



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

OCTOBER 29, 2015

**PLANNING
COMMISSIONERS
2015**

1st District
Charissa Leach
Vice Chairman

2nd District
Aaron Hake

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia
Chairman

Planning Director
Steven 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

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing 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).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

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.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
 - 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

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

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

- 4.1 **RECLAMATION PLAN NO. 113 REVISION NO. 1**– Intent to Adopt a Mitigated Negative Declaration – Applicant: 71-91, LLC. – Second Supervisorial District – **REQUEST:** Proposes to revise the reclamation plan for an existing surface mining operation to decrease the previous mining limits from 62.2 acres to 23.7 acres and increase the previous reclamation limits from 67.2 acres to 133.0 acres and continue annual extraction of sand material at a maximum handling rate of 500,000 tons, with an estimated annual mining commodity of 300,000 tons (sand) and 200,000 tons (aggregate). In addition, the revision proposes to permit an estimated 250,000 tons annually on site recycling (processing and crushing) of asphalt, concrete and other inert fill material. The recycling is considered part of the reclamation because it provides materials to help fill the site for the future use. The applicant is additionally proposing that the Board officially determine the vested rights for the property with the revised reclamation plan. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org

5.0 WORKSHOP:


- 5.1 **WINE COUNTY ZONING UPDATE WORKSHOP** - The Planning Department is holding a Planning Commission Workshop (no action taken) to discuss some Staff proposed changes to the Wine Country Zoning. Public participation is welcome. The Temecula Valley Wine Country Policy Area covers approximately 17,910 acres east of the City of Temecula. This area contains estates, vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, and residential uses. In 2014 the Board of Supervisors approved the Temecula Valley Wine Country Community Plan, which included new zones for the area. At the time of its approval, the Board of Supervisors directed staff to monitor the plan's implementation and report back after a year with recommendations on improvement if needed. Staff is holding this workshop to discuss an amendment to Ordinance No. 348 to modify sections of the Wine Country- Winery (WC-W) and Wine Country – Winery Existing (WC-WE) Zones, with some possible minor revision in the other zones for consistency purposes. It is important to highlight that the changes to be discussed in the workshop would not fundamentally alter the vision of the Plan, which creates a balance between the needs of the wineries, residential, and equestrian uses by establishing specific districts for each use. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**7.0** DIRECTOR'S REPORT**8.0** COMMISSIONERS' COMMENTS

401

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: Glen Ivy
Supervisorial District: Second
Project Planner: Matt Straite/ Dave Jones
Planning Commission: October 29, 2015

RECLAMATION PERMIT NO. 113, REVISED
PERMIT NO. 1
VESTED RIGHTS DETERMINATION
ENVIRONMENTAL ASSESSMENT NO. 42672
Applicant: 71-91 LLC
Engineer/Representative: KWC Engineers

for 
Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

RECLAMATION PLAN NO. 113 REVISION NO. 1 (RCL No. 113R1) proposes to: 1. revise the reclamation plan for an existing surface mining operation to decrease the previous, 2. increase the previous reclamation limits from 67.2 acres to 133.0 acres, and, 3. continue annual extraction of sand material at a maximum handling rate of 500,000 tons. An estimated annual mining commodity of 0.3 million tons (sand) and 0.2 million tons (aggregate) will be generated. In addition, the proposed revision will also permit up to 250,000 tons annually of concrete and other inert fill to be recycled on site. The recycling is considered part of the reclamation because it provides materials to help fill the site for the future use, which at the current time is open space. The applicant has also requested the County to make a vested rights determination for the existing surface mine operation. The Surface Mining and Reclamation Act allows the local jurisdiction to make a determination that mining activity on a specific site vested rights for mining activities that pre-dated the Act. The current applicant, 71-91 LLC, has request such a determination for the historical mining activity area.

The project is located in the Temescal Valley Area Plan, more specifically it is located westerly of State Route 71, northerly of the Santa Ana River Trail and State Route 91 and is commonly known as the Prado Pit.

BACKGROUND:

The Prado Pit mine, west of the City of Corona, has been in operation since the 1960s prior to California's Surface Mining and Reclamation Act of 1975 (SMARA). This application is requesting a 'vested rights' determination. With such a determination, the applicant is not required to secure a permit as long as no substantial change is made in the operation. Such operations, however, shall have an approved reclamation plan for the surface mining operation. The project site has construction grade sand deposits that can be mined and removed from the site and operates under approved Reclamation Plan No. 113 (RCL No. 113). Additionally, an improvement plan (IMP) was previously approved for the site for a concrete and asphalt recycling facility used as fill material on the site.

71-91, LLC purchased the 162.3 acre property and mining rights in 2007. The property has had large portions of the site previously mined by a series of various operators over the past 50 years.

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 (OS-C) to the south, east and north, County of San Bernardino to the west.
3. Existing Zoning (Ex. #2): Mineral Resources and Related Manufacturing (M-R-A).
4. Surrounding Zoning (Ex. #2): Controlled Development (5-Acre Minimum) (W-2-5) to the north and east, Watercourse, Watershed and Conservation Area (W-1) to the south and County of San Bernardino to the west.
5. Existing Land Use (Ex. #1): Mining.
6. Surrounding Land Use (Ex. #1): Vacant open space land to the north, south, east and west.
7. Project Data: Total Acreage: 162.3 Gross Acres
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42672**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

DETERMINE, based on the historic mining activities conducted by 71-91 LLC's predecessors and findings incorporated in the staff report, that 71-91 LLC has a vested right to operate a rock quarry, rock crusher and rock, sand and gravel pit within the Vested Rights Area shown on Figures 6, 7 and 8 of Appendix D in Exhibit C attached hereto.

APPROVE RECLAMATION PLAN NO. 113 REVISION NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Open Space: Mineral Resources (OS-MIN) on the Temescal Canyon Area Plan.
2. The proposed use, surface mining and related reclamation activity, including the import of fill material, is consistent with the Open Space: Mineral Resources (OS-MIN) designation, because this Land Use designation calls for the cultivation and mining of resources.
3. The asphalt and concrete recycling is a process where the material is brought on site, crushed, and then used as fill material for the future reclamation of the site, more specifically it is used to fill the pit. As such, it is considered part of the reclamation activities, which is required for the mining activity.

