall incorporate Mitigation Measure AQ-9 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.</p> | <p>Prior to issuance of building permit.</p> <p>Riverside County Building & Safety Dept.</p> | |
| | | <p>AQ-10: Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.</p> | <p>The project proponent shall incorporate Mitigation Measure AQ-10 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.</p> | <p>Prior to issuance of building permit.</p> <p>Riverside County Building & Safety Dept.</p> | |
| | | <p>AQ-11: Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.</p> | <p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure AQ-11.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Riverside County Planning Department</p> | |

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| | <p>AQ-12: Provide site improvements, such as street lighting, street furniture, provisions for a bus turnout along Temescal Canyon Road, and sidewalks and/or pedestrian paths to encourage non-vehicular transportation.</p> <p>AQ-13: Implementing projects shall incorporate energy-saving measures to reduce GHG emissions on a project-wide basis to no more than 25,577 MTCO₂e per year. This equates to a 126 MTCO₂e reduction compared to the GHG calculation produced by CalEEMod for SP 327A1, less design features that will be added by implementing projects. The 126 MTCO₂e reduction may be met by design features, including but not limited to those that promote increased energy efficiency, lower water usage, lower mobile source emissions, and other features that reduce fossil fuel usage.</p> <p>AQ-14: Prior to the issuance of building permits, the Project Applicant shall provide evidence to the County of Riverside Building and Safety Department demonstrating that residential development incorporates the following measures to reduce water consumption and the associated energy-usage:</p> <p>a. All residences shall be designed in conformance with Riverside County Ordinance No. 859.2 and shall achieve an outdoor water demand of no more than seventy percent (70%) of its reference evapotranspiration.</p> <p>b. All residences shall be designed in conformance with Division 4.3 of the 2013 California Green Building Standards Code (Residential Mandatory Measures).</p> | <p>The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure AQ-12.</p> <p>The Riverside County Planning Department shall review implementing projects and verify compliance with Mitigation Measure AQ-13.</p> <p>The Riverside County Building and Safety Department shall review construction drawings for implement residential development and verify compliance with Mitigation Measure AQ-14</p> | <p>Implementing road improvement permits and tract maps and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Prior to issuance of building permits.</p> | <p>Riverside County Transportation Department</p> <p>Riverside County Planning Dept.</p> <p>Riverside County Building and Safety Dept.</p> | |

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| <p>V.I.F Water Resources</p> <p>Project implementation will result in increased demand for water supplies, increased demand on wastewater treatment facilities and decreased water quality due to an increase in pollutants entering the water supply through grading, operations, urban runoff and soil erosion.</p> | <p>Measures from EIR No. 441 for the Riverside County General Plan</p> <p>4.17.1A: Proponents of new development within unincorporated areas of Riverside County that consist of: a residential development of more than 500 dwelling units; a shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space; a commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space; a hotel/motel development of more than 5,000 rooms; an industrial, manufacturing/processing plant, or industrial park employing more than 1,000 persons or occupying more than 650,000 square feet of floor space or 40 acres of land; a mixed-use development that includes any of the previously referenced projects; or a project with a water demand equivalent to that used by 500 residential units shall be required to submit a water supply assessment prior to approval of a project. The water supply assessment shall include the following:</p> <ul style="list-style-type: none"> (a) Project description; (b) Water resources environmental setting; (c) Conservation and water recycling measures included in the project; (d) The identification of existing water entitlements, water rights, or water service contracts relevant to the water supply identified for a proposed project, and the amount of water received pursuant to such entitlements, rights, or contracts; (e) Project water demand; | <p>The Riverside County Transportation & Land Management Agency (TLMA) shall review all development proposals to verify compliance with Mitigation Measure 4.17.1A.</p> | <p>[Satisfied by LLWD Water Supply Assessment for Specific Plan No. 327.]</p> | <p>Riverside County Planning Department</p> <p>Riverside County Building and Safety Department</p> <p>Applicable Water Agencies</p> | <p>Less than Significant</p> |

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| | <p>(f) Water supply alternatives;</p> <p>(g) Preferred water supply alternative;</p> <p>(h) Impacts associated with use of the preferred water supply alternative;</p> <p>(i) Evaluation of compliance with the applicable Urban Water Management Plan;</p> <p>(j) Summary and conclusions; and</p> <p>(k) Technical appendices and attachment of supporting documents.</p> <p>Said water supply assessment shall be submitted to the County and applicable water supply agencies for review. Development shall not be permitted unless an adequate supply of water, available for use and sufficient to supply a proposed project, in wet and drought years, has been identified. Where water supply adequate to supply a project in its entirety does not exist, development of only those portions of a project with an adequate and available water supply shall be permitted. Evidence of the availability of adequate water supply shall be submitted to the County for review and approval prior to the issuance of development permits.</p> | | | |
| | <p>4.17.1C: Development within unincorporated areas of the County shall not use water of any source of quality suitable for potable domestic use for non-potable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other non-domestic use if suitable recycled water is available as provided in Sections 13550-13566 of the State Water Code and/or Sections 65591-65600 and 65601-65607 of the State Public Resource Code. Prior to the issuance of</p> | <p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1C.</p> | <p>Implementing project approvals and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department</p> |

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| | <p>any land use permit, the County shall determine to what extent and in which manner the use of recycled water is required for individual water projects. Future development shall be designed, constructed, and maintained in accordance with the recycled water measures mandated by the County.</p> <p>4.17.1D: Riverside County shall enforce compliance with federal, State, and local standards for water conservation within residential, commercial, or industrial projects. Prior to approval of any development within the County, the applicant shall submit evidence to Riverside County that all applicable water conservation measures have been met.</p> | <p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1D.</p> | <p>Implementing project approvals and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department</p> | |
| | <p>4.17.3A: New development that includes more than one acre of impervious surface area (including roofs, parking areas, streets, sidewalk, etc.), shall incorporate features to facilitate the onsite infiltration of precipitation and/or runoff into groundwater basins. Such features shall include (but not be limited to): natural drainage systems (where economically feasible), detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Where natural drainage systems are utilized for groundwater recharge, they shall be managed using natural approaches (as modified to safeguard public health and safety). Groundwater recharge features shall be included on development plans and shall be reviewed by the Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.</p> <p>4.17.5B: Point source pollution reduction programs shall fully adhere to applicable standards required</p> | <p>The Riverside County Building and Safety Department and the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.3A.</p> | <p>Implementing project approvals and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department Riverside County Flood Control and Water Conservation District</p> | |
| | <p>4.17.5B: Point source pollution reduction programs shall fully adhere to applicable standards required</p> | <p>The Riverside County Flood Control and Water</p> | <p>Implementing project approval</p> | <p>Riverside County Flood Control and</p> | |

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| | by federal, State, and local agencies. Prior to the approval of individual projects, Riverside County shall verify that the provisions of applicable point source pollution programs have been satisfied. | Conservation District and/or Riverside County Dept. of Environmental Health shall review all development proposals to verify compliance with Mitigation Measure 4.17.5B. | and as required in the Conditions of Approval. | Water Conservation District Riverside County Dept. of Environmental Health | |
| | 4.17.5C: Where development may contribute to a worsening of local or regional ground or surface water quality (as determined by the Riverside County Department of Environmental Health and/or RWQCB), a water quality analysis shall be prepared. The water quality analysis shall include (but shall not be limited to): an analysis of existing surface and subsurface water quality; an assessment of how the proposed development would affect existing water quality; an assessment of how the proposed development would affect beneficial uses of the water; and specific measures to limit or eliminate potential water quality impacts and/or impacts to beneficial uses of ground/surface water. Where determined necessary by the County or other responsible entity, the water quality analysis shall include, at an equal level of detail, potential impacts to tributary or downstream areas. The water quality analysis shall be submitted to the County and the RWQCB for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site. | The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5C. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board | |
| | 4.17.5D: The project applicant shall submit to the County and the RWQCB, for review and approval, evidence that the specific measures to limit or eliminate potential water quality impacts resulting from the entire development process, and will be implemented as set forth in the water quality analysis. Said evidence shall be submitted and | The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control | Implementing project approval and as required in the Conditions of Approval. | Riverside County Flood Control and Water Conservation District Riverside County Dept. of | |

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| | approved prior to issuance of any entitlement that would result in the physical modification of the project site. | Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5D. | | Environmental Health Regional Water Quality Control Board |
| | <p>4.17.5E: For each new development project, the following principles and policies shall be considered and implemented:</p> <p>(a) Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality.</p> <p>(b) Appropriate best management practices (BMPs) must be implemented to lessen impacts to waters of the United States and/or waters of the State of California resulting from development. Drainages should be left in a natural condition or modified in a way that preserves all existing water quality standards where feasible. Any discharges of sediment or other wastes, including wastewater, to waters of the United States or waters of the State must be avoided to the maximum extent practicable. All such discharges will require an NPDES permit issued by the Regional Water Quality Control Board (RWQCB).</p> <p>(c) Small drainages shall be preserved and incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable.</p> <p>(d) Any impacts to waters of the United States require a Section 401 Water Quality Standards</p> | <p>The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5E.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Flood Control and Water Conservation District</p> <p>Riverside County Dept. of Environmental Health</p> <p>Regional Water Quality Control Board</p> |

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| | <p>Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where avoidance is not practicable, impacts to these waters shall be minimized to the maximum extent practicable. Mitigation of unavoidable impacts must, at a minimum, replace the full function and value of the affected water body. Impacts to waters of the United States also require a Clean Water Act Section 404 Permit from the United States Army Corps of Engineers and a Streambed/Bank Alteration Agreement from the Calif. Department of Fish and Game.</p> <p>(e) The County shall encourage the use of pervious materials in development to retain absorption and allow more percolation of stormwater into the ground. The use of pervious materials, such as grass, permeable/porous pavement, etc., for runoff channels and parking areas shall also be encouraged. Lining runoff channels with impermeable surfaces, such as concrete or grouted rip-rap, will be discouraged.</p> <p>(f) The County shall encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff. These basins should be designed to detain runoff for a minimum time, such as 24 hours, to allow particles and associated pollutants to settle and to provide for natural treatment.</p> <p>(g) The County shall encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff. Native plant materials shall be used in replanting and hydroseeding operations, where feasible.</p> | | | |

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| | <p>(h) The County shall require that environmental documents for proposed projects in areas tributary to Canyon Lake Reservoir, Lake Elsinore, sections of the Santa Ana River, Fulmar Lake and Mill Creek (as a result of the proposed 2002 303 (d) listing of these water bodies) include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts in accordance with the controls that may be applied pursuant to State and Federal regulation. Environmental documents shall acknowledge that additional requirements may be imposed in the future for projects in areas tributary to the water bodies listed above.</p> <p>(i) The County shall ensure that in new development, post-development stormwater runoff flow rates do not differ from the pre-development stormwater runoff flow rates.</p> <p>(j) All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater.</p> <p>(k) The County shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space will be considered.</p> <p>(l) The County shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body.</p> | | | |

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| | <p>(m) The County shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels or waterways.</p> | | | |
| | <p>Project Specific Mitigation Measures WS-1: To provide the capacity needed to handle the project's wastewater output at full buildout of the region, project developer shall:</p> <p>(a) Install a wastewater pumping station on Temescal Canyon Road to accommodate flows from the Toscana project.</p> <p>(b) Fund fair share improvements the Lee Lake Water District's improvements of the Lee Lake Reclamation Facility to expand its capacity to treat flows from the Toscana project.</p> <p>(c) The timing of these improvements will be at the discretion of LLWD. Thus, dwelling unit construction onsite may occur as capacity allows to ensure development does not exceed LLWD wastewater treatment capability.</p> | <p>The Riverside County Dept. of Environmental health shall review all development proposals to verify compliance with Mitigation Measure WS-1 during the approval process for each implementing project.</p> | <p>Implementing project approvals and as required in the Conditions of Approval.</p> | <p>Riverside County Dept. of Environmental Health Lee Lake Water District</p> |

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| VI.J Biological Resources Project implementation will result in loss or degradation of biological resources on the site and will also result in indirect impacts to biological resources onsite and in the vicinity. | Measures from EIR No. 441 for the Riverside County General Plan: | | | | |
| | 4.6.1A: Comply with Riverside County Planning Department Biological Report Guidelines to include an analysis of the potential for a proposed project to result in direct mortality of individuals listed, proposed or candidate species, or loss of habitat occupied by such species and sensitive habitats. (Completed in conjunction with the preparation of the Specific Plan and EIR analysis). | The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.1A. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Department | Less Than Significant |
| | 4.6.3A: Construct treatment wetlands outside of natural wetlands, allowing treatment of runoff from developed surfaces prior to entering natural stream systems. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and man-made biofiltration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash). | The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.3A. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Department | Less Than Significant |
| 4.6.6B: Comply with the County's "Oak Tree Management Guidelines," including the use of replacement plantings with acorns or oak saplings, when it is determined to be biologically sound and appropriate to do so. (All qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (Quercus agrifolia), or other appropriate local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where applicable, qualifying coast live oaks indirectly impacted by project construction due to the inability to obtain 100% avoidance of the applicable protective zones or changes to hydrology | See Mitigation Measure BIOL-7, below. | See Mitigation Measure BIOL-7, below. | See Mitigation Measure BIOL-7, below. | Less Than Significant | |

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| | <p>affecting oak viability, shall be mitigated with additional replacement oaks at a 1:1 ratio. All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (<i>Quercus berberidifolia</i>) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (<i>Quercus agrifolia</i>) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio. This mitigation shall be performed as outlined in Mitigation Measure BIOL-7, below).</p> | | | |
| | <p>4.6.7B: Avoid or minimize interruption of natural processes of local ecosystems. (The project footprint is designed to minimize these interruptions by generally avoiding Temescal Wash, preserving corridors onsite and ultimately preserving approximately 510 acres of the project site as open space).</p> | <p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.7B.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department</p> |
| | <p>4.6.7D: Construct facilities to treat non-point source runoff outside natural stream systems thereby allowing only treated runoff to enter natural stream systems. Treatment facilities may be mechanical (i.e., filtration devices within storm drain systems), biological (i.e., constructed wetlands at storm drain outfalls) or a combination of the two. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and man-made bio-filtration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash).</p> | <p>The Riverside County Planning Department and/or Flood Control and Water Conservation District shall require compliance with the provisions of Mitigation Measure 4.6.7D.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department and/or Flood Control and Water Conservation District</p> |

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| | <p>4.6.7E: The following measures will be implemented to mitigate the potential spread of invasive plant species from construction areas:</p> <p>(a) Soil exposed during construction and maintenance activities shall be landscaped utilizing seeds, cuttings and/or plant material from locally adapted species to preclude the invasion of noxious weeds. The use of site-specific materials, which are adapted to local conditions, will increase the likelihood of successful revegetation while maintaining the genetic integrity of the local ecosystem. Accordingly, arrangements will be made several months in advance of planting to ensure that site-specific plant materials are available for the scheduled planting time. In addition, a qualified botanist shall visit the project site during the appropriate season to collect the native plant material. If local propulgate are not available and/or cannot be collected in sufficient quantities, materials collected or grown from other sources within Southern California will be sub-stituted. For widespread native herbaceous species that are likely to be genetically homogenous, seed from commercial sources may be used.</p> <p>(b) Seed purity shall be certified by planting only seeds labeled under the California Food and Agriculture Code and/or seeds that have been tested within a year by a seed laboratory certified by the Association of Official Seed Analysts or by a seed technologist certified by the Society of Commercial Seed Technologists.</p> <p>(c) Construction equipment, before entering or leaving the site, will be inspected and cleaned of mud or other debris that may contain invasive plants and/or seeds to reduce the potential of</p> | <p>The project proponent shall incorporate Mitigation Measure 4.6.7E in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.</p> | <p>Prior to grading plan approval.</p> | <p>Riverside County Building and Safety Department</p> |