4. The project site is surrounded by properties which are designated Open Space: Conservation (OS-C) to the south, east and north, County of San Bernardino to the west.
5. The zoning for the subject site is Mineral Resources and Related Manufacturing (M-R-A).
6. The proposed use, surface mining and reclamation, is a permitted use, pursuant to Section 12.60.b.(1) of Ordinance No. 348 which provides that subject to an approved surface mining permit issued pursuant to Ordinance No. 555 the following use is permitted in the Mineral Resources and Related Manufacturing (M-R-A) zone:

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.
7. The proposed use, surface mine and related reclamation activity, including the import of fill material, is consistent with the development standards set forth in the Mineral Resources and Related Manufacturing (M-R-A) zone of Ordinance No. 348.
8. The project site is surrounded by properties which are zoned Controlled Development (5-Acre Minimum) (W-2-5) to the north and east, Watercourse, Watershed and Conservation Area (W-1) to the south and County of San Bernardino to the west.
9. The site is surrounded by open space on the north, east and west and the Prado Dam on the south.
10. This project is located within Group B of Criteria Area Cell No. 1520 of the Western Riverside County Multiple Species Habitat Conservation Plan and as such, would be subject to complete a HANS review. However, since the project site has been in existence for over 40 years and considered as a locally important resource and situated on land designated as Mineral Resource Zone 2 (as defined in Section 4.2.2 of Western Riverside County MSHCP EIR), the project site therefore qualifies as an exemption to HANS review and will not be affected under the MSHCP implementation. Therefore, this project fulfills these requirements.
11. This project is within the City of Corona Sphere of Influence. On June 5, 2014, the project was distributed to the City. No comment was received.
12. The project meets the regulations regarding surface mining operations in the unincorporated area of the County of Riverside adopted pursuant to Public Resources Code section 2710, et seq. and Riverside County Ordinance No. 555.
13. In accordance with SMARA, Ordinance No. 555 provides that no person who has obtained a vested right to conduct surface mining operations prior to January 1, 1976 shall be required to secure a permit pursuant to Ordinance No. 555 as long as such vested right continues and no substantial change is made in the operation.
14. The existing surface mining operation, known as the Prado Pit mine, began operating in 1964. On December 8, 1964, the County approved M-3 Case No. 753 for a rock quarry, rock crusher and rock, sand and gravel pit.

15. On January 1, 1976, the Surface Mining and Reclamation Act (SMARA) was implemented.
16. The Prado Pit mine has been owned by Frank B. Carr, Mrs. Bernice H. Davidson and Gordon L. Hodge.
17. Additionally, from 1964 to 1997, Owl Rock Products Company leased and operated the Prado Pit mine.
18. In 1978, in accordance with SMARA, the County approved Reclamation Plan No. 113 ("RCL No. 113") for the existing Prado Pit mine. RCL No. 113 shows approximately 67.2 acres of the 162.3 acre property to be mined. RCL No. 113 also showed that reclamation would be done in 5 phases. The mine and reclamation area is generally located along the westerly property boundary. The RCL No. 113 language provided that the intent of the plan was to allow the ability to mine the entire 162.3 acre site which includes APNs 101-040-005, -006, -007, -008, and -009 and eventually reclaim the site for a future use.
19. In 1997, Dan Copp Crushing leased and operated the Prado Pit mine until approximately 2005.
20. In 2005, the County approved an Interim Management Plan (IMP) for the surface mining operation due to the lack of market demand for aggregate products. While the mine site is "idle" under the approved IMP, the mining operators continued intermittent mining activity (less than 10% of the operation's previous maximum annual production) and included such activities as intermittent crushing and processing of imported stockpiled recycled asphalt, concrete, and inert materials and materials mined onsite. During this time the operators has been in compliance with all terms and conditions of the approved reclamation plan and other permits and operating obligations associated with the mine operation. The IMP covered approximately 60.0 acres of the 162.3 acre site.
21. In 2007, 71-91, LLC, acquired the 162.3 acre Prado Pit mine property which includes APNs 101-040-005, -006, 0-007, -008, and -009 and mineral rights thereof as provided in Appendix E of Exhibit C.
22. In October 2010, the County approved a 5 year extension for the IMP which is included in Appendix A of Exhibit C. The extended IMP term expired on July 12, 2015, and the Prado Pit mine returned to an active mining status.
23. Based on the above and Exhibit C incorporated herein by reference, 71-91 LLC and its predecessors have continued operating the Prado Pit mine since 1964 and no substantial change has been made in the operation.
24. Environmental Assessment No. 42672 identified the following potentially significant impacts:
 - a. Air Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Mineral Resources (OS-MIN) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Mineral Resources and Related Manufacturing (M-R-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with Riverside County Ordinance No. 555 and California's Surface Mining and Reclamation Act of 1975.
4. Based on the historic mining activities conducted by 71-91 LLC's predecessors provided above and in Exhibit C, 71-91 LLC has a vested right to operate a rock quarry, rock crusher and rock, sand and gravel pit within the area shown on Figures 6, 7 and 8 in Appendix D of Exhibit C (Vested Rights Area).
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is conditionally compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project is consistent with the intent of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