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| | spreading noxious weeds. | | | | |
| | (d) Vehicles with loads carrying vegetation shall be covered, and vegetative materials removed from the site shall be disposed of in accordance with all applicable laws and regulations. | | | | |
| | Project-Specific Mitigation Measures: | | | | |
| | BIOL-1: The project shall include the preservation of approximately 510 acres of onsite open space. This open space shall be protected through conveyance to the Western Riverside County Regional Conservation Authority or other acceptable entity for maintenance and management of wildlife and habitat functions and values. | The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-1. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Environmental Programs Dept. | |
| BIOL-2: Project Applicant shall pay the sum of \$331,500 for the purpose of offsite open space land acquisition. The \$331,500 (and the MSHCP fees are intended to be used by the County for acquisition of real property for habitat conservation. | The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-2. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Environmental Programs Dept. | | |
| BIOL-3: All of the Temescal Wash floodplain within the onsite open space areas (other than that within road rights-of-way, flood control easements or other easements) and other drainages shall be protected through conveyance conservation easement dedication or other suitable instrument to an entity acceptable to the Western Riverside County Regional Conservation Authority for maintenance and management of wildlife and habitat functions and values. | The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-3. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Environmental Programs Dept. | | |
| BIOL-4: Pursuant to MSHCP Section 7.5.3, all habitat clearing to occur within the Temescal Wash portion of the project site shall occur outside of the period of peak riparian bird breeding, defined for | The Riverside County Environmental Programs Dept. shall require compliance with the | Implementing project approval and as required in the Conditions of | Riverside County Environmental Programs Dept. | | |

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| | <p>these purposes as between March 1st and June 30th. Prior to any construction activities between March 1st and June 30th to occur within 100 meters (328 feet) of riparian habitat denoted as potentially occupied by LBV, a focused survey shall be performed to determine if least Bell's vireo is utilizing the habitat. If the species is found, no construction or grading activities will occur within 100 meters of the habitat between March 1st and June 30th to avoid disturbing any breeding/nesting vireos. Any ground-disturbing work within 100 meters of the area shall be subject to monitoring by a biological monitor on a weekly basis or as deemed appropriate by Riverside County.</p> <p>Prior to initiating clearing or grubbing activities in upland habitat during the nesting bird breeding season (February 1 to August 31), a Nesting Bird Clearance Survey report shall be prepared by a qualified biologist and submitted to the Riverside County Environmental Programs Department for review and approval. Clearing of upland habitat shall only be permitted to occur during the February 1 to August 31 nesting bird breeding season if the Nesting Bird Clearance Survey documents that nesting is complete and habitat clearing would not adversely affect nesting birds.</p> | <p>provisions of Mitigation Measure BIOL-4.</p> | <p>Approval.</p> | |
| | <p>BIOL-5: Riparian habitat impacted as a result of project development will be mitigated at a ratio of 3:1, with the exception of tamarisk scrub. Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a ratio of 1:1. Mitigation will occur by approximately 17.2 acres of on-site mitigation, with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County</p> | <p>The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-5.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Environmental Programs Dept.</p> |

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| | Mitigation Measure(s) | Specific Action to be Taken | Time Frame | |
| | <p>of Riverside and state and federal resource agencies with jurisdiction.</p> <p>Prior to the issuance of a grading permit, the Project Applicant shall obtain the necessary authorizations from applicable state and federal regulatory agencies for proposed impacts to jurisdictional waters and riparian/riverine habitats.</p> <p>Authorizations required include a Section 404 Permit from the ACOE, Section 1602 Streambed Alteration Agreement from the CDFW, and a Section 401 Water Quality Certification/ Waste Discharge Requirement from the RWQCB.</p> | | | |
| | <p>BIOL-6: Impacts to the riparian habitat within drainages affected by project-related hydrological changes shall be minimized through storm drain system design provisions determined necessary and appropriate in consultation with the ACOE and Regional Water Quality Control Board. Such measures may include, but not be limited to: (1) provision of additional riparian revegetation within Temescal Wash onsite and (2) use of soft-bottomed surface channels for conveyance of urban runoff onsite and use of riparian habitat (herbaceous wetlands) for biofiltration of urban runoff.</p> | <p>The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-6.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Environmental Programs Dept.</p> <p>And/or Flood Control & Water Conservation District</p> |
| | <p>BIOL-7: All qualifying coast live oaks permanently impacted by project development, on-site or off-site, shall be mitigated through replacement with saplings of coast live oak (<i>Quercus agrifolia</i>) or other local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly impacted by project construction due to the inability to avoid these trees' "protective zones" or due to hydrological changes affecting oak viability,</p> | <p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-7.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> |

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| | Mitigation Measure(s) | Specific Action to be Taken | Time Frame | Responsible Party | |
| | <p>additional "replacement oaks" will be planted at a 1:1 mitigation ratio. Based on an oak tree survey conducted in 2013, 12 naturally occurring oaks (requiring replacement with 36 oaks) and 23 planted oaks (requiring replacement with 46 oaks) would be impacted. A minimum of 82 coast live oak trees shall be included in the project's vegetation plan.</p> <p>All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (<i>Quercus berberidifolia</i>) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (<i>Quercus agrifolia</i>) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio.</p> <p>Prior to grading, an Oak Tree Management Plan shall be incorporated into the riparian mitigation plan, establishing planting details and specifications and success criteria for all replacement oaks.</p> | | | | |
| | <p>BIOL-8: Where road landscaping crosses or is adjacent to natural open space, the landscaping of said areas shall include native trees which, once established, will provide canopy for birds and wildlife use as habitat and as a movement corridor.</p> | <p>The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-8.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> | |
| | <p>BIOL-9: Edge effects to open space adjacent to the development envelope shall be mitigated through the implementation of the following measures pursuant to MSHCP Section 6.1.4:</p> <p>(a) Drainage: The project shall incorporate all measures required by the National Pollutant Discharge Elimination System (NPDES) to ensure that the quantity and quality of runoff discharged</p> | <p>The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation District shall require compliance with the provisions of Mitigation Measure BIOL-9.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Environmental Programs Dept. And/or Flood Control & Water Conservation District</p> | |

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| | <p>into Temescal Wash is not altered in an adverse way when compared to pre-existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from the project (including paved areas) into Temescal Wash. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm the biological resources and ecosystem processes occurring within Temescal Wash. These means may include use of a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.</p> <p>(b) Toxics: The plans developed for maintenance of common area landscaping and the FMZs onsite, as well as the HMP developed for the ACOE, shall include provisions to ensure that no potentially toxic chemicals or bioproducts (such as manure) are used where they could cause discharge and harm to the riparian habitat within Temescal Wash.</p> <p>(c) Lighting: Night lighting shall be directed away from the onsite open space, including Temescal Wash, to protect species within the habitat. Shielding shall be incorporated into all project lighting, where appropriate, to ensure ambient lighting does not adversely impact the preserved portions of Temescal Wash.</p> <p>(d) Noise: A noise analysis performed for the project has indicated that acceptable residential noise levels onsite will occur or can be obtained through the use of setbacks, berms or walls. Project design includes setbacks (buffer zones) between the development uses and Temescal Wash that will aid in buffering noise impacts within the open space.</p> | | | | |

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| | <p>(e) Invasive Plants: None of the invasive plant species listed in MSHCP Table 6-2 shall be used in any of the open space areas onsite. In addition, the project's plant palette and landscaping plans shall be subject to similar constraints, as set forth in Sections III.A-7 and IV.B of the Specific Plan.</p> <p>(f) Barriers: Along the residential portions of the project which are adjacent to Tennesseal Wash (Planning Areas 1, 4 and 5), walls or fences will be used to enclose backyards in order to prevent unauthorized public access, noise, light and pollutants from occurring within the adjacent portion of Tennesseal Wash. Other areas in which unauthorized access into the wash may occur shall be barred, where needed, through the use of native landscaping, rocks or boulders, fencing, walls, signage or other appropriate mechanisms.</p> <p>(g) Grading and Land Development: Pursuant to the MSHCP, none of the manufactured slopes or fuel management zones within the project site shall be placed within the onsite open space of Planning Areas 26a through 26h.</p> | | | |
| | <p>BIOL-10: The Toscana project shall adhere to the "Standard Best Management Practices" (BMPs) outlined in Appendix C of the MSHCP. Specifically:</p> <p>(a) A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitat, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the</p> | <p>The Riverside County Building & Safety Dept. and/or Planning shall require compliance with the provisions of Mitigation Measure BIOL-10.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Environmental Programs Dept. And/or Building & Safety Dept.</p> |

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| | <p>MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.</p> <p>(b) Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements.</p> <p>(c) The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.</p> <p>(d) [For project affecting streams, drainages or rivers], the upstream and downstream limits of the project's [area of] disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.</p> <p>(e) Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks and adjacent upland habitats used by target species of concern.</p> <p>(f) Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.</p> <p>(g) When stream flows must be diverted, the diversions shall be conducted using sandbags or</p> | | | |

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| | <p>other methods requiring minimal in-stream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.</p> <p>(h) Equipment storage, fueling and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, USFWS, CDFG and RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.</p> <p>(i) Erodible fill material shall not be deposited into water courses. Brush, loose soils or other similar debris material shall not be stockpiled within a stream channel or on its banks.</p> <p>(j) The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.</p> <p>(k) The removal of native vegetation shall be</p> | | | |

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| | <p>avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours [or other appropriate contours] and revegetated with appropriate native species.</p> <p>(l) Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.</p> <p>(m) To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).</p> <p>(n) Construction employees shall strictly limit their activities, vehicles, equipment and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.</p> <p>(o) The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.</p> <p>BIOL-11: To mitigate for the loss of 392 Coulter's matilija poppy, of which 366 are associated with project site access (construction of the Toscana Drive culvert crossing), the species shall be</p> | | | |
| | | The Riverside County Planning Department and/or Riverside County Environmental Programs | Implementing project approval and as required in the Conditions of | Riverside County Planning Dept. and/or Riverside County |

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| | included in the planting/seed palette in the on-site mitigation area. A minimum of 392 poppies shall be planted on-site and additional matilija poppy seed shall be included in the seed mix. | Department shall require compliance with the provisions of Mitigation Measure BIOL-11. | Approval. | Environmental Programs Dept. | |
| VI.K Cultural Resources Construction of the project has the potential to result in the disturbance of previously undiscovered historical and archeological resources. | Project-Specific Mitigation Measures: | | | | |
| | CULT-1: Archeological monitoring of all rough grading associated with the project shall be conducted by a qualified archeological monitor in coordination with a Pechanga Tribal monitor. Such monitoring shall also include ground-disturbing activities occurring within 100 feet of the known archeological site (CA-RIV-1089). | The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-1. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Dept. | Less Than Significant |
| | CULT-2: Prior to any clearing, grubbing or earthmoving activities on the project site, a pre-construction project meeting with the development staff, construction crews, the archeological monitors, and the Pechanga Tribal monitors shall be held by the project applicant to ensure that all workers on the site understand and comply with the mitigation measures required during construction. | The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-2. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Dept. | |
| | CULT-3: The archeological resource monitors and the Tribal monitors shall have the authority to temporarily halt and/or re-direct construction activities in the event of the discovery of a cultural artifact for the purpose of evaluating its cultural significance. Such evaluation, which shall involve both the archeological resource and Tribal monitors, shall take place on the property immediately upon discovery of the artifact. The temporary halt shall not unreasonably or unduly interfere with ongoing grading activities occurring in adjacent areas of the property and outside of the immediate vicinity of the discovery. In the event the archeologist, Tribal monitors and/or Lead Agency conclude that it will | The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-3. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Dept. | |

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| | Mitigation Measure(s) | Specific Action to be Taken | Time Frame | | Responsible Party |
| | take longer than 48 hours to fully evaluate the significance of the discovery, said parties agree to meet and confer in good faith within this same time frame to discuss and agree upon a means to streamline the process and minimize further grading delays. | | | | |
| | CULT-4: In the event that a cultural artifact is encountered when an archeological or Pechanga Tribal monitor is not present, earthmoving activities shall be halted or diverted away from the site of the find until the monitors are called to the location immediately to evaluate the remains. | The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-4. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Dept. | |
| | CULT-5: If human remains are encountered during any project construction activities, the Riverside County Coroner shall be notified immediately. And, in accordance with State Health and Safety Code Section 7050.5, no further disturbance shall occur at the location until the Riverside County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that the burial is not historic but prehistoric, the Native American Heritage Commission shall be contacted to determine the remains' most likely descendent (MLD) for this area. The MLD will submit its recommendations for treatment. | The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-5. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Dept. | |
| | CULT-6: The known archeological site (CA-RIV-1089) is located within a portion of the project site that shall not be disturbed by grading and shall be preserved in its natural state. To ensure avoidance of the archeological site, it shall be protected through dedication, permanent conservation easement or placement of a no-disturbance restriction on the County Environmental Constraints Sheet (ECS) for the parcel in which the site is | The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-6. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Dept. | |

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| VII.L Aesthetic Resources Project implementation will result in the conversion of undeveloped land to urban/ suburban uses, alter the region's | located. The Pechanga Tribe will be given the opportunity to accept the conservation easement for this site pursuant to California Government Code Section 65562.5. The County and project applicant will consult with the Pechanga Tribe concerning the details as to how the site will be preserved and managed in a culturally appropriate manner. | | | | |
| | <p>CULT-7: The project applicant/developer shall make all reasonable efforts to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians prior to obtaining a grading permit. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction, as well as provisions for tribal monitors. If such Agreement cannot be completed within ninety (90) days from the date that a first draft is delivered by project applicant to Pechanga, then project applicant and Pechanga agree to meet and confer in good faith with the Lead Agency in order to discuss and attempt to resolve the remaining terms in the Treatment Agreement.</p> <p>CULT-8: The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.</p> | <p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-7.</p> <p>The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-8.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Dept.</p> <p>Riverside County Planning Dept.</p> | |
| <p>VII.L Aesthetic Resources</p> <p>Project implementation will result in the conversion of undeveloped land to urban/ suburban uses, alter the region's</p> | | | | | |
| <p>Measures from EIR No. 441 for the Riverside County General Plan:</p> <p>4.4.2A: Riverside County shall require that sources of lighting within the General Plan area be limited to the minimum standard required to ensure safe circulation and visibility.</p> | | | | | |
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| viewshed and introduce sources of light and glare into a previously undeveloped area. | 4.4.2C: Riverside County shall require exterior lighting for buildings to be of a low profile and intensity. | The Riverside County Transportation Department shall verify compliance with the provisions of Mitigation Measure 4.4.2B during the plan review of development projects. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Transportation Department | |
| | 4.4.2E: The County shall participate in Palomar Observatory's "dark sky" conservation area. | The Riverside County Planning Department shall verify compliance with the provisions of Mitigation Measure 4.4.2E via implementation of the Specific Plan's Design Guidelines relating to night lighting, during the plan review of development projects. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Planning Department | |
| VII.A Circulation and Traffic Project implementation will result in increased traffic on the roads in the area. | Measures from EIR No. 441 for the Riverside County General Plan: | | | | |
| | 4.16.1A As part of its review of land development proposals, the County shall require project proponents to make a "fair share" contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the appropriate level of service (LOS D within Community Development Areas designated by the 2002-3 Riverside County General Plan and within adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of Community Development Areas). The fair share | The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1A. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Transportation Department | Less Than Significant |

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| | contribution shall be based on the percentage of project-related traffic to the total future traffic. | | | |
| | 4.16.1B As part of its review of land development proposals, the County shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometries necessary to provide the appropriate levels of services. | The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1B. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Transportation Department |
| | Project-Specific Mitigation Measures: CIRC-1: Site Access: The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive and Toscana Drive. Traffic signals shall be provided at the two project access points. | The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-1 during the approval process for each implementing project. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Transportation Dept. |
| | CIRC-2: Onsite Roadway Improvements: The circulation recommendations for the Toscana Specific Plan are described as follows: (a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive and Toscana Drive) along Temescal Canyon Road. (b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive, of a length determined by the project's traffic study. Construct a southbound left turn lane for traffic turning from Temescal Canyon Road | The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-2 during the approval process for each implementing project. | Implementing project approval and as required in the Conditions of Approval. | Riverside County Transportation Dept. |

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| | <p>onto Toscana Drive, of a length determined by the project's traffic study. The construction of through lanes may be a TUMF improvement.</p> <p>(c) Construct Temescal Hills Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.</p> <p>(d) Construct Toscana Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.</p> <p>(e) Construct "A" Street within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.</p> <p>(f) Onsite traffic signage and striping should be implemented in conjunction with detailed construction plans for the project site.</p> <p>(g) Sight distance at each project access roadway shall be reviewed with respect to standard Caltrans and Riverside County sight distance standards at the time of preparation of final grading, landscape and street improvement plans.</p> | | | |
| | <p>CIRC-3: Offsite Roadway Improvements: Required intersection improvements are shown on EIR Table VII.A-8.</p> <p>(a) The project shall contribute to the installation of offsite traffic signals when warranted through payment of appropriate traffic signal mitigation fees, through the County's development impact fee</p> | <p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-3 during the approval process for each implementing project.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Transportation Dept.</p> |

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| | <p>(DIF) for traffic signals pursuant to County Ordinance 659.12.</p> <p>(b) The project shall participate on a fair share basis in the realignment of De Palma Road south of Indian Truck Trail (proposed future Sycamore Creek Road) to be opposite Campbell Ranch Road and the widening of De Palma Road to a Major (118-foot right-of-way). It should be noted that there are other developments (i.e., Sycamore Creek Specific Plan) located in the vicinity of De Palma Road that may be conditioned to construct and re-align the roadway.</p> <p>(c) The project shall participate in funding or construction of offsite improvements that are needed to serve existing plus ambient plus project plus cumulative and long-range buildout conditions through the payment of Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) fees and Development Impacts Fees (DIF).</p> <p>(d) Freeway interchange improvements, railroad grade separations and arterial widening projects are included in the TUMF program. In the study area, the following improvements are included in the TUMF program:</p> <ul style="list-style-type: none"> - Temescal Canyon Road (along the entire length of the existing roadway alignment). The project's through-lane improvements to Temescal Canyon Road may be a TUMF improvement. - Indian Truck Trail (from Temescal Canyon Road to the Interstate 15 interchange). - The Interstate 15 / Temescal Canyon Road interchange. | | | |

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| | <p>- The Interstate 15 / Indian Truck Trail interchange.</p> <p>(e) A traffic study shall be prepared associated with each implementing tract map. The tract-map level traffic studies shall identify roadway improvements necessary to achieve the required Level of Service and that shall be in place concurrent with development. If not otherwise funded and constructed, the project may be required to fund and/or construct the necessary improvements. Reimbursement to the project for such funding or construction shall be provided in accordance with adopted policies with respect to reimbursement.</p> | | | | |
| | <p>CIRC-4: Transportation System Management Actions: The developer should comply with the Riverside County trip reduction ordinance (No. 726) adopted on January 26, 1993.</p> <p>The following County Transportation Department conditions shall be implemented:</p> <p>10.TRANS.3 SP - SP 327 / IMPROVEMENTS All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.</p> <p>10.TRANS.4 SP - SP 327 / WRCOG TUMF The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.</p> | <p>The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-4 during the approval process for each implementing project.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Transportation Dept.</p> | |

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| | <p>30. PRIOR TO ANY PROJECT APPROVAL</p> <p>30. TRANS.1 SP - SP 327 / TS INSTALLATION The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:</p> <ul style="list-style-type: none"> - Temescal Canyon Road / Temescal Hills Drive - Temescal Canyon Road / Toscana Drive - Temescal Canyon Road / Glen Ivy Road - Temescal Canyon Road / Indian Truck Trail - De Palma Road / Indian Truck Trail <p>with no fee credit given for Traffic Signal Mitigation Fees.</p> <ul style="list-style-type: none"> - I-15 NB Ramps / Indian Truck Trail - I-15 SB Ramps / Indian Truck Trail - Temescal Canyon Road / Indian Truck Trail - Temescal Canyon Road / Horsethief Canyon Road - Temescal Canyon Road / Campbell Ranch Road - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) North - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) South <p>with fee credit eligibility.</p> <p>30. TRANS.1 SP - TEMESCAL CANYON BYPASS CF The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair</p> | | | |

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III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36593

| Impact | Mitigation Associated with the Impact | | | Level of Significance After Mitigation |
|--------|--|-----------------------------|------------|--|
| | Mitigation Measure(s) | Specific Action to be Taken | Time Frame | |
| | <p>share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.</p> <p>30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 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.</p> <p>30.TRANS.3 SP - SP 327 / TS GEOMETRICS The following improvements are required for full build-out of the Toscana Specific Plan. Timing of improvement construction shall be determined by the completion of traffic studies for each implementing tract map. The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometrics: Northbound: one through lanes Southbound: one left-turn lane, two through lanes Eastbound: one trap right-turn lane Westbound: one left-turn lane, one right-turn lane The intersection of Temescal Canyon Road (NS) and Toscana Drive South (EW) shall be improved to provide the following geometrics: Northbound: two through lanes</p> | | | |

Toscana

III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36593

| Impact | Mitigation Associated with the Impact | | | Level of Significance After Mitigation |
|--------|---|-----------------------------|------------|--|
| | Mitigation Measure(s) | Specific Action to be Taken | Time Frame | |
| | <p>Southbound: one left-turn lane, two through lanes Eastbound: N/A Westbound: one left-turn lane, one right-turn lane</p> <p>The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries (Note – this improvement has been constructed):</p> <p>Northbound: one through lane Southbound: one through lane, one right turn lane Eastbound: two left-turn lanes, one right-turn lane Westbound: N/A</p> <p>The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:</p> <p>Northbound: one left-turn lane, one shared left turn lane, one right-turn lane, one shared right turn lane Southbound: N/A Eastbound: two left-turn lanes, two through lanes Westbound: two through lanes, one right turn lane</p> <p>The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:</p> <p>Northbound: N/A Southbound: one left-turn lane, one right-turn lane, one shared right turn lane Eastbound: three through lanes, one right-turn lane Westbound: one left-turn lane, two through lanes</p> <p>30. TRANS.4 SP - SP 327 / INTERSECTION SPACING Temescal Canyon Road is designed as an Arterial Highway with a minimum intersection spacing of 1,320 feet, as stated in the Riverside County Standards. The proposed intersection of Temescal</p> | | | |

Toscana

III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36593

| Impact | Mitigation Associated with the Impact | | | | Level of Significance After Mitigation |
|--|---|---|---|---|--|
| | Mitigation Measure(s) | Specific Action to be Taken | Time Frame | Responsible Party | |
| | Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass, as approved by the Transportation Department. | | | | |
| VII.D Law Enforcement Services | | | | | |
| Project will introduce people and property into a previously undeveloped area, resulting in increased demand for law enforcement services. | Measures from EIR No. 441 for the Riverside County General Plan | | | | |
| | <p>4.15.2B: The TLMA [County Transportation and Land Management Agency] shall inform the Riverside County Sheriff's Department of the existence of all new homeowner's associations within the County. The Riverside County Sheriff's Department shall coordinate with homeowner's associations to establish a Neighborhood Watch Program.</p> | <p>The Riverside County Planning Department shall notify the County Sheriff's Department of any new HOA's. The County Sheriff's Department is responsible for coordinating with the new HOA's to establish Neighborhood Watch Programs, as appropriate.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department Riverside County Sheriff's Department</p> | <p>Less Than Significant</p> |
| | 4.15.2D: The County shall require the development applicant to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities. | <p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.2D.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department</p> | |
| VII.H Utilities | | | | | |
| Project will introduce people and property into a previously undeveloped area, resulting in increased demand for utilities. | Measures from EIR No. 441 for the Riverside County General Plan | | | | |
| | <p>4.8.1A: The County shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.</p> | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation measure 4.8.1.A.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department</p> | <p>Less Than Significant</p> |

Toscana

III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36593

| Impact | Mitigation Associated with the Impact | | | | Level of Significance After Mitigation |
|--|--|---|---|--|--|
| | Mitigation Measure(s) | Specific Action to be Taken | Time Frame | Responsible Party | |
| | <p>4.8.1B: The County shall review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the future proposed project.</p> | <p>The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.8.1.B.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Building and Safety Department</p> | |
| VII.I Solid Waste | | | | | |
| <p>Project will introduce people and property into a previously undeveloped area, resulting in increased demand for solid waste disposal services and landfill capacity.</p> | <p>Measures from EIR No. 441 for the Riverside County General Plan</p> | | | | |
| | <p>4.15.3E: The County shall require all future commercial, industrial and multi-family residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.</p> | <p>The Riverside County Waste Management Department shall review all development proposals to verify compliance with Mitigation measure 4.15.3E.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Waste Management Department</p> | <p>Less Than Significant</p> |
| | <p>4.15.3F: The County shall require all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.</p> | <p>The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.3F.</p> | <p>Implementing project approval and as required in the Conditions of Approval.</p> | <p>Riverside County Planning Department</p> | |

As determined by EIR No. 441 for the Riverside County General Plan, development authorized by the General Plan will result in several unavoidable significant cumulative impacts, including: regional air quality, water supply demand, biological resources, conversion of open space to urban uses and circulation. The project will contribute incrementally to these cumulative impacts.

All other areas of potential impact were evaluated and found to be insignificant and not require mitigation measures.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a schedule "A" phased subdivision of 201.94 acres into 432 Medium Density Residential (MDR) lots that range from 4,500 to 5,850 square feet and 170 Medium High Density Residential (MHDR) lots that will have a minimum lot size of 3,619 square feet. In addition, the proposed project will have 21 lettered lots on approximately 56.8 acres which will be dedicated for neighborhood parks, pocket parks, open space, water quality/detention basins, and for infrastructure improvements. The proposed project will encompass Planning Areas 1,2,3,4 and 5 of the proposed Toscana Specific Plan Amended No. 1 (SP327A1).

10. EVERY. 1 SPA - Amendment Description INEFFECT

This Specific Plan Amendment:

Creates a private, gate-guarded community;

Increases the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres,

Decreases the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increases the target number of homes in MDR neighborhoods from 694 to 895;

Decreases the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreases the target number of homes in MHDR neighborhoods from 519 to 338;

Decreases the acreage of High Density Residential (HDR) land uses from 28.8 acres 21.3 acres and decrease the target number of homes in HDR neighborhoods from 230 to 210;

Converts the 4.4-acre commercial retail site to an active public park of 5.3 acres;

Increases and reprograms designated parkland from 18.7 acres to 21.4 acres;

Adds 1.2 acres of stormwater water quality features to meet

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10. GENERAL CONDITIONS

10. EVERY. 1 SPA - Amendment Description (cont.) INEFFECT

current best management practices;

Creates a new 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and

Refines the internal circulation system to accommodate the modified land use plan.

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.

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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.3659 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36593 Amended No. 1, dated November 10, 2014

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

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 327A1 shall include the following:

a. Specific Plan Document, which shall include:

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

b. Final Environmental Impact Report No. 439 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (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
7. All Addenda.

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. 327A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 327A1 Screencheck No. 3 Dated 8/7/14.

CHANGE OF ZONE = Change of Zone No. 07807.

EIR = Environmental Impact Report No. 439.

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

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

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10. GENERAL CONDITIONS

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 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.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompactation, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 1 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. 2 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. 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-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. 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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10. GENERAL CONDITIONS

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 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

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10. GENERAL CONDITIONS

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

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. 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 &

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

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. 20 MAP - CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 21 MAP - SPECIAL INSPECTIONS RECOMMND

In accordance with Ordinance 457 the applicant/developer shall provide periodic inspections for the following types of construction: cribwall.

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 36593 is proposing to receive potable water and sanitary sewer service from Lee Lake Water District (LLWD). 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.

Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: "Toscana Specific Plan (TTM No. 36593)
Noise Impact Analysis, County of
Riverside" dated November 20, 2013"
JN:08682-03

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36593 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated December 16, 2013 c/o Steve Hinde (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 3 ENV SITE ASSESSMENT REVIEW RECOMMND

Based on the information provided in the "Phase 1 Environmental Assessment Report" prepared by McAlister GeoScience dated March 26, 2013 and a site visit conducted by RCDEH-ECP staff and with the provision that information was accurate and representative of site conditions,

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10. GENERAL CONDITIONS

10.E HEALTH. 3 ENV SITE ASSESSMENT REVIEW (cont.) RECOMMND

RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

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. 1 SP-#71-ADVERSE IMPACTS INEFFECT

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

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

Schedule _ 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.

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10. GENERAL CONDITIONS

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

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of 2013 California Fire Code, subject to the approval by the Riverside County Fire Department.

10.FIRE. 4 SP-#95-HAZ FIRE AREA INEFFECT

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

10.FIRE. 5 SP-#96-ROOFING MATERIAL INEFFECT

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

10.FIRE. 6 SP-#97-OPEN SPACE INEFFECT

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

10.FIRE. 7 SP-#85-FINAL FIRE REQUIRE INEFFECT

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

10.FIRE. 8 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

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10. GENERAL CONDITIONS

10.FIRE. 8 SP-#47 SECONDARY ACCESS (cont.) INEFFECT

maintained through out any phasing.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 36593 is a proposal to subdivide and develop approximately 201.94-acres for residential lots within Tract 36643/Phase 1 of the Toscana Specific Plan (SP 327A1). The site is located in the Temescal Canyon area east of Interstate 15, on the east side of Temescal Canyon Road and north of the Indian Truck Trail/Interstate 15 interchange. Tract 36643 will construct a majority of the infrastructure (roads, storm drains, water quality features, sewer, water, etc.) and provide large mass graded lots. Tract 36593 is subdividing those large mass graded lots for single family residential development. While the construction of some smaller drainage facilities may be required, Tract 36593 is dependent upon the construction of the infrastructure of Tract 36643. Therefore, unless otherwise approved by the District, the final approval of any development within Tract 36593 will require completion of the drainage improvements of Tract 36643.

The major drainage and water quality issues of the area have been addressed with the conditions of approval for Tract 36643 and Specific Plan 327A1.

The construction of additional storm drains, extending from storm drain constructed under Tract 36643, may be required for the development of the individual lots/phases of Tract 36593. Protection from 100-year storm runoff flooding for each lot/phase of Tract 36593 will be required as this development is processed.

For water quality mitigation, Tract 36643 will construct large water quality basins/bmp features which have been sized to accommodate the required mitigation necessary for all of the specific plan's development under the current Regional Board's regulations. However, as each lot/phase of Tract 36593 is processed, if it is determined that the water quality mitigation provided by these facilities no longer meets the necessary mitigation required or if the Regional Board's regulations change, additional mitigation measures may need to be constructed.