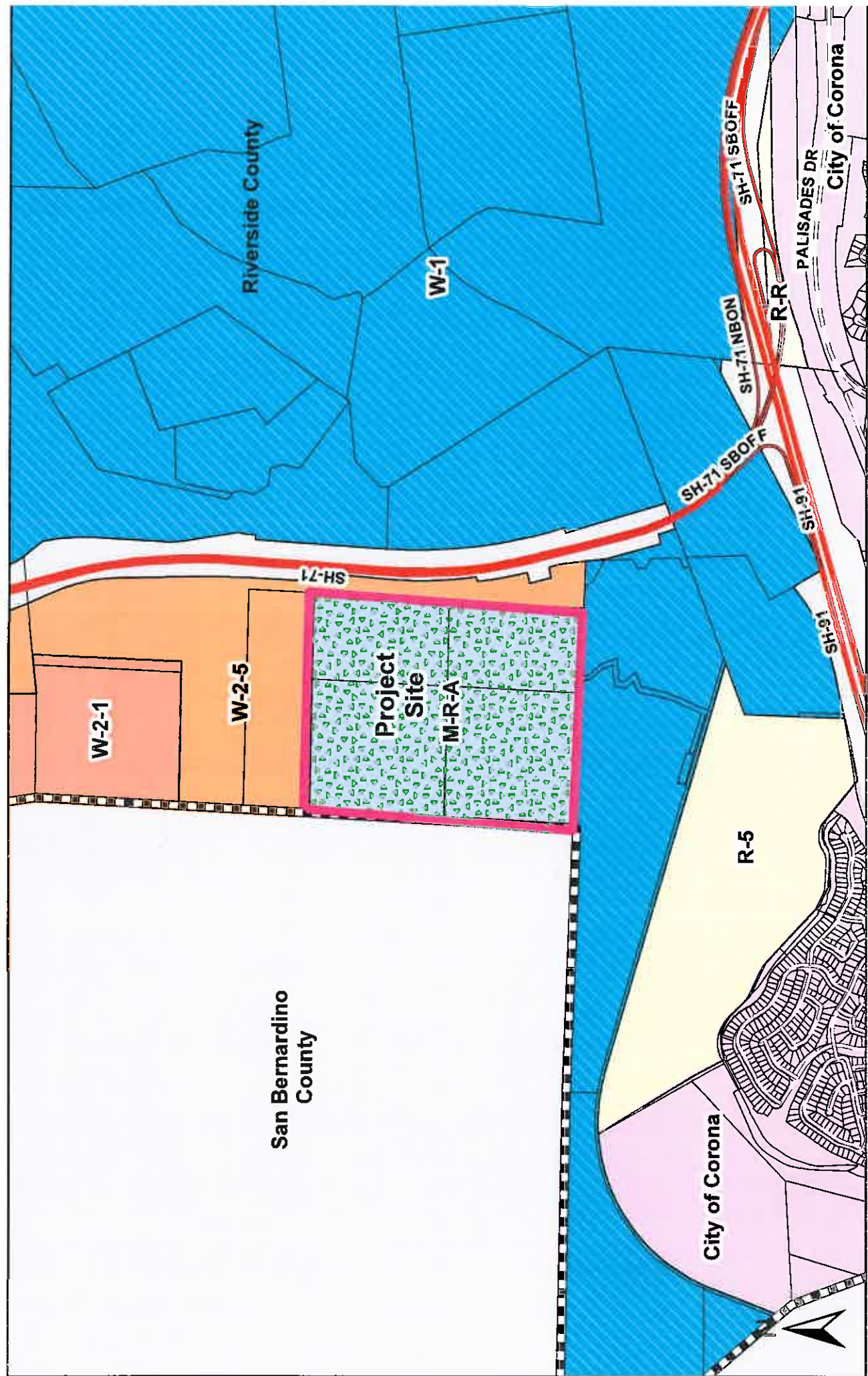
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A County Service Area (CSA);
 - b. A dam inundation area;
 - c. An area drainage plan;
 - d. The city of Corona sphere of influence;
 - e. An area of low to moderate liquefaction; or
 - f. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. A 100-year flood plain;
 - b. A fault area;
 - c. A high potential for Paleontological sensitivity; and,
 - d. A State Responsibility fire area.
4. The subject site is currently designated as Assessor's Parcel Numbers 101-040-005, 101-040-006, 101-040-007, 101-040-008, 101-040-009.

SURFACE MINING PERMIT NO. 00113 REVISED PERMIT NO. 1
Planning Commission Staff Report: October 21, 2015
Page 6 of 6

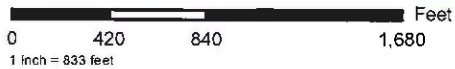
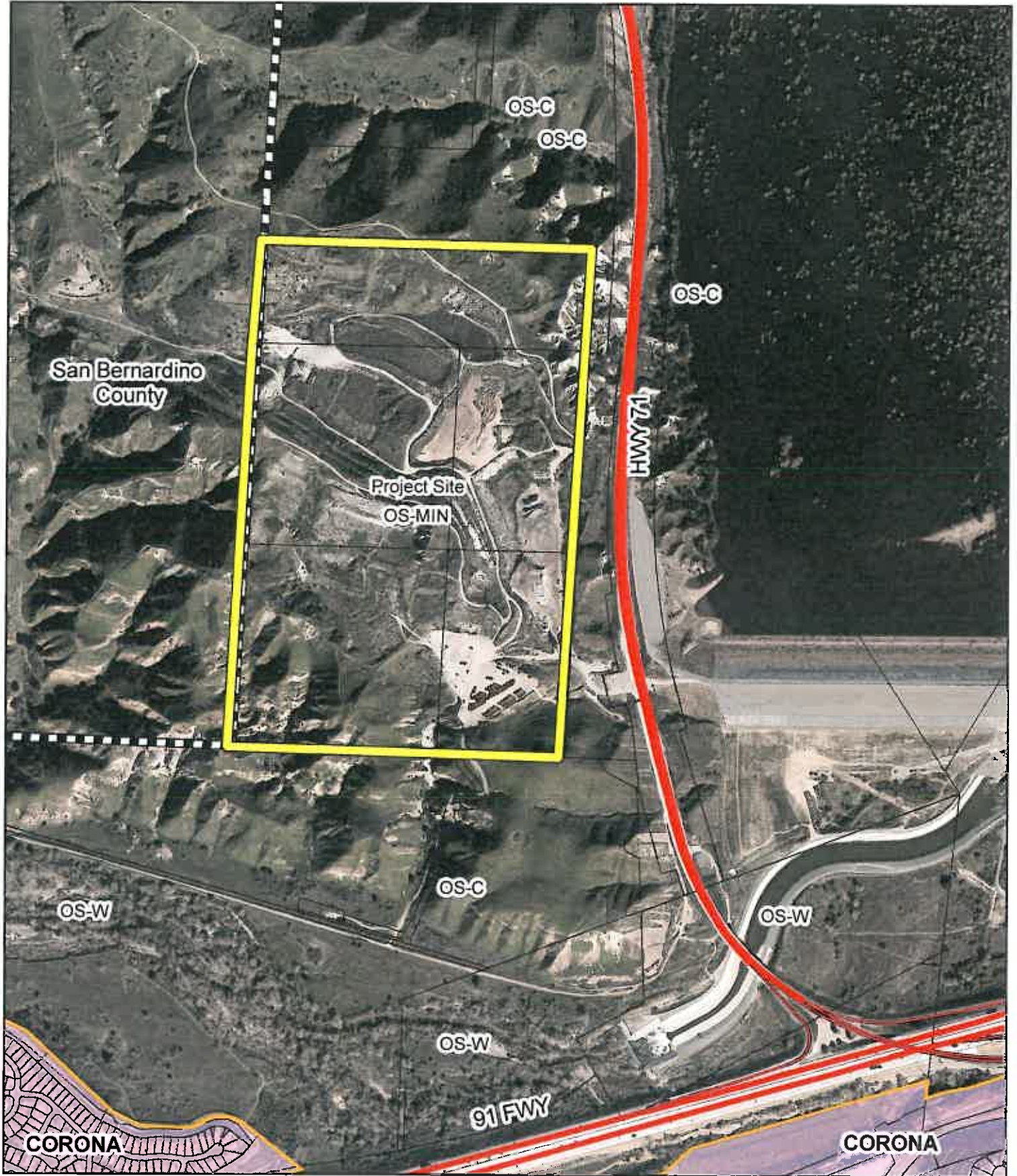
Date Revised: 10/13/15