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10. GENERAL CONDITIONS

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

Storm drain inlets outside of road right of way (terrace drains, slopes, maintenance access roads, etc.) shall be designed to collect 2 times the tributary Q100.

10.FLOOD RI. 2 MAP SUBMIT F-WQMP FOR TR 36593 RECOMMND

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot of Tract 36593 unless it can be shown that the WQMP approved for Tract 36643 provides the necessary mitigation required by the Regional Water Quality Control Board and the additional development meets the latest MS4 permit requirements.

10.FLOOD RI. 4 SP SPANISH HILLS FLOW MIT INEFFECT

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" community to the west of the project have constructed improvements within the existing watercourses downstream of this development and these downstream properties are sensitive even to minor flows. The 100-year flow rates shall be attenuated to no more than 50-percent of the pre-developed flow rate (based on the governing 100-year event) at all specific plan outfall locations tributary to Spanish Hills.

10.FLOOD RI. 6 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. 7 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 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. 10 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. 12 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. 18 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. 19 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 19 MAP WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

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. 22 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.

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAIL GRADING RECOMMND

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of Phase I construction.

10.PARKS. 2 MAP - GENERAL TRL REQUIREMENT RECOMMND

On the final map:

1. Indicate interior regional trail as indicated in Figure III.A-14 (around PA 1 and PA 25A) on the Tentative Tract Map No. 36643. Provide cross section that reflects the Regional Trail Parks-3001 standard.
2. Indicate community trail as indicated in the Figure III.A-14 (along Toscana Drive) on the Tentative Tract Map No. 36643. Provide cross section that reflects the Community Trail Parks-4001 standard.
3. Provide cross section for the bridge showing eight (8) foot trail. Also include a signage indicating the narrowing trail.
4. Provide painted equestrian crossings at the Toscana

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10. GENERAL CONDITIONS

10.PARKS. 2 MAP - GENERAL TRL REQUIREMENT (cont.) RECOMMND

Drive and Temescal Hills Drive on the east side of Toscana Drive. Also include appropriate signage and raised crossing walk signal button.

5. Provide cross section for the bridge on Toscana Drive.

6. Provide a maintenance plan for trails and all open spaces as identified in the tract map.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO02349 RECOMMND

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

GEO02349 concluded:

1. Onsite faulting is pre-Holocene or older. Avoidance and/or structural setbacks are not recommended.

2. The potential for surface rupture is low.

3. The access roads to Temescal Canyon Road, including two (2) proposed bridges and improvements to Temescal Canyon may be subject to liquefaction owing to saturated alluvium.

4. The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.

5. The potential for seismically induced landsliding is considered to be very low at the site.

6. Some boulders may be dislodged on natural slopes during ground shaking events.

7. Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.

8. The potential for sieche impacting the property is considered to be non-existent.

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO02349 (cont.)

RECOMMND

GEO02349 recommended:

1. When bridge plans are made available, a more thorough study should be undertaken to mitigate the potential effects of liquefaction.

2. Removal and/or catchment devices may be required in areas where boulders may be dislodged on natural slopes during ground shaking events.

3. Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 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 should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 1 SP - GEO02349

INEFFECT

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

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10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02349 (cont.)

INEFFECT

may be subject to liquefaction owing to saturated alluvium.

4.The potential for liquefaction in the remainder of the project is considered to be very low, once the remedial grading is complete.

5.The potential for seismically induced landsliding is considered to be very low at the site.

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7.Analysis of the highest proposed cut and fill slopes exhibited adequate factors of safety.

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GEO02349 recommended:

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3.Soil, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads and underground improvements.

GEO No. 2349 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2349 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 should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - UNANTICIPATED RESOURCES RECOMMND

Unanticipated Resources

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

1) 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.

a) 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.

b) 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.

c) 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. 6 MAP - GEO02349 UPDATE RECOMMND

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - GEO02349 UPDATE (cont.)

RECOMMND

- TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 6 SP - UNANTICIPATED RESOURCES

INEFFECT

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

1)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.

a).All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - UNANTICIPATED RESOURCES (cont.) INEFFECT

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.

b)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.

c)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. 7 MAP - PDP01460 RECOMMND

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643 & TR36593), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1, TR36643 and TR36593. A PRIMP shall not be required for site grading.

10.PLANNING. 8 MAP - HUMAN REMAINS RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - HUMAN REMAINS (cont.) RECOMMND

occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 8 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. 9 MAP - PDA04837,4862,4863,4864 RECOMMND

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Riverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey. Subsequently, in 2014, three additional cultural resources studies were submitted by Brian F. Smith and Associates (PDA) No. 4864, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014), (PDA) No. 4863, entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8137 At The

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - PDA04837,4862,4863,4864 (cont.) RECOMMND

Toscana Project, TR36643" (June 19, 2014) and (PDA) No. 4862, entitled "Historic Structure Assessment , 11950 El Hermano Road" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work. All four studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 and the structures at 11950 El Hermano Rd. will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both CA-RIV-8118 and CA-RIV-8137 and the structures at 11950 El Hermano Rd. will not be preserved are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be required.

10.PLANNING. 9 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. 10 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. 11 MAP - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 11 SP - PDP01460 INEFFECT

County Paleontological Report (PDP) No. 1460, submitted for this case (SP00327A1 and TR36643), was prepared by Brian F. Smith and Associates, Inc. and is entitled:
"Paleontological Resource and Monitoring Assessment, Toscana Specific Plan Project Area, Temescal Valley West of Estelle Mountain, Unincorporated Riverside County, California", dated 15 January 2014.

PDP01460 concluded the likelihood of finding fossiliferous materials within this property during any excavation and/or mass grading activities is very low and recommended that a paleontological mitigation and/or monitoring program not be required for this project area during the further development of the property.

PDP01460 satisfies the requirement for a Paleontological Resource Assessment for this project. PDP01460 is hereby accepted for SP00327A1 and TR36643. A PRMP shall not be required for site grading.

10.PLANNING. 12 SP - LOW PALEO INEFFECT

Pursuant to the findings of County Paleontological report PDP01460, this site has a "Low Potential" for paleontological resources. 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

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10. GENERAL CONDITIONS

10.PLANNING. 12

SP - LOW PALEO (cont.)

INEFFECT

expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data 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.

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10. GENERAL CONDITIONS

10.PLANNING. 13 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. 13 SP - GEO02349 UPDATE INEFFECT

Update to GEO02349

County Geologic Report (GEO) No. 2349, submitted for this project (TR36643 and TR36593) was prepared by Advanced Geotechnical Solutions, Inc. and is entitled: "Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013. In addition, the following report was submitted for this project:

Revey Associates, Inc., November 12, 2013, "Toscana Project - TR36643, County of Riverside, CA, Assessment of Rock Blasting Impacts and Recommended Practices".

These two reports were reviewed and approved under GEO02349 for these projects as previously designed. However, further analysis was necessary and was performed to supplement the findings of slope stability analysis based on steeper design slopes proposed in amended exhibits. Hence, the following report was submitted for this slope stability analysis:

AGS, May 28, 2014, "Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California".

This document is herein incorporated as a part of GEO02349.

This supplemental report concluded fill 1.5:1 slopes up to a maximum height of 30 feet overlain by a 2:1 fill slope up to a maximum height of 30 feet are anticipated to exhibit adequate static and pseudostatic (seismic) safety factors if constructed with geogrid reinforcement as outlined in the May 28, 2014 AGS report.

This update to GEO02349 shall serve as supplemental information for GEO02349 and is herein approved for Planning purposes. Please see other details of approval

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10. GENERAL CONDITIONS

10.PLANNING. 13 SP - GEO02349 UPDATE (cont.) INEFFECT

for GEO02349 as indicated elsewhere in this conditions set.

10.PLANNING. 15 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 15 SP - PDA04837,4862-4864 INEFFECT

County Archaeological Report (PDA) No. 4837 submitted for this project (SP00327A1, TR36643, TR36593) was prepared by Consulting Archaeology and is entitled: "Phase I Cultural Resource Assessment - Toscana Specific Plan 327 - 404 Permit ACOE, Riverside County, California", dated September 2012. This report concluded that three cultural resources are documented within the project area, including CA-RIV-1089, CA-RIV-8118, and CA-RIV-8137. No significance evaluations were conducted as part of this archaeological survey.

Subsequently, in 2014, two additional cultural resources studies were submitted by Brian F. Smith and Associates entitled: "A Phase II Cultural Resource Evaluation Report For Riv-8118 At The Toscana Project" (June 19, 2014) and "A Phase II Cultural Resource Evaluation Report For Riv-8137 At The Toscana Project, TR36643" (June 19, 2014). These studies were conducted to evaluate the potential significance of sites CA-RIV-8118 and CA-RIV-8137 because their locations would be impacted by development or biological enhancement work.

All three studies have been accepted and incorporated as part of the record for the project. The reports conclude that CA-RIV-1089 should be preserved; however Sites CA-RIV-8118 and CA-RIV-8137 will not be preserved. CA-RIV-8137 will be impacted by grading and CA-RIV-8118 will be impacted by biological enhancement work. Both CA-RIV-8118 and CA-RIV-8137 are evaluated as not CEQA-significant. Specific mitigation measures for grading or earthwork at the locations of CA-RIV-8118, and CA-RIV-8137 will not be required.

10.PLANNING. 16 SP - IF HUMAN REMAINS FOUND INEFFECT

PRIOR TO APPROVAL OF ANY IMPLEMENTING PROJECT, THE FOLLOWING CONDITION SHALL BE PLACED ON THE PROJECT:

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10. GENERAL CONDITIONS

10.PLANNING. 16 SP - IF HUMAN REMAINS FOUND (cont.) INEFFECT

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 17 MAP - RES. DESIGN STANDARDS RECOMMND

The following design standards for the subdivision shall comply with the design standards contained in the approved, amended Specific Plan:

- a. Lots created by this map shall conform to the design standards of the Specific Plan's multi-designated zones.
- b. The minimum average width of each lot for Planning Areas 1 and 9 is 47 feet; the minimum average width of each lot for Planning Areas 2, 3, 7 and 14 is 60 feet; the minimum average width of each lot for Planning Areas 4, 6, 10, 12 and 13 is 50 feet; the minimum average width of each lot for Planning Areas 5 and 11 is 55 feet; the minimum average width of each lot for Planning Area 8 is 80 feet;
- c. The maximum height of any building for all Planning

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

Areas (except Planning Area 8) is 35 feet. The maximum height for any building in Planning Area 8 is 35 feet for 2nd-story measured at roof ridge and 42 feet for 3rd-story measured at roof ridge.

- d. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- e. The minimum parcel size is 3,600 square feet.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 18 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 superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 19 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

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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. 20 MAP- REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

NOTE: The requirements of the above plot plans may be

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

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. 22 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 23 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 24 MAP - COMPL CASE APPROVAL RECOMMND

Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN (SP327A1), and the CHANGE OF ZONE(CZ7807) must have been approved, and adopted by the Board of Supervisors, respectively.

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

COA attached per 30.Planning.14

10.PLANNING. 25 MAP - AMENDMENT REQ RECOMMND

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;

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10. GENERAL CONDITIONS

10.PLANNING. 25 MAP - AMENDMENT REQ (cont.) RECOMMND

2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

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

COA added per 30.Planning.15

10.PLANNING. 26 MAP - ARCHAEO AVOIDANCE #1 RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project: "Site(s) CA-RIV-1089, shall be avoided and preserved by Project design. . Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area."

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline

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10. GENERAL CONDITIONS

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

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. 1 SP - LANDSCAPING PLANS INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (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. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 shall prevail.

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. 2 SP - SP327A1/CONDITIONS INEFFECT

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

10.TRANS. 2

SP - SP327A1/CONDITIONS (cont.)

INEFFECT

Temescal Canyon Road (NS) at:

Dawson Canyon Road (EW)
Lawson Drive (EW)
Trilogy Parkway (EW)
Glen Ivy Road (EW)
Temescal Hills Drive-North (EW)
Temescal Hills Drive-South (EW)
Indian Truck Trail (EW)
Campbell Ranch Road (EW)
Future Arterial Road-north
Future Arterial Road-south

I-15 Freeway NB Ramps (NS) at:

Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Freeway SB Ramps (NS) at:

Temescal Canyon Road (EW)
Indian Truck Trail (EW)

De Palma Road (NS) at:

Indian Truck Trail (EW)

Horsethief Canyon Road (NS) at:

Temescal Canyon Road (EW)

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

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

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.

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10. GENERAL CONDITIONS

10.TRANS. 3 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 SP - SP327A1/IMPROVEMENTS INEFFECT

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

Temescal Hills Drive shall be improved with 44' AC pavement within 66'-75' of road right-of-way. This includes

Toscana Drive shall be improved with 44' AC pavement within 66'-76' of road right-of-way.

Street A (bounded by PA7, PA8, PA13, PA14, and PA15) shall be improved with 40' AC pavement within 60' (min.) road right-of-way.

All interior streets shall be improved with 36' AC pavement within 56' road right-of-way.

10.TRANS. 4 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.

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10. GENERAL CONDITIONS

10.TRANS. 4 SP - SP327A1/WRCOG TUMF INEFFECT

Prior to the issuance of the certificates of occupancy or final building inspection (whichever occurs first), the developer shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with Ordinance No. 824. Fees may also be paid at the time application is made for building permit pursuant to Ord. 824.

10.TRANS. 5 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. 6 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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.

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10. GENERAL CONDITIONS

10.TRANS. 8

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.

Temescal Canyon Road (NS) at:

Dos Lagos Drive (EW)
Temescal Canyon Road (north) (EW) - future intersection
Temescal Canyon Road (south) (EW) - future intersection
Lawson Road (EW)
Trilogy Parkway (EW)
Glen Ivy Road (EW)
Temescal Hills Drive (EW) - future intersection
Toscana Drive (EW) - future intersection
Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:

Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:

Temescal Canyon Road (EW)
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.

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10. GENERAL CONDITIONS

10.TRANS. 9 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 SP - 90 DAYS TO PROTEST (cont.) INEFFECT

result of the approval or conditional approval of this project.

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside 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 MAP-SUBMIT FINAL DOCUMENTS INEFFECT

Within 60 days of the approval of the SPECIFIC PLAN amendment the following shall be submitted and approved by the Palnning department:

Fifteen (15) cd and three (3) hard copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP-Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Departmnet: 1 copy
- Transportation Department: 1 copy
- County Planning Department in Riverside: 1 copy
- Clerk of the Board of Supervisors: 1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE.

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30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 WATER AND SEWER WILL SERVE LTR INEFFECT

Prior to the approval of any Planning Case project subject to Specific Plan 327 A1, the applicant shall submit to the Department of Environmental Health (DEH) for review and approval an original copy of a water and sewer "will-serve" letter from the appropriate purveyor(s).

Any existing onsite wastewater treatment system (OWTS) and/or existing onsite water well shall be properly removed or abandoned under permit with DEH.

30.E HEALTH. 2 INDUSTRIAL HYGIENE INEFFECT

Prior to the approval of any project, the applicant shall submit to the Department of Environmental Health (DEH), Office of Industrial Hygiene for review and approval, an original copy of a Noise Study. Applicable review fees shall apply.

30.E HEALTH. 3 ENVIRONMENTAL CLEANUP PROGRAMS INEFFECT

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 Planning Case project subject to Specific Plan 327 A1, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Programs (ECP) for review and approval, an original copy of an Environmental Site Assessment, Phase I study (ESA Phase 1). Applicable review fees shall apply.

For any implementing projects that include Assessor Parcel Number 290-070-026 and 290-070-030, a Phase II Environmental Site Assessment shall be required. Applicable review fees shall apply.