RCL00113R1
EXISTING ZONING



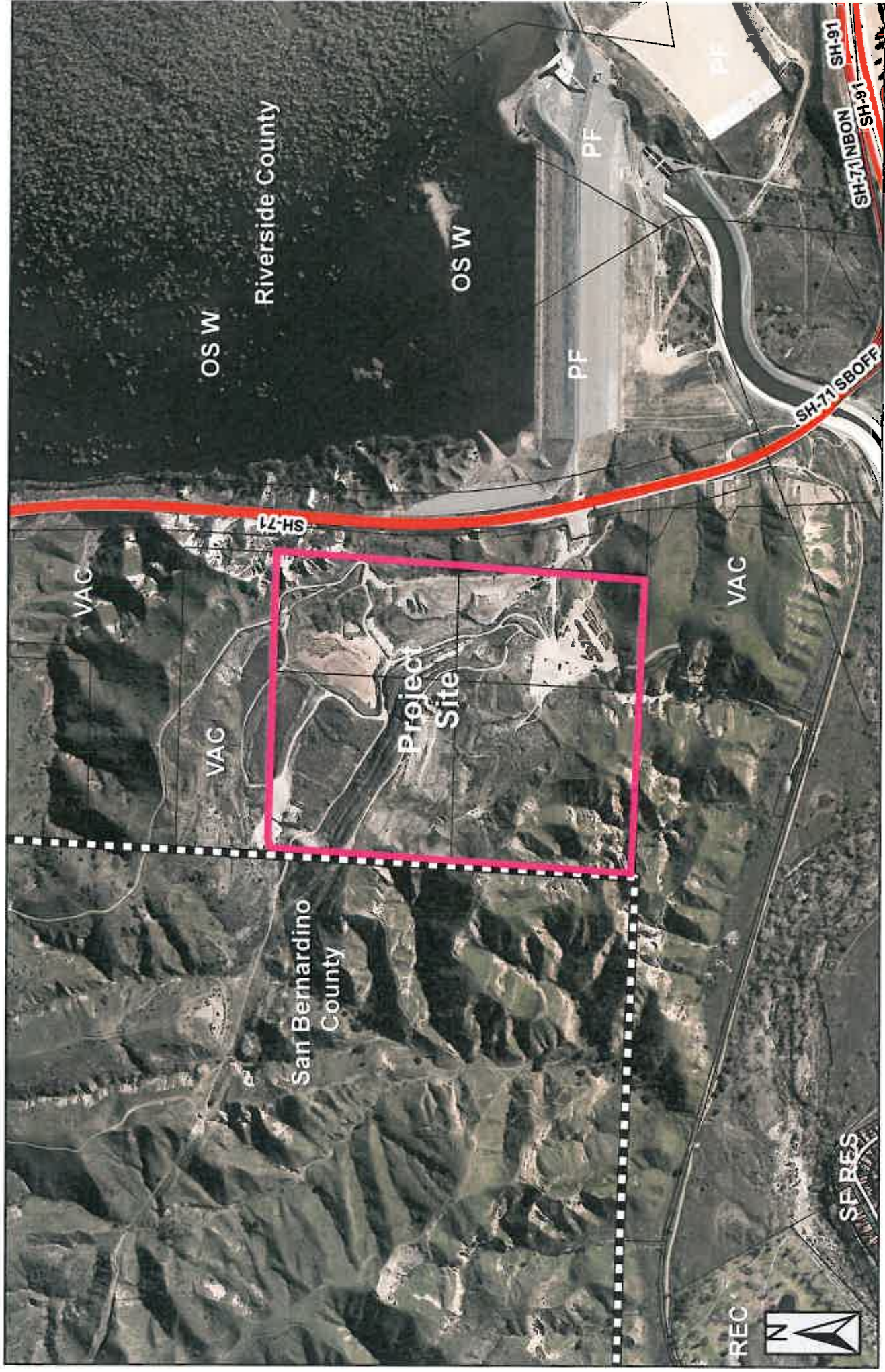
EXISTING GENERAL PLAN LAND USE



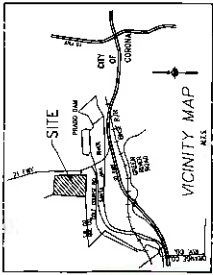
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by mstralte on 3/30/2015

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 resell this map.

RCL00113R1
EXISTING LAND USE



71/91, LLC PROPERTY - AERIAL PHOTO EXHIBIT
COUNTY OF RIVERSIDE, CA



LEGEND:
PROPERTY BOUNDARY
EXISTING PARCEL LINES
EXISTING RIGHT-OF-WAY

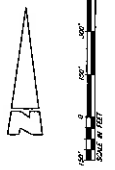
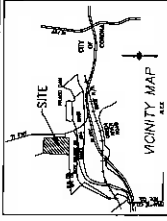


EXHIBIT A
MINING PLAN-CA MINE ID. NO.91-33-0043
COUNTY OF RIVERSIDE, CA



LEGAL DESCRIPTION:
 A certain portion of the County of Riverside, State of California, containing the following described land, to-wit:

Parcel 1: [Detailed legal description of the mining plan area]

Parcel 2: [Detailed legal description of the mining plan area]

Parcel 3: [Detailed legal description of the mining plan area]

Parcel 4: [Detailed legal description of the mining plan area]

Parcel 5: [Detailed legal description of the mining plan area]

Parcel 6: [Detailed legal description of the mining plan area]

Parcel 7: [Detailed legal description of the mining plan area]

NOTES:

1. The mining plan is based on the topographic map of the County of Riverside, California, dated 1950, and is subject to the provisions of the California Mining Act, Chapter 10, Division 1, Title 15, of the California Code of Regulations.
2. The mining plan is subject to the provisions of the California Mining Act, Chapter 10, Division 1, Title 15, of the California Code of Regulations.
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EXISTING ZONING AND LAND USE SUMMARY

EXISTING ZONING	EXISTING LAND USE	EXISTING ZONING	EXISTING LAND USE
RM-1	Residential Medium Density	RM-2	Residential Medium Density
RM-3	Residential Medium Density	RM-4	Residential Medium Density
RM-5	Residential Medium Density	RM-6	Residential Medium Density
RM-7	Residential Medium Density	RM-8	Residential Medium Density
RM-9	Residential Medium Density	RM-10	Residential Medium Density
RM-11	Residential Medium Density	RM-12	Residential Medium Density
RM-13	Residential Medium Density	RM-14	Residential Medium Density
RM-15	Residential Medium Density	RM-16	Residential Medium Density
RM-17	Residential Medium Density	RM-18	Residential Medium Density
RM-19	Residential Medium Density	RM-20	Residential Medium Density
RM-21	Residential Medium Density	RM-22	Residential Medium Density
RM-23	Residential Medium Density	RM-24	Residential Medium Density
RM-25	Residential Medium Density	RM-26	Residential Medium Density
RM-27	Residential Medium Density	RM-28	Residential Medium Density
RM-29	Residential Medium Density	RM-30	Residential Medium Density
RM-31	Residential Medium Density	RM-32	Residential Medium Density
RM-33	Residential Medium Density	RM-34	Residential Medium Density
RM-35	Residential Medium Density	RM-36	Residential Medium Density
RM-37	Residential Medium Density	RM-38	Residential Medium Density
RM-39	Residential Medium Density	RM-40	Residential Medium Density
RM-41	Residential Medium Density	RM-42	Residential Medium Density
RM-43	Residential Medium Density	RM-44	Residential Medium Density
RM-45	Residential Medium Density	RM-46	Residential Medium Density
RM-47	Residential Medium Density	RM-48	Residential Medium Density
RM-49	Residential Medium Density	RM-50	Residential Medium Density
RM-51	Residential Medium Density	RM-52	Residential Medium Density
RM-53	Residential Medium Density	RM-54	Residential Medium Density
RM-55	Residential Medium Density	RM-56	Residential Medium Density
RM-57	Residential Medium Density	RM-58	Residential Medium Density
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RM-89	Residential Medium Density	RM-90	Residential Medium Density
RM-91	Residential Medium Density	RM-92	Residential Medium Density
RM-93	Residential Medium Density	RM-94	Residential Medium Density
RM-95	Residential Medium Density	RM-96	Residential Medium Density
RM-97	Residential Medium Density	RM-98	Residential Medium Density
RM-99	Residential Medium Density	RM-100	Residential Medium Density

GENERAL NOTES:

1. The mining plan is based on the topographic map of the County of Riverside, California, dated 1950, and is subject to the provisions of the California Mining Act, Chapter 10, Division 1, Title 15, of the California Code of Regulations.
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10. The mining plan is subject to the provisions of the California Mining Act, Chapter 10, Division 1, Title 15, of the California Code of Regulations.

APPLICANT/MINE OPERATOR: SOILS ENGINEER:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

OWNER/MINERAL RIGHTS:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

STATEMENT OF PREPARER:
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

DATE: [Date]



GENERAL NOTES:

1. The mining plan is based on the topographic map of the County of Riverside, California, dated 1950, and is subject to the provisions of the California Mining Act, Chapter 10, Division 1, Title 15, of the California Code of Regulations.
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SECTION 2-A-1

SECTION 2-A-2

SECTION 2-A-3

SECTION 2-A-4

SECTION 2-A-5

SECTION 2-A-6

SECTION 2-A-7

SECTION 2-A-8

SECTION 2-A-9

SECTION 2-A-10

SECTION 2-A-11

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SECTION 2-A-38

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• July 2015 •

AMENDED RECLAMATION PLAN NO. 113 (RCL00113R1)
for California Mine ID No. 91-33-0043

PRADO PIT PLANT
11091 Highway 71
Corona, CA 91720
Plant Manager
(714) 483-0419

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1 INTRODUCTION

1.1 PROJECT HISTORY AND BACKGROUND

71-91, LLC owns approximately 162.3 acres in Riverside County, California, west of the City of Corona, referred to here as the Prado Pit. The property is comprised of APN 101-040-005, 101-040-006, 101-040-007, 101-040-008, and 101-040-009. The Prado Pit has been in operation since the 1960's prior to SMARA of 1975 [mined lands prior to January 1, 1976 are not subject to SMARA's requirements of a reclamation plan for or the reclamation of, such lands (Public Resources Code Section 2776)]. The site has construction grade sand deposits that can be mined and removed from the site and operates under an approved Reclamation Plan No. 113. On part of the property, the owner (71-91, LLC) also currently allows recycled concrete, asphalt, and other inert fill material to be brought to the site to be processed as fill material for the reclamation site as part of RP 113 and Interim Management Plan (IMP).