EPD DEPARTMENT

30.EPD. 1 SP-PHASE DEDICATION MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP-PHASE DEDICATION (cont.)

MET

on the implementing project as PRIOR TO GRADING PERMIT ISSUANCE. The condition shall be modified to specifically address the relevant project phase:

The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014).

In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of a grading permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2 community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands.

This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below.

Phase 1 Dedication

Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

oAn existing 60-foot access easement over the existing dirt

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP-PHASE DEDICATION (cont.) (cont.) MET

road known as El Hermano Road in PA 26B;
oA proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C;
oAn existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019;
oProposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and
oProposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F.
There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication

Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a portion of 26D.

Phase 3 Dedication

Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including:

oA proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA;
oA proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

30.EPD. 2 SP- GENERAL LANDSCAPING MET

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

Prior to the issuance of a grading permit, the landscape plan shall be submitted to the Riverside County

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 5

SP-CONSTRUCTION MONITORING

MET

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

Mitigation measure BIOL-10 requires a qualified biological monitor to conduct a training session for project personnel prior to grading. Training shall include a description of species of concern, habitats, general provisions of the ESA and the MSHCP, and penalties associated with violating the ESA. The training shall also include a discussion of the general measures being implemented to conserve the species of concern.

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. The monitor shall ensure the limits of disturbance are clearly marked, specifically with the upstream and downstream limits, plus lateral limits of disturbance adjacent to streams.

The monitor shall oversee construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental impacts to habitat and species of concern outside of the project footprint.

30.EPD. 6

SP-RIP/RIV PLAN

MET

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

Prior to the issuance of a grading permit, a biologist who

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 6

SP-RIP/RIV PLAN (cont.)

MET

holds an MOU with the County of Riverside shall submit an updated version of the document titled, Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) incorporating wildlife agency requirement. . The document shall be submitted to the Riverside County Environmental Programs Division for final review and approval. The plan shall include financial assurances. The following language was taken directly from the General Biological Report. Mitigation for impacts to Riparian (vegetated) resources, with the exception of tamarisk scrub, will be at a 3:1 ratio for both temporary and permanent impacts. The Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a 1:1 ratio (Table 14). Approximately 17.2 acres of mitigation will occur on site per the Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014), with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County and other resource agencies. Mitigation for unavoidable impacts to Riparian/Riverine areas will be biologically equivalent to resources being impacted by the proposed project. Mitigation measures to minimize impacts to waters include:

- Use of standard BMPs to minimize the impacts during construction (see also Section 5.6.1 above).
- oConstruction-related equipment will be stored in upland areas, outside of drainages except as required by project design (restoration, trash removal, etc.).
- oSource control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the project to capture and treat contaminants (see also Section 5.6.1 above).
- oTo avoid attracting predators during construction, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.
- oEmployees shall strictly limit their activities, vehicles,

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 6 SP-RIP/RIV PLAN (cont.) (cont.) MET

equipment and construction material to the proposed project footprint, staging areas, and designated routes of travel.
oConstruction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.

30.EPD. 7 SP-RIP/RIV INSTALL REPORT MET

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

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in document titled Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

30.EPD. 8 SP-MSHCP CONSISTENCY MET

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the project shall be evaluated for consistency with the MSHCP.

The "Prior to Project Approval" conditions associated with SP00327A1 are not comprehensive, and do not guarantee consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Each implementing project shall be individually evaluated for MSHCP Consistency. This may require additional biological surveys and/or conditions of approval.

Project specific conditions may include avoidance measures and fencing for conserved habitats, Burrowing owl Preconstruction Surveys, MBTA Nesting Bird Avoidance, or any other conditions specific to a particular portion of SP.

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 9

SP-30 DAY BURROWING OWL

MET

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PARKS DEPARTMENT

30.PARKS. 1

SP - TRAIL PLAN

MET

Prior to, or in conjunction with the recordation of the first implementing project subdivision, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) MET

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

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS MET

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. 3 SP - NATIVE MONITOR NOTAPPLY

Native American Monitor
Prior to applying the Conditions of Approval, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be required on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the monitor.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - NATIVE MONITOR (cont.) NOTAPPLY

2) Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

30.PLANNING. 3 SP - DURATION OF SP VALIDITY MET

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

"The SPECIFIC PLAN shall be valid for a period of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, at which time the County may elect to begin revocation hearings. Should the County not elect to revoke the SPECIFIC PLAN after 20 years the plan shall remain valid until such time that the County revokes the plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as the issuance of the 1,154th building permit.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - DURATION OF SP VALIDITY (cont.) MET

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

30.PLANNING. 5 SP - 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 *- 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10 SP *- ADDENDUM EIR (cont.) MET

shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 11 SP *- EA REQUIRED MET

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

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

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

30.PLANNING. 12 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP *- SUPPLEMENT TO EIR (cont.) NOTAPPLY

shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 13 SP - SCHOOL MITIGATION MET

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

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

30.PLANNING. 13 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 not required."

30.PLANNING. 14 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS (cont.) MET

map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN (SP327A1), and the CHANGE OF ZONE(CZ7807) must have been approved, and adopted 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. 15 SP - AMENDMENT REQUIRED 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 this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - PARK AGENCY REQUIRED MET

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within a County Service Area (CSA) shall be annexed into an existing CSA that has been designated by the Board of Supervisors, pursuant to Section 10.35(G)G of Ordinance No. 460 or through the creation of a new CSA that incorporates the project area. Documentation of said annexation shall be provided to the Planning Department."

30.PLANNING. 18 SP *- PA PROCEDURES MET

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

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

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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE MET

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

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

a. A permanent master maintenance organization or HOA 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.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 15, 16, 18, 19, 20, 21, 22, 23, and 27A-I."

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA MET

Prior to the approval of any implementing land division project (i.e. tract map or parcel map) within PA 17, 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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) MET

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)MET

hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be 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. 21 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) for all Planning Areas (PA) except PA 17, 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.) MET

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 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. 22 SP - ARCHAEO M/M PROGRAM MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM (cont.) MET

not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 24 SP *- GENERIC M/M PROGRAM MET

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for Planning Area ____ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 25 SP - F&G CLEARANCE MET

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - ACOE CLEARANCE

MET

Prior to the approval of any implementing project within planning areas 1-22 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. 27 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 County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be ___ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - PA19 POCKET PARK PLANS (cont.) MET

"PRIOR TO THE ISSUANCE OF THE 50th building permit (Phase I Development) within Planning Area 4 (PA4) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 19 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 4."

30.PLANNING. 35 SP - PA19 P.P. CONSTRUCTION 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 any implementing project within Planning Area 4:

"The Park within Planning Area 19 shall be completed and operational prior to the issuance of the 100th residential building permit within Planning Area 4.

This condition shall only apply to development in Planning Area 4."

30.PLANNING. 36 SP - PA20 POCKET PARK PLANS 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 any implementing project in Planning Area 7:

"PRIOR TO THE ISSUANCE OF THE 30th building permit (Phase II Development) within Planning Area 7 (PA7) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 20 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA20 POCKET PARK PLANS (cont.) MET

descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 7."

30.PLANNING. 37 SP - PA20 P.P. CONSTRUCTION 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 any implementing project within Planning Area 7:

"The Park within Planning Area 20 shall be completed and operational prior to the issuance of the 60th residential building permit within Planning Area 7.

This condition shall only apply to development in Planning Area 7."

30.PLANNING. 38 SP - PA21 POCKET PARK PLANS 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 any implementing project in Plannig Area 9:

"PRIOR TO THE ISSUANCE OF THE 40th building permit(Phase II Development) within Planning Area 9 (PA9) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 21 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 9."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 39 SP - PA21 P.P. CONSTRUCTION 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 any implementing project within Planning Area 9:

"The Park within Planning Area 21 shall be completed and operational prior to the issuance of the 80th residential building permit within Planning Area 9.

This condition shall only apply to development in Planning Area 9."

30.PLANNING. 40 SP - PA22 POCKET PARK PLANS 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 any implementing project in Plannig Area 10:

"PRIOR TO THE ISSUANCE OF THE 35th building permit (Phase II Development) within Planning Area 10 (PA10) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 10 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 10."

30.PLANNING. 41 SP - PA22 P.P. CONSTRUCTION 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 any implementing project within Planning Area 10:

"The Park within Planning Area 22 shall be completed and operational prior to the issuance of the 70th residential building permit within Planning Area 10.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - PA22 P.P. CONSTRUCTION (cont.) MET

This condition shall only apply to development in Planning Area 10."

30.PLANNING. 42 SP - PA23 POCKET PARK PLANS 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 any implementing project in Plannig Area 14:

"PRIOR TO THE ISSUANCE OF THE 35th building permit(Phase III Development) within Planning Area 14 (PA14) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 23 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 23, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 14."

30.PLANNING. 43 SP - P.P. CONSTRUCTION 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 any implementing project within Planning Area 14:

"The Park within Planning Area 23 shall be completed and operational prior to the issuance of the 70th residential building permit within Planning Area 14.

This condition shall only apply to development in Planning Area 14."

30.PLANNING. 44 SP - CULTURAL PROFESSIONAL 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44 SP - CULTURAL PROFESSIONAL (cont.) MET

on the implementing project: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

30.PLANNING. 45 SP - ARCHAEO AVOIDANCE #1 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: Site(s) CA-RIV-1089, shall be avoided and preserved by Project design. . Prior to any earthmoving activities within 100' of this resource, the Project Archaeologist, Project Supervisor and Tribal Monitor shall fence off CA-RIV-, with sufficient buffer area to protect this site from grading impacts. The orange fencing shall be checked on a weekly basis throughout the grading process to ensure that the site is appropriately protected. The orange fencing shall be removed once all earthmoving is complete for this area.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 46 SP - CONST. CULT. TRAINING 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 brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

30.PLANNING. 47 SP - CURATION OF COLLECTIONS 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 Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid".

30.PLANNING. 48 SP - PHASE IV 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 Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 48 SP - PHASE IV REPORT (cont.) MET

the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition".

30.PLANNING. 49 SP - PRESERVATION PLAN 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 Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at this site (CA-RIV-1089). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval".

TRANS DEPARTMENT

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN MET

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

Provide two (2) sets of plans on 24" x 36" sheet at 20 scale that includes a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings, etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - LC LANDSCAPE CONCEPT PLAN (cont.) MET

final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The conceptual landscape plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

The conceptual landscape plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

30.TRANS. 2 SP - LC LNDSCP CMN AREA MNTNNC 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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2

SP - LC LNDSCP CMN AREA MNTNNC (cont.)

MET

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

- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the Riverside Guide to California Friendly Landscaping.
- d. Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

Covenants, Conditions, and Restrictions for the SPECIFIC PLAN shall incorporate provisions concerning landscape irrigation system management and maintenance for the purpose of facilitating the water-efficient landscaping requirements of Ordinance No. 859 (as adopted and any amendments thereto). The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: ALL Planning Areas.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP327A1/TS INSTALLATION MET

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

- Temescal Canyon Road/Temescal Hills Drive
- Temescal Canyon Road/Toscana Drive
- Temescal Canyon Road/Glen Ivy Road

with no fee credit given for Traffic Signal Mitigation Fees;

- I-15 NB Ramps/Indian Truck Trail
- Temescal Canyon Road/Indian Truck Trail
- I-15 SB Ramps/Indian Truck Trail
- Temescal Canyon Road/Horsethief Canyon Road
- Temescal Canyon Road/Campbell Ranch Road
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) North
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) South

with fee credit eligibility if constructed in the ultimate location.

30.TRANS. 4 SP - SP327A1/TCR BYPASS MET

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.

30.TRANS. 5 SP - SP327A1/TRAFFIC STUDY REQ MET

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP327A1/TRAFFIC STUDY REQ (cont.) MET

prior to each development phase.

30.TRANS. 6 SP - SP327A1/TS GEOMETRICS MET

Prior to Occupancy of 1st Dwelling Unit

The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometries:

Northbound: two through lanes

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: one left-turn lane, one right-turn lane

NOTE: The project may elect to improve the northbound approach with one through lane and one right-turn lane as an interim improvement until such time the Temescal Canyon Road bypass is constructed. At that time, two northbound lanes will be needed, eliminating the right-turn lane.

The intersection of Temescal Canyon Road (NS) and Toscana Drive (EW) shall be improved to provide the following geometries:

Northbound: two through lanes

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: one left-turn lane, one right-turn lane

The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

Northbound: one left-turn lane, two through lanes

Southbound: two through lanes

Eastbound: one left-turn lane, one right-turn lane

Westbound: N/A

The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

Northbound: one left-turn lane, one right-turn lane

Southbound: N/A

Eastbound: two left-turn lanes, two through lanes

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6 SP - SP327A1/TS GEOMETRICS (cont.) MET

Westbound: two through lanes

The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometries:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: two through lanes, one right-turn lane

Westbound: one left-turn lane, two through lanes

30.TRANS. 7 SP - SP327A1/INT SPACING MET

Temescal Canyon Road is designated as an Arterial Highway with a minimum intersection spacing of 1320' as stated in the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass as approved by the Transportation Department.

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.

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 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 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. 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. 4 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 5 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.

50.FIRE. 6 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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6 MAP-#67-ECS-GATE ENTRANCES (cont.) RECOMMND

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. 7 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.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP NEED TR36643 DRAINAGE SYS RECOMMND

No lots within Tract 36593 shall record until the drainage infrastructure constructed by Tract 36643 is functioning and accepted by the District for operation and maintenance.

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 3 MAP ONSITE NOTE 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".

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50. PRIOR TO MAP RECORDATION

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 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

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50. PRIOR TO MAP RECORDATION

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

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 separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot of Tract 36593 unless it can be shown that the WQMP approved for Tract 36643 provides the necessary mitigation required by the Regional Water Quality Control Board and the additional development meets the latest MS4 permit requirements.

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.

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL PLAN RECOMMND

Prior to map recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and

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50. PRIOR TO MAP RECORDATION

50.PARKS. 1 MAP - TRAIL PLAN (cont.) RECOMMND

approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

50.PARKS. 2 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 3 MAP - TRAIL MAINTENANCE COMMUN RECOMMND

The applicant, or successors-in-interest or assignees (HOA) shall be responsible for the maintenance of all local trail(s) and easement areas identified in the Toscana Specific Plan until such time as the maintenance is taken over by the appropriate maintenance District or entity. If the maintenance is taken over, the applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all trail(s) identified in the Toscana Specific Plan. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

50.PARKS. 4 MAP - BUTTERFIELD OVERLAND MAI RECOMMND

The applicant shall provide a marker for the historical trial Butterfield Overland Mail Route which runs in front of the property. The detail is referenced in the Temescal Valley Design Guidelines Exhibit 29. The Butterfield Overland Mail Co. used the route from 1858 to 1861 under contract with the U.S. Postal Department, providing transportation of U.S. mail between St. Louis, Mo., and San Francisco, Calif., the first transcontinental mail service.

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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 3,600 square feet net for Planning Area 1; 4,500 square feet net for Planning Area 4; 5,000 square feet net for Planning Area 5; and 5,400 square feet net for Planning Area 2 and 3.

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. 4 MAP - PARK AGENCY REQUIRED RECOMMND

PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within a County Service Area (CSA) shall be annexed into an existing CSA that has been designated by the Board of Supervisors, pursuant to Section 10.35(G)G of Ordinance No. 460 or through the creation of a new CSA that incorporates the project area. Documentation of said annexation shall be provided to the Planning Department.

50.PLANNING. 7 MAP- ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 134.