Because the mining activity at the site was in existence long before the passage of the Surface Mining and Reclamation Act (SMARA), the mining activity is subject to **Vested Rights** pursuant to the provisions of SMARA, County of Riverside Ordinance 555, and approved plans on file with the County/State OMR. The Reclamation Plan is designed to meet the County of Riverside Surface Mining and Reclamation Ordinance No. 555, Public Resources Code (PRC) Section 2207, and the State Mining and Geology Board regulations ("State regulations") for surface mining and reclamation practice (California Code of Regulations (CCR), Title 14, Division 2, Chapter 8, Subchapter 1, Section 3500 through 3513).

71-91, LLC purchased the 162.3 acre property and mining rights in 2007. The property has had a large portion of the site previously mined by a series of various operators over the past 50 years. The following are a partial summary of 40 years of events that occurred on the property leading up to and following the 71-91, LLC acquisition:

RP 113 SUMMARY OF EVENTS AND RECENT MINING/RECLAMATION HISTORY:

- The Prado Pit mine and its mineral rights were previously owned by three individuals: Frank B. Carr, Mrs. Bernice H. Davidson, and Gordon L. Hodge.
- Approval by County in April 25, 1963 for Variance Case No. 510 – application for an asphalt concrete batch plant sand and gravel processing in Zone A-1-5. (See **Appendix A** for backup documents)
- Approval by County in August 27, 1963 for M-3 Case No. 676 – application to establish borrow pit in Zone W-2. (See **Appendix A** for backup documents)
- Approved by County Planning Commission Action in December 8, 1964 for M-3 Case No. 753 – application to establish rock quarry, rock crusher and rock, sand and gravel pit in Zone W-2. (See **Appendix A** for backup documents)

- From 1964 to 1997, Owl Rock Products Co. had a lease to operate the mine. Owl Rock mined the site continuously for 33 years for sand and miscellaneous aggregate material. (CA ID# 91-33-043)
- RP 113 was approved by the County of Riverside in 1978 (Post SMARA of 1975). The reclamation plan proposed approximately 67.2 acres of the 162.3 acre property to be mined and plans to be reclaimed in about 5 phases. The mine and reclamation area is generally located along the westerly property boundary. The intent of the application was to identify future planned areas within the site to be mined in the immediate future, however, the application stated that “the mining of this site will leave no minable material unless the 30” high pressure gas line is relocated.” which allows for the ability to mine the entire 162.3 acre site (APNs 101-040-005, -006, -007, -008, and -009) and eventually reclaim the site for a future use.
- In 1997, Dan Copp Crushing took over the lease and operated the mine site until about 2005. Notice of Intent file with SWRCB and site was issued a WDID No. 8 33S013307.
- In 2005, an Interim Management Plan (IMP) was filed with the County of Riverside due to the lack of market demand for aggregate products. While the mine site is “idle” under the approved IMP, the mining operators continued intermittent mining activity (less than 10% of the operation’s previous maximum annual production) and included such activities as intermittent crushing and processing of imported stockpiled recycled asphalt, concrete, and inert materials and materials mined onsite. During this time the operators has been in compliance with all terms and conditions of the approved reclamation plan and other permits and operating obligations associated with the mine operation. The IMP covered approximately 60.0 acres of the 162.3 acre site. The proposed IMP project area limits is not clearly identified on a map but seems to be generally along the easterly property boundary.
- In 2007, 71-91, LLC, acquired the 162.3 acre Prado Pit property (APNs 101-040-005, -006, -007, -008, and -009) and mineral rights thereof. (See **Appendix E** for Grant Deed)
- In October 2010, the County of Riverside had approved an additional 5 year extension for the IMP (See **Appendix A**). The extended IMP term is set to end no later than July 12, 2015 and therefore the mining operation must either return to active mining status, per SMARA, or be reclaimed per the approved reclamation plan. The site is required to remain in compliance with all terms and conditions of the approved reclamation plan; this includes maintaining adequate financial assurance, continued annual SMARA reporting, annual County mine inspections, and other permit and operating obligations (i.e. SWPPP, AQMD, etc.) associated with the mining operation. (See **Appendix A** for IMP approval letter)
- In November 2012, the County of Riverside Planning Department issued a letter confirming the Vested Mining Rights for the Prado Pit – RCL00113. (See

Appendix A for letter). Vested Mining Rights determined to be applicable to entire 162.3 acre site comprising of APNs 101-040-005, -006, -007, -008, and -009.

- In July 2014, Notice of Intent was filed with SWRCB on the Amended RP 113 for 71-91, LLC. The new owner/operator was issued a WDID No. 8 33C370203 and is the responsible party to implement the necessary SWPPP BMPs to be in compliance with the State Water Board NPDES permit requirements.

The 71-91, LLC (owner/operator) of the Prado Pit proposes to re-initiate their mining operation once again. There is currently a need for the sand material deposits from the site. This material will be mined and sold to assist with the needs of the 91 Freeway Widening and Interchange projects proposed by Riverside County Transportation Commission (RCTC) and Caltrans. The sand material will be mined for as long as the demand for the material exists. An Amended Reclamation Plan is being processed with the County to allow for the continuance of the mining and consistency with the existing Reclamation Plan 113 permit requirements. The plan is for fill material to be brought to the site and graded to the elevations and grades as shown on the Amended Reclamation Plan.