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 No. 134 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. 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. PRIOR TO MAP RECORDATION

50.PLANNING. 26 MAP - PA PROCEDURES RECOMMND

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

a. A permanent master maintenance organization or HOA 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. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 15, 16, 18, 19, 20, 21, 22, 23, and 27A-I.

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

MAP- CC&R RES CSA COM. AREA (cont.)

RECOMMND

Department that the following documents shall be shortly, or have been, submitted to the Office of the County 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP- CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and 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 'A', 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP- CC&R RES CSA COM. AREA (cont.) (cont.) (RECOMMND

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. 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP- CC&R RES POA COM. AREA (cont.)

RECOMMND

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 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 'A', 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. PRIOR TO MAP RECORDATION

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 SP COMMON AREA MAINTENANCE INEFFECT

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

a. A permanent master maintenance organization or HOA 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. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 15, 16, 18, 19, 20, 21, 22, 23, and 27A-I.

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50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

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

Lot access shall be restricted on Temescal Canyon Road and so noted on the final map.

50.TRANS. 3 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Temescal Valley Design Guideline.

50.TRANS. 4 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. 5 MAP - CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 6 MAP - LIGHTING PLAN RECOMMND

A separate streetlight plan and a separate bridge light plan is required for this project. Street and bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

50.TRANS. 7 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights.
- (4) Bridge lights.
- (5) Traffic signals located on Temescal Canyon Road at intersection of Toscana Drive.
- (6) Graffiti abatement of walls and other permanent structures along Temescal Canyon Road.
- (7) 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 other electric provider.

50.TRANS. 8 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - UTILITY PLAN (cont.) RECOMMND

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. 9 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 Temescal Canyon Road and trails shall be improved along Temescal 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. 10 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 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. 12 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), 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. 13 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. 14 MAP - SIGNING & 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 or as approved by the Director of Transportation.

50.TRANS. 15 MAP - DEDICATIONS RECOMMND

Temescal Hills Drive and Toscana Drive (from Temescal Canyon Road to gated entry excluding bridge, public road) along project boundary is designated ENTRY and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461. (Modified for no sidewalk and the construction of an 8' decomposed granite paseos.)

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - DEDICATIONS (cont.)

RECOMMND

NOTE: 1. An 8' decomposed granite paseo shall be constructed within the 16' parkway on one side:

Temescal Hills Drive and Toscana Drive (along bridge, public road) shall be improved with 44' full-width improvement as determined by the Director of Transportation within the 66'-75' full-width dedicated right-of-way in accordance with County Standard No. 115, Ordinance 461 and/or with Caltrans bridge standard. (Modified for reduced right-of-way from 74' to 66' - 75'.)

NOTE: 1. Sidewalk or 8' paseo shall be constructed within a 13' (minimum) parkway on one side as approved by the Director of Transportation.

2. Bridge type to be approved by the Director of Transportation.

Temescal Hills Drive (from proposed gated entry to PA 4 entrance private street) and Toscana Drive (from proposed gated entry to PA 1 and 5 entrance, private street) along project boundary is designated COLLECTOR and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A". (44'/66') (Modified for no sidewalk and the construction of an 8' decomposed granite paseo.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTE: 1. An 8' decomposed granite paseo shall be constructed within the 16' parkway, on one side.

2. Toscana Drive may be allowed to have rolled curbs.

Temescal Hills Drive (from PA 4 entrance to PA 11 entrance), street "A", and Toscana Drive (from PA 1 and 5 to Temescal Hills Drive, all private streets) along project boundary is designated COLLECTOR and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo and 5' sidewalk, within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/76') (Modified for sidewalk (on one side) and the construction of an 8' decomposed granite paseo on the other side.) The dedication

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - DEDICATIONS (cont.) (cont.) RECOMMND

is for public utility purposes together with the right of ingress and egress for emergency vehicles.

- NOTE:
1. An 8' decomposed granite paseo (on one side) shall be constructed within the 16' parkway.
 2. A 5' meandering concrete sidewalk on the other side of paseo shall be constructed within the 16' parkway.
 3. Toscana Drive may be allowed to have rolled curbs.

50.TRANS. 16 MAP - PART-WIDTH RECOMMND

Temescal Canyon Road along project boundary is designated ARTERIAL HIGHWAY and shall be improved with 64' part-width AC pavement, (43' pavement on the project side and 21' AC pavement on the other side of the centerline), 8" concrete curb and gutter, and 10' multi-purpose trail (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 64' (from the new centerline on the project side) and within the existing right-of-way on the other side of the new centerline, part-width dedicated right-of-way in accordance with Temescal Valley Design Guideline.

- NOTE:
1. A 10' multi-purpose trail (project side) shall be constructed within the 21' parkway as approved by the Director of Transportation. The trail will cross to the opposite side of Temescal Canyon Road at Toscana Drive.
 2. An 18' raised curb full-width landscaping median shall be constructed at the centerline per County Standard No. 92 and 113, Ordinance 461. The full-width raised median shall be constructed with concrete curb and gutter from Temescal Hills Drive to Indian Truck Trail. The limits of the landscaping shall be from Temescal Hills Drive to 1421' south of Toscana Drive.
 3. The project proponent shall dedicate, design, and improve Temescal Canyon Road along the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - PART-WIDTH (cont.) RECOMMND

project boundary with the approved road alignment study as directed by the Director of Transportation.

4. Additionally, along the project frontage, Temescal Canyon Road shall also be consistent with the dedication, alignment, and improvements shown on PM32885. The project proponent shall pay cash in lieu of constructing the improvements.

50.TRANS. 17 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Temescal Canyon Road (NS) at Toscana Drive (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 18 MAP - TS/GEOMETRICS RECOMMND

The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometries:

- Northbound: one through lane, one shared through/right-turn lane
- Southbound: one left-turn lane, one through lane
- Eastbound: N/A
- Westbound: one left-turn lane, one right-turn lane

The intersection of Temescal Canyon Road (NS) and Toscana Drive (EW) shall be improved to provide the following geometries:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.) RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP - SLOPE STABIL'ITY 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. 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. 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. 13 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. 13 MAP - PRE-CONSTRUCTION MTG (cont.) RECOMMND

schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 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. 15 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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP- ABANDON OWTS AND WELLS RECOMMND

All existing Onsite Wastewater Treatment Systems (OWTS) and Onsite Water Wells shall be properly removed/abandoned under permit with the Department of Environmental Health (DEH). Please contact DEH at (951) 955-8980 for specific requirements. Applicable fees shall apply.

EPD DEPARTMENT

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 3 EPD- PHASE DEDICATION RECOMMND

Prior to the issuance of a grading permit, the applicant shall provide an overlay of the Impact and Conservation Phasing Plan (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014) on the proposed grading plan. No grading shall be proposed beyond the limits of Phase 1, prior to meeting the conservation requirements of the subsequent phases. The conservation and financial requirements for Phase 1 as described below must be met prior to the issuance of a grading permit.

The Toscana MOU requires dedication of 510 acres (53.1 percent) of the 960 acres for the project as open space. Phase 1 community development will impact 260.7 acres or 57.9 percent of the total development anticipated by the MOU (See Figure 14, of the Multiple Species Habitat Conservation Plan Consistency Report, dated June 13, 2014).

In order to remain consistent with required open space dedication, 57.9 percent of the 510 acres, or 295.3 acres, will need to be dedicated as part of Phase 1 community development. A total of 193.9 acres will be dedicated to the RCA prior to the issuance of a grading permit for Phase 1 community development, resulting in the need for 101.4 acres of additional conservation to bring Phase 1 of the project into rough step. These acres will be provided as part of Phase 2 dedications. In order to ensure that the 101.4 acres are conserved in the event that Phase 2

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3

EPD- PHASE DEDICATION (cont.)

RECOMMND

community development never moves forward, a monetary deposit in an amount to be determined by the RCA shall be placed in escrow by Forestar Toscana, LLC, for the benefit of the RCA until the dedication of property for open space conservation is brought into acreage dedication consistency with community development acreage. Upon dedication of at least 101.4 acres prior to Phase 2 community development, these funds will be released to Forestar Toscana, LLC. If the 101.4 acre dedication has not occurred within 5 years of the issuance of the Phase 2 grading permit, these funds shall be released to RCA for use in acquiring open space lands.

This condition shall not be cleared until the RCA has accepted the lands and the monetary deposit has been placed in escrow. The RCA shall have final discretion as to whether they will accept lands encumbered by the easements listed below.

Phase 1 Dedication

Dedication of 193.9 acres of land in Phase 1 will include PAs 26B, 26C, 26F and 26G, in addition to the 70.5 acres of land already dedicated in PA 26A. The 101.4 acres required to bring the project back into rough step will be met through dedication of 261.6 acres subsequent to the initial dedications noted above. Certain easements will be included in the dedicated parcels, including:

- oAn existing 60-foot access easement over the existing dirt road known as El Hermano Road in PA 26B;
- oA proposed 20-foot easement for the use and maintenance of the Regional Trail in PA 26A, 26B and 26C;
- oAn existing 40-foot access easement across PA 26C for access to APNs 290-070-018 and -019;
- oProposed slope maintenance easements for grading of Temescal Canyon Road in PA 26B in favor of County Department of Transportation; and
- oProposed maintenance easements in favor County Department of Transportation for drainage outfall structures in PA 26B and 26F.

There will be approximately 9.7 acres of temporary impacts for construction of the channel, grade control structures, slopes along Temescal Canyon Road, and grading as part of the overall habitat restoration effort.

Phase 2 Dedication

Dedication of 261.6 acres of open space land with Phase 2 community development will include PAs 26E and 26H and a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD- PHASE DEDICATION (cont.) (cont.) RECOMMND

portion of 26D.

Phase 3 Dedication

Dedication of 88.7 acres of open space land with Phase 3 community development will include the remaining portion PA 26D. Certain easements will be included in the dedicated parcels (Figure 14c), including:

oA proposed 30-foot easement over the existing dirt road known as Spanish Hills Drive for purposes of emergency access for the community of Spanish Hills. Maintenance of the road as a dirt emergency access road shall be the responsibility of the Toscana HOA;

oA proposed 30-foot easement over the existing dirt road known as Diamondback Road for purposes of access to existing residences in the northeast quadrant of the Spanish Hills neighborhood immediately west of the Phase 3 open space dedication. This road shall be maintained as a dirt access road by owners of the benefitted APNs.

60.EPD. 4 EPD-GENERAL LANDSCAPING RECOMMND

Prior to the issuance of a grading permit, the landscape plan shall be submitted to the Riverside County Environmental Programs Division for review and approval. In accordance with the EIR, no species on List 6.2 of the MSHCP shall be utilized on the site, within 500 feet of conservation openspace (including any hydroseed mix used for interim erosion control) for consistency with Section 6.1.4 of the MSHCP. Mitigation measure BIOL-8 states that landscaping adjacent to natural open space shall include native trees that will provide canopy for birds and wildlife use as habitat and as a movement corridor.

60.EPD. 6 EPD-NESTING BIRDS RECOMMND

The clearing of upland habitat shall occur outside of the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey report shall be submitted to the Riverside County Environmental Programs Division for review and approval prior to initiating clearing and grubbing during the breeding season. Clearing of upland vegetation outside of the bird breeding season will not require a nesting bird clearance survey.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7

EPD-CONSTRUCTION MONITORING

RECOMMND

Mitigation measure BIOL-10 requires a qualified biological monitor to conduct a training session for project personnel prior to grading. Training shall include a description of species of concern, habitats, general provisions of the ESA and the MSHCP, and penalties associated with violating the ESA. The training shall also include a discussion of the general measures being implemented to conserve the species of concern.

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. The monitor shall ensure the limits of disturbance are clearly marked, specifically with the upstream and downstream limits, plus lateral limits of disturbance adjacent to streams.

The monitor shall oversee construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental impacts to habitat and species of concern outside of the project footprint.

60.EPD. 8

EPD-RIP/RIV PLAN

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit an updated version of the document titled, Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) incorporating wildlife agency requirement. The document shall be submitted to the Riverside County Environmental Programs Division for final review and approval. The plan shall include financial assurances. The following language was taken directly from the General Biological Report. Mitigation for impacts to Riparian (vegetated) resources, with the exception of tamarisk scrub, will be at a 3:1.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 8

EPD-RIP/RIV PLAN (cont.)

RECOMMND

ratio for both temporary and permanent impacts. The Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a 1:1 ratio (Table 14). Approximately 17.2 acres of mitigation will occur on site per the Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014), with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County and other resource agencies. Mitigation for unavoidable impacts to Riparian/Riverine areas will be biologically equivalent to resources being impacted by the proposed project.

Mitigation measures to minimize impacts to waters include:

- oUse of standard BMPs to minimize the impacts during construction (see also Section 5.6.1 above).
- oConstruction-related equipment will be stored in upland areas, outside of drainages except as required by project design (restoration, trash removal, etc.).
- oSource control and treatment control BMPs will be implemented to minimize the potential contaminants that are generated during and after construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs include detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs will be implemented throughout the project to capture and treat contaminants (see also Section 5.6.1 above).
- oTo avoid attracting predators during construction, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.
- oEmployees shall strictly limit their activities, vehicles, equipment and construction material to the proposed project footprint, staging areas, and designated routes of travel.
- oConstruction limits shall be fenced with orange snow screen and exclusion fencing should be maintained until the completion of construction activities.

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP NEED TR36643 DRAINAGE SYS RECOMMND

Unless otherwise approved by the District, no grading and/or building permits shall be issued until the drainage infrastructure constructed by Tract 36643 is functioning and accepted by the District for operation and maintenance.

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. The necessary water quality mitigation for each phase shall be required.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

A separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot of Tract 36593 unless it can be shown that the WQMP approved for Tract 36643 provides the necessary mitigation required by the Regional Water Quality Control Board and the additional development meets the latest MS4 permit requirements.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL MAINTENANCE REGION RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

60.PARKS. 2 MAP - TRAIL PLAN APPROVED REGIO RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 3

MAP - TRAIL PLAN APPROVED COMM

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - CULTURAL PROFESSIONAL

RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

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 an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 MAP - SLOPE GRADING TECHNIQUES (cont.) RECOMMND

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. 8 MAP - GENERIC M/M PROGRAM RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for Planning Areas 1, 2, 3, 4, and 5 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with.

60.PLANNING. 13 MAP - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 14 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide 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 Corp of Engineers Nationwide Permit Conditions.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 MAP - SECTION 404 PERMIT (cont.) RECOMMND

Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 16 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 201.94 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. 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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/her] 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 - ARCHAEO M/M PROGRAM RECOMMND

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

60.PLANNING. 24 MAP- F&G CLEARANCE RECOMMND

PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - ACOE CLEARANCE

RECOMMND

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.

60.PLANNING. 26 MAP - CONST. CULT. TRAINING

RECOMMND

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 27 MAP - PRESERVATION PLAN

RECOMMND

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at this site (CA-RIV-1089). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/ maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 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.

60.TRANS. 2 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE 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 conditions

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70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 1 MAP - TRAIL GRADE (cont.) RECOMMND

of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the 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 - PHASE IV REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 2 MAP - CURATION OF COLLECTIONS RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 MAP - CURATION OF COLLECTIONS (cont.) RECOMMND

the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

have met all rough grade requirements to obtain Building and Safety Department clearance.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE -WASTE MNGMNT PLAN RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):

Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

EPD DEPARTMENT

80.EPD. 1 MAP - RIP/RIV REPORT RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial instillation as outlined in the document titled Toscana Specific Plan Amendment No. 1 Mitigation Plan (HELIX 2014) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Environmental Programs Department may also inspect the site prior to building permit issuance.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 MAP - MITIGATION FEE RECOMMND

Prior to issuance of the first building permit within the boundaries of Specific Plan No. 327, the County shall be paid \$331,500.00 as provided in the Memorandum of Understanding between the County and Sunny Sage LLC dated June 10, 2003 (MOU). Said monies shall be deposited with the Planning Department and then transferred to the Executive Office to be held in a separate trust fund account for disposition pursuant to the terms of said MOU. All checks should be made payable to "County of Riverside".