1.2 PROJECT PURPOSE AND OBJECTIVES

Majority of the site has been disturbed since the 1960's with the mining operation. Since the mining operation became idled over the past 9 years, the project site is currently covered with partially vegetated with depauperate communities of non-native grasses and disturbed coastal sage scrub. The Prado Pit site has limited mineral resources left to be mined. As the mining operation dwindles down depending on market needs, the site will be reclaimed for a future use. 71-91, LLC is submitting this revised Amended Reclamation Plan for the expansion and the ongoing mining and reclamation of the Prado Pit. The following objectives for post-mining reclamation are incorporated into the Amended Reclamation Plan 113 application:

- To develop a revised Reclamation Plan that meets the County of Riverside Ordinance 555;
- To revise and decrease the previously proposed mining limits from 60.2 acres to 23.7 acres per Exhibit "A" in **Appendix B**;
- To revise and expand the previously proposed reclamation limits from 67.2 acres of disturbance area to 106.2 acres per Exhibit "B" in **Appendix B** (Note: See **Figure 8** in **Appendix D** for limits of the approved 141.6 acre reclamation area);
- To continue the annual extraction of sand material at a maximum handling rate of 500,000 tons;
- To continue the use of small portable crushing/screening plant onsite for processing of materials;
- To reclaim the existing mine site while limiting offsite visual, noise, and air quality impacts;
- To reclaim site for native open space;
- To reclaim and maintain the site as necessary to a condition to eliminate hazards to public health and safety with adequate security and fencing;

- To provide customers a place to deposit broken concrete and asphalt, and other inert fill materials including uncontaminated sand and soils, brick, concrete block, and rock. This helps transform the depleted mine site back into a reclaimed site suitable for an ultimate end use while conserving valuable space in nearby landfills.
- To allow the operation of an asphalt/concrete and inert fill recycling facility onsite for life of reclamation operation to facilitate the import of fill material needed for the reclamation of the mine site (250,000 tons per year);
- To maintain the site, control erosion BMP measures, and sediment basins during the reclamation operation in accordance with the updated Storm Water Pollution Prevention Plan and current NPDES permit requirements under WDID No. 8 33C370203 to control the runoff leaving the site;
- To stabilize the slope and re-vegetate the permanent slopes within the reclamation area with native plant palette as applicable so as to not conflict with the intended and future ultimate use of the reclaimed site; and to reclaim the mine site to a future ultimate use. A possible use envisioned for the site could be an Off Highway Vehicle Park, pending approval of an entitlement through the County of Riverside.

The proposed reclamation plan (see **Appendix B**) is based on aerial topography that was flown in March 2007. This updated plan is also based on additional geotechnical investigations and current reclamation practices for revegetation.

1.3 OWNER/OPERATOR INFORMATION

The Site address is:

11091 Highway 71
Corona, CA 91720

The Prado Pit Property is currently owned by:

71-91, LLC
4010 W. Chandler Avenue
Santa Ana, CA 92704
Steve Sukut – Vice President
(714) 540-5351

The Prado Pit Plant is currently operated by:

71-91, LLC
4010 W. Chandler Avenue
Santa Ana, CA 92704
Scott Sukut - Plant Manager
(714) 483-0419

2 SITE AND AREA CHARACTERISTICS

2.1 LOCATION

The Prado Pit property is located about 0.5 mile north of State Route 91 (SR-91) and just west of State Route 71 (SR-71) near the City of Corona in the County of Riverside, California (See **Figure 1**, Regional Location Map). **Figure 2** shows a vicinity map of the area. The property is within Section 19, Township 3 South, Range 7 West. A legal description of the property is provided in **Appendix E**.

The property is comprised of 162.3 acres of land. Assessor's Parcel Numbers for the Prado property include APNs 101-040-005, -006, -007, -008, and -009. The County of Riverside has determined that vested rights to mine the Prado Pit were established with the original approval of the Reclamation Plan. **Figure 3** (Prado Pit Boundary and Vested Mining Rights) depicts the Prado Pit property and the permitted areas of mining activity within.

2.2 ACCESS

Access to the Prado Plant is currently provided via an existing entrance drive off of State Route 71 (SR-71) across from the entrance to Prado Dam. There is only one single primary access into the site. The site entrance is fenced and protected with a steel swing gate to restrict access into the mining site. This existing access driveway is shared and provides access to three (3) utility purveyors and the Riverside County Cell Tower. Right and left turns into and out of existing driveway are currently permitted. There are several dirt access roads leading offsite along the north, south, and westerly property lines but these roads don't lead to a dedicated public roadway.

Riverside County Transportation Commission (RCTC) is currently working with Caltrans to design and improve the SR-91/SR-71 Interchange. The conceptual design proposes to relocate the existing entrance drive off of SR-71 about 1,300 feet north. The access road will run parallel with the State Route 71 and tie into the current existing entrance driveway into the Prado Pit mine site. The new access location will continue to have right and left turn movements in and out of the site. The proposed access improvements are not considered part of the RP 113 project and is shown on the plans for reference only. The timing of completion of the design and construction start is unknown at this time but is targeted for completion in the next 5 years. Nonetheless, this roadway improvement project will have minimal impact on the operation of the mine site.

Insert FIGURE 1 Regional Location

Insert FIGURE 2 Vicinity Map

Insert FIGURE 3 Prado Pit Boundary and Vested Mining Areas

2.3 UTILITIES

The following utilities serve the subject property:

- Domestic water services are not available to the site. Domestic water needs for the site is handled via delivery of bottle water or from private water companies.
- Process water is provided by a private off-site well under an existing well easement agreement with RPM, Properties, LTD per Instrument No. 2011-0111701 dated March 11, 2011 on file with County of Riverside, California. The well is located on the south of the mine site, approximately 1,800 feet south of the southerly property line. The mine operation uses this water for fire protection, dust control, and mining operation. Approximately 0.17 mgd of water (on average) is pumped from the existing well to the site for use.
- Sewage disposal services are not available to the site. Sewerage disposal is handled through on-site septic systems or portable restrooms.
- Electrical power is provided by Southern California Edison Company via overhead power lines.
- Gas service is not available. However, there is an existing 30-inch transmission gas line traversing across the site in an east/west direction.
- Telephone service is provided by AT&T.
- Cable TV service is not available.

2.4 LAND USE AND ZONING

The mine site located in the Temescal Canyon Area Plan of Eastern Riverside County. The existing General Plan land use designation is Open Space – Mineral (OS-Min) and is currently zoned Mineral Resources & Related Manufacturing (M-R-A) and Controlled Development Areas – 5 Acre Minimum (W-2-5). The general character of land use in the area can be seen in **Figure 4** (Aerial Photo). The areas included in this Reclamation Plan are shown in **Appendix B** (Reclamation Plan).