FIRE DEPARTMENT

80.FIRE. 1 MAP - SPECIAL CONSTRUCTION RECOMMND

ALL HOMES SHALL COMPLY WITH THE SPECIAL CONSTRUCTION MEASURES IN THE FUEL MODIFICATION REPORT PREPARED BY FIREWISE 2000, INC. AND APPROVED BY THE FIRE DEPT ON 11/19/14 SEE PAGES 17,20 THRU 23.

80.FIRE. 2 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 4 MAP -FIRE SPRINKLER SYSTEMS RECOMMND

FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL RESIDENCES PER NFPA 13D, 2013 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP NEED TR36643 DRAINAGE SYS RECOMMND

Unless otherwise approved by the District, no grading and/or building permits shall be issued until the drainage infrastructure constructed by Tract 36643 is functioning and accepted by the District for operation and maintenance.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 separate copy of a project specific Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval for each phase/lot of Tract 36593 unless it can be shown that the WQMP approved for Tract 36643 provides the necessary mitigation required by the Regional Water Quality Control Board and the additional development meets the latest MS4 permit requirements.

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. 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - ACOUSTICAL STUDY (cont.) RECOMMND

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 Corona/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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

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" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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.

Subdivision development shall conform to the approved plot plan and shall conform to Specific Plan 00327A1 and Temescal Canyon Design Guidelines.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN (cont.) RECOMMND

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.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project shall have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.) RECOMMND

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 S8.12, the Specific Plan Design Guidelines 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, interior lot retaining walls , and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

80.PLANNING. 21 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 were complied with.

80.PLANNING. 23 MAP - PA20 POCKET PARK PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 30th building permit(Phase II Development) within Planning Area 7 (PA7) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 20 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 MAP - PA20 P.P. CONSTRUCTION RECOMMND

The Park within Planning Area 20 shall be completed and operational prior to the issuance of the 60th residential building permit within Planning Area 7.

This condition shall only apply to development in Planning Area 7.

80.PLANNING. 25 MAP - PA21 POCKET PARK PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 40th building permit(Phase II Development) within Planning Area 9 (PA9) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 21 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 9.

80.PLANNING. 26 MAP - PA21 P.P. CONSTRUCTION RECOMMND

The Park within Planning Area 21 shall be completed and operational prior to the issuance of the 80th residential building permit within Planning Area 9.

This condition shall only apply to development in Planning Area 9.

80.PLANNING. 27 MAP - PA22 POCKET PARK PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 35th building permit(Phase II Development) within Planning Area 10 (PA10) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 10 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and

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80.PLANNING. 27 MAP - PA22 POCKET PARK PLANS (cont.) RECOMMND

documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 10.

80.PLANNING. 28 MAP - PA22 P.P. CONSTRUCTION RECOMMND

The Park within Planning Area 22 shall be completed and operational prior to the issuance of the 70th residential building permit within Planning Area 10.

This condition shall only apply to development in Planning Area 10.

80.PLANNING. 29 MAP - PA23 POCKET PARK PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 35th building permit(Phase III Development) within Planning Area 14 (PA14) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 23 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 23, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 14.

80.PLANNING. 30 MAP - P.P. CONSTRUCTION RECOMMND

The Park within Planning Area 23 shall be completed and operational prior to the issuance of the 70th residential building permit within Planning Area 14.

This condition shall only apply to development in Planning Area 14.

80.PLANNING. 31 MAP - PRESERVATION PLAN RECOMMND

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 31 MAP - PRESERVATION PLAN (cont.) RECOMMND

Preservation Plan for the long term care and maintenance of the cultural features preserved at this site (CA-RIV-1089). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/ maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.

80.PLANNING. 32 MAP - NOISE MM 1 RECOMMND

Prior to issuance of any building permits for Lots 2-27 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing I-15. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.

80.PLANNING. 33 MAP - NOISE MM 2 RECOMMND

N-2 Prior to issuance of any building permits for Lots 8-16, 31-32 in Planning Area 2, Lots 49-62 in Planning Area 3, and Lots 23-31 in Planning Area 4, a six-foot tall noise barrier shall be constructed along the lot boundary facing Temescal Hills Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.

80.PLANNING. 34 MAP - NOISE MM 3 RECOMMND

N-3 Prior to issuance of building permits for Lots 1-16 in Planning Area 1, Lots 103-106 in Planning Area 3, and Lot 80 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing Toscana Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 34 MAP - NOISE MM 3 (cont.) RECOMMND

lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.

80.PLANNING. 35 MAP - NOISE MM 4 RECOMMND

N-4 Prior to final building permit final inspection, for Lots 1-16, 95, 163-169 in Planning Area 1, Lots 1-16, 31-32 in Planning Area 2, Lots 49-64, 94-102 in Planning Area 3, Lots 1, 20-57 in Planning Area 4, and Lots 2-27, 80-83 in Planning Area 5 shall incorporate building materials that will achieve interior noise levels less than 45 dBA CNEL. Building materials that would facilitate compliance with the 45 dBA CNEL interior noise standard, include, but are not limited to, dual glazed windows and a means of "windows closed" mechanical ventilation (e.g., air conditioning).

80.PLANNING. 36 MAP - NOISE MM 5 RECOMMND

N-5 Prior to any building permit final inspection, an interior noise analysis shall be completed to the satisfaction of the County of Riverside Department of Environmental Health, Industrial Hygiene Division demonstrating that proposed residential construction will achieve interior noise levels less than 45 dBA.

80.PLANNING. 37 MAP - AIR QUALITY MM DRAFT

Prior to the issuance of building permits, the County of Riverside Building and Safety Department shall review construction drawings to ensure that residential development incorporates the following measures to reduce water consumption and the associated energy usage:

a. All residences shall be designed in conformance with Riverside County Ordinance No. 859.2 and shall achieve an outdoor water demand of no more than seventy percent (70%)

b. All residences shall be designed in conformance with Division 4.3 of the 2013 California

b. All residences shall be designed in conformance with Division 4.3 of the 2013 California Green Building Standards Code (Residential Mandatory Measures).

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road.
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights.
- (4) Bridge lights.
- (5) Traffic signals located on Temescal Canyon Road at intersection of Toscana Drive.
- (6) Graffiti abatement of walls and other permanent structures along Temescal Canyon Road.
- (7) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY 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 Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY (cont.) RECOMMND

forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Use 24"x 36" title block and cover sheet on all landscape plans.
- b. Use County standard details for all landscape Plot Plans.
- c. Contact the TLMA-Transportation Department regarding electronic plan checking.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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 owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 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:

2.Installation of slope planting and permanent irrigation on required slopes.

3.Completion of drainage swales, berms and required

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

drainage away from foundation.

a.Inspection of completed onsite drainage facilities

b.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 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 MAP - FIRE SPRINKLER SYSTEM NOTAPPLY

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 MAP - FIRE SPRINKLER SYSTEM (cont.) NOTAPPLY

Department for review and approval prior to fire sprinkler 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@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 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.

TRACT MAP Tract #: TR36593

Parcel: 290-080-037

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance unless otherwise approved by the District.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP- BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six (6) foot high theme decorative block wall or combination (tubular steel or glass) block wall. The required wall 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. 3 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. Aid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 134 of the Temescal Valley Area Plan.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 10 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the

TRACT MAP Tract #: TR36593

Parcel: 290-080-037

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP- SKR FEE CONDITION (cont.) RECOMMND

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 201.94 acres (gross) in accordance with 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.

90.PLANNING. 11 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 this permit and

Addendum No. 2 for EIR No. 439.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

TRACT MAP Tract #: TR36593

Parcel: 290-080-037

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 4 MAP - 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

TRACT MAP Tract #: TR36593

Parcel: 290-080-037

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

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 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.

90.TRANS. 5

MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping 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 Temescal Canyon Road.

TRACT MAP Tract #: TR36593

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Temescal Canyon Road (NS) at Toscana Drive (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 7 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Temescal Canyon Road (NS) at Toscana Drive (EW) to the future signal at Temescal Canyon Road (NS) and Temescal Hills Drive (EW). The project proponent shall provide interconnect along the project frontage.

or as approved by the Transportation Department.

90.TRANS. 8 MAP - LC LNDSCP INSPECT DEPOSI 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 Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 9 MAP - LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION

TRACT MAP Tract #: TR36593

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - LNDSKP INSPECTION RQMT (cont.) RECOMMND

INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 10 MAP - LC COMPLY W/LNDSKP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

TRACT MAP Tract #: TR36593

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall begin construction of the trail as shown on the exhibit/trail plan. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 101 building permit or completion of Phase I, whichever occurs first, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

PLANNING DEPARTMENT

100.PLANNING. 8 SP - PA15 REC CENTER CONSTRUCT INEFFECT

Construction of PA 15(Phase II Development) shall be completed prior to issuance of the 650th residential building permit within the SP.

100.PLANNING. 9 SP - PA15 REC CENTER PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 300th building permit(Phase I Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the park site designated as the Planning Area 15. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for Planning Area 15, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 10 SP - PA16 N.P. PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 650th building permit(Phase II Development) within the SPECIFIC PLAN, detailed park

TRACT MAP Tract #: TR36593

Parcel: 290-080-037

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 10 SP - PA16 N.P. PLANS (cont.) INEFFECT

plans shall be submitted to and approved by the Planning Department for the park site designated as the Planning Area 16. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for Planning Area 16 and with the requirements of Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - PA16 N.P. CONSTRUCTION INEFFECT

Park construction (Phase II Development) shall be completed prior to the issuance of the 1,122nd residential building permit within the SPECIFIC PLAN.

100.PLANNING. 13 SP - PA17 P.P. CONSTRUCTION INEFFECT

Construction of the Park in Planning Area 17 shall commence prior to the issuance of the 1st residential building permit within the SPECIFIC PLAN. The park shall be completed within 12 months. The applicant shall provide a bond or cash deposit to the County (or as deemed appropriate by the County Fee Administrator) in an amount sufficient to cover the total construction cost of the park should the applicant or successor in interest not complete the park within the 12 month period or if construction activity ceases for a period of more than one month. The applicant or successor in interest is responsible for demonstrating that the amount of the deposit is adequate for construction of the park, to the satisfaction of the County Fee Administrator.

100.PLANNING. 14 SP - PA18 N.P. PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 300th building permit (Phase I Development) within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the County Service Area or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 18. The detailed park plans shall conform with the design criteria in the specific plan

TRACT MAP Tract #: TR36593

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 14 SP - PA18 N.P. PLANS (cont.) INEFFECT

document for Planning Area 18 and with the requirements of the County Service Area or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 15 SP - PA18 N.P. CONSTRUCTION INEFFECT

Park construction (Phase I Development) shall be completed prior to the issuance of the 601st residential building permit within the SPECIFIC PLAN.

100.PLANNING. 16 MAP - ENTRY MONUMENT RECOMMND

PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT INSPECTION within the entire SPECIFIC PLAN, all entry monumentation at primary SPECIFIC PLAN entry points shall be constructed in accordance with the SPECIFIC PLAN.

100.PLANNING. 17 MAP - PA19 POCKET PARK PLAN RECOMMND

PRIOR TO THE ISSUANCE OF THE 50th building permit (Phase I Development) within Planning Area 4 (PA4) of the SPECIFIC PLAN, detailed park plans for the Park in Planning Area 19 shall be submitted to and approved by the Planning Department. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19, and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall only apply to development in Planning Area 4.

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR36593

Parcel: 290-080-037

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 18 MAP - PA19 P.P. CONSTRUCTION

RECOMMND

The Park within Planning Area 19 shall be completed and operational prior to the issuance of the 100th residential building permit within Planning Area 4.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 31, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section

P.D. Archaeology Section
Riv. County Surveyor
Riv. Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
CSA – Bill Brown
1st District Supervisor
1st District Planning Commissioner
City of Corona
Corona-Norco Unified School Dist.

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS Dist. #8
Santa Ana RWQCB
South Coast Air Quality Mgmt. Dist.
CA Dept. of Fish & Game
U.S. Fish & Wildlife Svc.
Pechanga Band of Indians

SPECIFIC PLAN NO. 327 AMENDMENT NO. 1, CHANGE OF ZONE NO. 7807, TENTATIVE TRACT MAP NO. 36643, TENTATIVE TRACT MAP NO. 36593 – EA42621 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road– 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** The **Specific Plan Amendment** proposes to maintain the maximum unit count of 1,443 as previously approved for the SP, but reduces the residential acreage from 353.3 acres to 300.7 acres; increases the open space areas from 510 acres to 539.5 acres; eliminates the 4.4 acres of commercial land uses, increases the park land uses from 22.3 acres to 33.9 acres; and creates a new 2.1 acre Public Facilities Planning Area for water tanks and modifies all infrastructure to accommodate the new design. The **Change of Zone** proposes to do two tasks 1) Revise the Specific Plan Zoning Ordinance and 2) To formalize the boundaries for all Planning Areas where maps are proposed as part of this project. **Tentative Tract Map No. 36643** proposes a Schedule A subdivision of 329.86 gross acres into 10 numbered lots (10) intended as super pads for future development and thirteen (13) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1. **Tentative Tract Map No. 36593** proposes a Schedule A subdivision of 206.60 acres, into six hundred and one (601) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,800 square feet. APNs for the entire Specific Plan are: 283210002, 283240001, 283240002, 283240003, 283240004, 283240009, 283240010, 290070024, 290070026, 290070028, 290070029, 290070030, 290080037, 290080038, 290130020, 290130081, and 290130082

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 5, 2013**. All LDC/DRT 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.

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.

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 **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **mstraite@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 11, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. 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-Mark Hughes
P.D. Archaeology Section-Heather Thomson

TENTATIVE TRACT MAP NO. 36593 AMD No. 1– EA42621 – Applicant/Engineer/Representative: T&B Planning – First/First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial- retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327– Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road– 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST: Tentative Tract Map No. 36593** proposes a Schedule A subdivision of 201.94 acres, into six hundred and two (602) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,850 square feet.

Please update your files accordingly with the attached Tentative Tract Map. Only minor revisions have been made to address comments submitted by Fire. There will be no formal LDC meeting but rather a LDC comment period.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Contract Planner, at **(951) 955-8631** or email at mstraite@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

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.

DEPARTMENT OF TRANSPORTATION**DISTRICT 8**

PLANNING (MS 1221)
464 WEST 4th STREET, 6th Floor
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-6890
TTY (909) 383-6300
www.dot.ca.gov/dist8



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Be energy efficient!*

November 6, 2013

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NOV 08 2013

**ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Matt Straite
Project Planner
Development Review Team
County of Riverside
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Specific Plan #327 Amendment #1, Tentative Tract Map #36593, 36643, Change of Zone #7807
(Riv 15 PM 30.94)

Mr. Straite,

We have completed our review for the above mentioned proposal a Schedule A subdivision of 206,60 acres into six hundred and one (601) residential lots. SPA propose to maintain the maximum unit count of 1,443 as previous approved for the SP, but reduces the residential acreage from 353.3 acres to 300.7 acres. Project is located northerly of Temescal Canyon Road and Interstate-15, southerly of Skyline Road.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

"Caltrans improves mobility across California"

- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
 - It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
 - All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.

Mr. Straite
November 6, 2013
Page 3

- **Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.**

Encroachment Permit Requirements

Issuance of a Caltrans Encroachment Permit will be required prior to any construction within State R/W. In addition, all work undertaken within SR 18 R/W shall be in compliance to all current design standards, applicable policies, and construction practices. Detailed information regarding permit application and submittal requirements is available at:

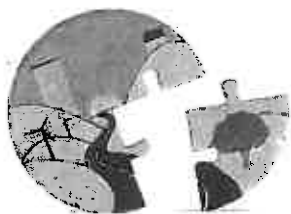
Office of Encroachment Permits
California Department of Transportation
464 West Fourth Street, 6th Floor, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community and Regional Planning



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP 36593
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36593, EA 42624, CFG06002, DATE SUBMITTED: 10/8/2013

APPLICATION INFORMATION

Applicant's Name: Andrew Petitjean E-Mail: andyp@foremostcommunities.com

Mailing Address: 2151 Michelson Dr. Suite 250
Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 748-6714 Fax No: (949) 748-8488

Engineer/Representative's Name: Proactive Engineering Consultants West E-Mail: henryl@pecwest.com

Mailing Address: 25109 Jefferson Ave Suite 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-6846 Fax No: (866) 454-4478

Property Owner's Name: Sunny Sage LLC/ Janice M. Morger E-Mail: _____

Mailing Address: 27431 Enterprise Circle West / 17745 Lomita Lane
Temecula / Yorba Linda CA / CA 92590 / 92886
City State ZIP

Daytime Phone No: (_____) _____ 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

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 SUBDIVISION AND DEVELOPMENT

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.

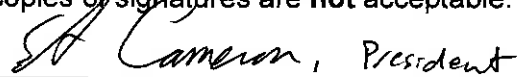
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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.

Forestar Toscana LLC- Stephen C. Cameron

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.

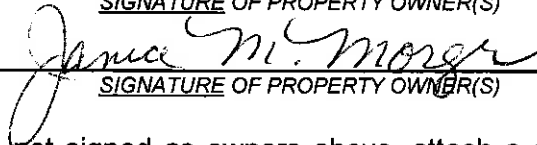
Sunny Sage LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Janice M. Morger

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): Portions of 290-070-001, 290-070-007, 290-070-011, 290-130-020, 290-130-020, 290-080-037

Section: 1 & 12 Township: 5 S Range: 6 W

Approximate Gross Acreage: 144

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

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:

TENTATIVE TRACT MAP NO. 36593 – Consider an Addendum to an Environmental Impact Report – Applicant/Engineer/Representative: T&B Planning – First Supervisorial District – Temescal Zoning Area – Temescal Canyon/Elsinore Area Plans: Recreation, Parks, and Paseos, Medium Density, Medium High Density, High Density, Commercial - Retail, Open Space as reflected on the Specific Plan Land Use Plan for SP327 – Location: Northerly of Temescal Canyon Road and I-15, southerly of Skyline Road – 960.0 Acres (for entire Specific Plan) – Zoning: Specific Plan (SP) **REQUEST:** Tentative Tract Map No. 36593 proposes a Schedule A subdivision of 201.94 acres, into six hundred and two (602) residential lots and thirty one (31) lettered lots encompassing Planning Areas 1, 2, 3, 4, and 5 of the proposed SP327A1 with lot sizes ranging between about 3,600 and 5,850 sq. ft. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 18, 2015**
PLACE OF HEARING: County Administrative Center
First Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Matt Straite at (951) 955-8631 or e-mail mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/7/2015,

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

APN (s) or case numbers TR36593 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

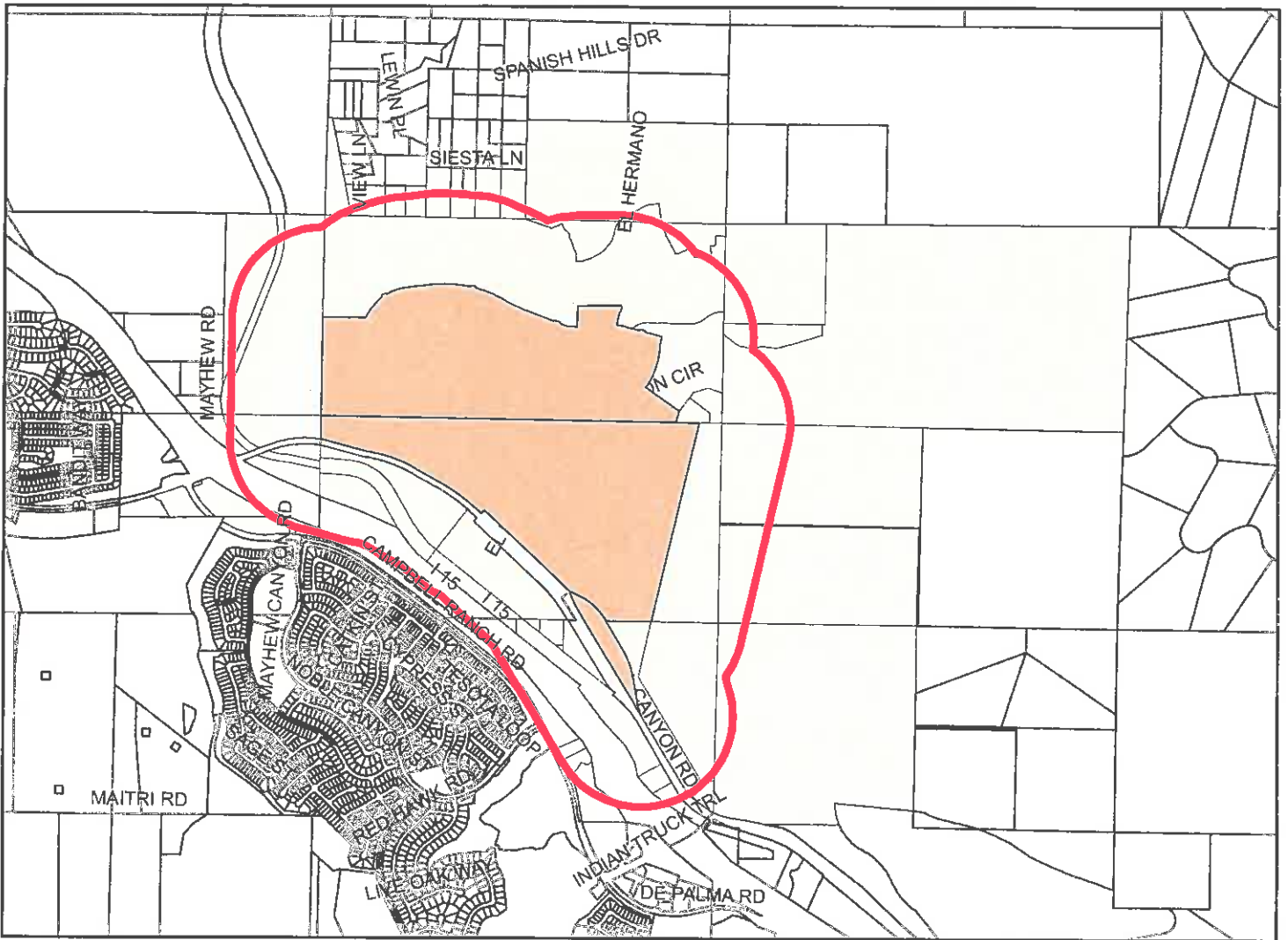
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Chenidley
with
ep
6/7/15*

TR36593 (1200 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 290-080-016 | 290-080-017 | 391-020-002 | 283-230-001 | 290-130-067 | 391-040-003 | 391-050-007 | 290-130-021 | 283-230-007 | 283-230-022 |
| 290-130-054 | 290-130-055 | 290-060-007 | 290-060-017 | 290-060-019 | 290-080-012 | 290-080-014 | 290-080-015 | 391-040-002 | 283-240-009 |
| 283-240-010 | 290-070-024 | 290-070-026 | 290-070-028 | 290-070-030 | 283-230-017 | 283-230-011 | 290-050-003 | 290-060-006 | 290-060-071 |
| 283-230-013 | 290-070-018 | 290-070-019 | 290-060-016 | 290-050-002 | 290-050-012 | 290-130-003 | 290-130-004 | 290-130-006 | 290-130-052 |
| 290-130-053 | 290-130-005 | 290-130-066 | 290-070-029 | 290-080-037 | 290-130-020 | 290-130-081 | 290-060-067 | 290-080-025 | 290-130-032 |
| 290-130-044 | 283-230-023 | 283-230-009 | 290-060-034 | 391-020-001 | 391-020-003 | 391-040-001 | 290-080-038 | 290-130-082 | |



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: 283230001, APN: 283230001
CORONA CLAY CO
22079 KNABE RD
CORONA CA 92883

ASMT: 283230007, APN: 283230007
MELISSA STRIPLING, ETAL
1015 PARK AVE
LAGUNA BEACH CA 92651

ASMT: 283230009, APN: 283230009
REBECCA BUSH, ETAL
11201 VIEW LN
CORONA, CA. 92883

ASMT: 283230011, APN: 283230011
SUSAN VANDENBERG, ETAL
11231 VIEW LN
CORONA, CA. 92883

ASMT: 283230013, APN: 283230013
PHILLIP CHIPMAN
2612 WESTMINSTER PL
COSTA MESA CA 92627

ASMT: 283230017, APN: 283230017
MARTHA GARCIA, ETAL
182 W WINSTON RD
ANAHEIM CA 92805

ASMT: 283230022, APN: 283230022
GUEN BALLEW
P O BOX 2296
TRINITY TX 75862

ASMT: 283230023, APN: 283230023
LARRY SEVIN, ETAL
15344 MANZANARES RD
LA MIRADA CA 90638

ASMT: 290050002, APN: 290050002
NANCY PHARRIS, ETAL
2050 MAIN STE STE 250
IRVINE CA 92614

ASMT: 290060034, APN: 290060034
VICKI CUTHERS, ETAL
P O BOX 3766
ORANGE CA 92857

ASMT: 290060067, APN: 290060067
SYCAMORE CREEK COMMUNITY ASSN
25420 MAYHEW CANYON RD
CORONA CA 92883

ASMT: 290060071, APN: 290060071
PHARRIS GROUP
C/O CHRISTINA HOLLIDAY
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290070019, APN: 290070019
LOUISE STEPPE, ETAL
11762 DE PALMA RD NO 1C39
CORONA CA 92883

ASMT: 290070030, APN: 290070030
JANICE MORGER
3325 W LINCOLN
ANAHEIM CA 92801



ASMT: 290080015, APN: 290080015
INDUSI
1609 N BUSH ST STE 1
SANTA ANA CA 92701

ASMT: 290130055, APN: 290130055
INDIAN TRUCK TRAIL DEV CO
44915 PALLADIAN CT
TEMECULA CA 92590

ASMT: 290080017, APN: 290080017
ASGARD
C/O FERRO MANAGEMENT CO
1609 N BUSH ST STE 6
SANTA ANA CA 92701

ASMT: 290130066, APN: 290130066
STARFIELD SYCAMORE INV
C/O STEVEN CAMERON
14 CORPORATE PLZ
NEWPORT BEACH CA 92660

ASMT: 290130005, APN: 290130005
SPEEDWAY DEVELOPMENTS
15350 FAIRFIELD RANCH K
CHINO HILLS CA 91709

ASMT: 290130067, APN: 290130067
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 290130021, APN: 290130021
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 290130081, APN: 290130081
SUNNY SAGE
C/O WON S YOO
27431 W ENTERPRISE CIR
TEMECULA CA 92590

ASMT: 290130044, APN: 290130044
SYCAMORE CREEK COMMUNITY ASSN
C/O BRIAN WOODS
2151 MICHELSON DR STE 250
IRVINE CA 92612

ASMT: 290130082, APN: 290130082
WESTERN RIVERSIDE COUNTY REGIONAL CC
C/O ECONOMIC DEV AGENCY
3403 10TH ST STE 500
RIVERSIDE CA 92502

ASMT: 290130052, APN: 290130052
SPEEDWAY DEV
15350 FAIRCHILD RANCH K
CHINO HILLS CA 91709

ASMT: 391020002, APN: 391020002
LAURIE PORTEOUS, ETAL
P O BOX 78327
CORONA CA 92877

ASMT: 290130053, APN: 290130053
INDIAN TRUCK TRAIL DEV CO, ETAL
15350 FAIRCHILD RANCH
CHINO HILLS CA 91709

ASMT: 391040001, APN: 391040001
USA BLM
6221 BOX SPRINGS BL
RIVERSIDE CA 92507



ASMT: 391040002, APN: 391040002
FRANCISCO OLIVA, ETAL
PO BOX 630
MIRA LOMA CA 91752

ASMT: 391050007, APN: 391050007
EHOF II LAKESIDE
C/O HECTOR CALDERON
1 LETTERMAN DR BLD C 3800
SAN FRANCISCO CA 94129



1/20/2015 1:32:58 PM

ATTN: Leslie Mouriquand
Archaeologist
Mail Stop 4035

1st Supervisor District
Robert Buster, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1001

ATTN: Grading
Building & Safety Department,
Riverside County
Mail Stop 2715

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

ATTN: Bill Brown
County Service Area 104
c/o EDA
Mail Stop 1040

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

ATTN: Senior Public Health Engineer
Environmental Health,
Riverside County
Mail Stop 3320

ATTN: Carolyn Syms-Luna
Environmental Programs Dept.,
Riverside County
Mail Stop 2715

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Marc Brewer
Regional Parks & Open Space District
Riverside County
4600 Crestmore Rd., MS2970
Riverside, CA 92509-6858

ATTN: Steve Diaz
Riverside County Fire Department
Mail Stop 5036

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

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: County Surveyor
Transportation Department,
Riverside County
Mail Stop 1080

Waste Resources Management,
Riverside County
Mail Stop 5950

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1309618

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: PETITJEAN ANDREW \$50.00
paid by: CK 1038
paid towards: CFG06002 CALIF FISH & GAME: DOC FEE
CFG FOR EA42624
at parcel #:
appl type: CFG3

By _____ Oct 08, 2013 14:05
MGARDNER posting date Oct 08, 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

EA 38504

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200601561

Lead Agency: COUNTY PLANNING Date: 12/21/2006

County Agency of Filing: Riverside Document No: 200601561

Project Title: EA 38504; SP 327; CZ 6651; GPA 825

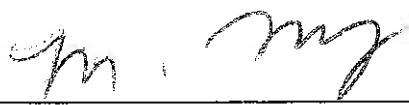
Project Applicant Name: SUNNY SAGE LLC Phone Number: _____

Project Applicant Address: 27431 ENTERPRISE CIRCLE WEST TEMECULA CA 92590

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

| | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report | <u>\$850.00</u> |
| <input type="checkbox"/> Negative Declaration | <u> </u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | <u> </u> |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | <u> </u> |
| <input checked="" type="checkbox"/> County Administration Fee | <u>\$64.00</u> |
| <input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption) | |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | <u>\$914.00</u> |

Signature and title of person receiving payment: 

Notes:

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0614896

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: SUNNY SAGE LLC \$914.00
paid by: CK 2434
CFG FOR EIR00439 (SP327)
paid towards: CFG04405 CALIF FISH & GAME: EIR
at parcel:
appl type: CFG2

By _____ Aug 11, 2006 08:15
MGARDNER posting date Aug 11, 2006

| Account Code | Description | Amount |
|--------------------|-------------------------|----------|
| 658353120100208100 | CF&G TRUST | \$850.00 |
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

Overpayments of less than \$5.00 will not be refunded!