The proposed Amended Reclamation Plan and Surface Mining Permit is consistent with the provisions of General Plan's current land use designation of Open Space – Mineral (OS-Min) and Zoning designation of Mineral Resources & Related Manufacturing (M-R-A). The current zoning designation of M-R-A allows for activities associated with mining and concrete/asphalt recycling facility as a permitted use under Section 12.60(b) of County Ordinance 348, as long as the site holds an active Surface Mining Permit. The use includes mining, quarrying, rock crushing, and processing of asphalt and concrete material. The site currently holds a Surface Mining Permit (California Mine ID No. 91-33-0043) and reclamation grading permit under Reclamation Plan No. 113. The site also holds an active Interim Management Plan permit that expires in July 12, 2015, at which point the mine site will need to return to active status and resume its mining operation.

Surrounding land uses include vacant Army Corp of Engineers natural open space conservation land to the north and east, Chino Hills State Park to the west, and State natural open space conservation land to the south. The nearest residential development is approximately 3,000 feet southwest of the southerly property line.

Pursuant to SMARA, Section 2776, vested mining rights have been established on 162.3 acres of land (Figure 3). The Prado Pit mine has been in operation at this site since 1964. The site has been crushing and processing imported inert fill material such as concrete/asphalt in addition to mineral extraction. The mining operation has been idle for the past 9 years due to market demands as per the approved Interim Management Plan which is set to expire in July 2015.

Structures on the site are limited to those associated with the plant and mine operation such as the job site office trailer, portable and non-portable storage sheds, scales, and portable water tanks. These are all located on the east property line near the entrance to the Prado Pit mine site. The operation also includes typical grading and mining equipment such as bulldozers, loaders, backhoe, water trucks, dump trucks, and screen plant and conveyors, many of which are brought to the site on an as needed basis. Site disturbances also include graded roads, for mining activities, graded roads to access perimeter fencing, rock quarries, waste materials stockpiles, and other site disturbances ancillary to mining and inert fill material recycling operations.

There are several easements which pass through the Prado Pit property. Southern California Gas Company (SoCal Gas) owns easement rights across central portion of the property where an existing 30-inch gas line traverses. Southern California Edison Company also has existing power poles and lines located within the property that supply power to the site. These easements and existing lines shall be protected in place unless otherwise approved by utility purveyor.

The area which is subject to the Reclamation Plan is located within the County General Plan's Land Use Planning for the Temescal Canyon Area Plan. General plan policies for this area state that mining activities will be permitted within portions of Temescal Canyon Area Plan.

Insert FIGURE 4 Aerial Photo

2.5 VESTED MINING/RECLAMATION PROJECT LIMITS

The Prado Pit has been in operation since 1964. A majority of the site has been disturbed at one point or another during the Mining, Reclamation, and Interim management Plan operations. Historical Photos and USGS Maps have been provided in **Appendix C** for reference. Based on review of these historical photo images and maps, a lot of the disturbances for the mining and reclamation operations within the site took place between 1964 and 1994. The majority of the disturbed areas located on the eastern portion of the site occurred before 1977 while the western area disturbance happened after 1977.

A composite map identifying the limits of the existing and proposed mining and reclamation disturbance area is depicted on **Figures 6 through 8** in **Appendix D**. **Figure 6** is a map showing the proposed mining and reclamation limits as proposed by the RP 113 permit as processed for review and approved in 1978 with the County of Riverside for compliance with SMARA of 1975. This area covered 67.2 acres of undisturbed land that was anticipated to be mined and reclaimed Post-SMARA. The reclamation limits as proposed by the Amended RP 113 shows a total disturbance area of 106.2 acres, which is significantly more than the area covered under the current RP 113 permit. However, it is believed that, although the permit does not include the additional Pre-SMARA disturbance area, the ultimate intent of the operation was to eventually be able to reclaim all disturbed area of the mine site for a future ultimate use (i.e. open space, development, recreational, etc.). It is clearly stated in the original approved RP 113 application that “the mining of the site will leave no minable material unless the 30” high pressure gas line is relocated” and thus leaving the site open for mining and reclamation under the RP 113 permit.

Figure 7 is a map showing the existing limits of disturbance within the project site based on review of the historical photos and maps between 1964 and 2014. This disturbance area is identified to be approximately 133.0 acres and covers a majority of the site. In comparison to the area covered under the approved RP 113 permit, it doubles the mining and reclamation area for the site and exceeds the total acreage proposed to be disturbed and reclaimed under the current proposed Amended Reclamation Plan. Located on the southwest portion of the site, there are still some remaining portions of undisturbed area that was planned under the original Reclamation Plan to be re-graded and reclaimed. This area is approximately 8.6 acres.

Figure 8 is a map showing the composite limits of disturbance within the project site based on review of the historical photos and approved applications between 1964 and 2014. This disturbance area is identified to be approximately 141.6 acres and covers a majority of the site. As depicted, the proposed disturbance and reclamation area limits of 106.2 acres are within the approved area of disturbance under RP 113 permit and has met all entitlement requirements pertaining to the 141.6 acre approved disturbance area.

As a result, the analysis shows that the proposed Amended RP 113 project reclamation limits is within the current vested mining and reclamation limits as and therefore is not intending to propose any new disturbance areas outside the previously planned disturbance areas and vested reclamation grading limits.

2.6 VISIBILITY

The site is partially visible from the State Route 71. The freeway is adjacent to the mine site and runs along the easterly property line. Portions of the mining operation and site is buffered and not visible to motorists traveling along SR-71 due to a large ridge that runs along the mine site's easterly property line. The mine site is not visible from the existing residential development to the southwest since the development is situated at an elevation considerably lower than the mine site. Also, the mine site is unique in that the site's currently topography creates a bowl shape configuration that shields the site from view resulting from the past mining activities.

The revegetation program described below in Section 4.11 will help to provide long-term erosion protection and stabilize the graded slopes within the site upon completion of mining and reclamation operations as determined by the reclamation plan approved by the County of Riverside. Native plant species are recommended for revegetation of the permanent mined and manufactured slopes as applicable so as to not conflict with the intended and future ultimate use of the reclaimed site.

2.7 GEOLOGY

Regional Geology

The Prado Pit area has undergone sand and gravel mining since the early 1960's. Therefore, the original topography is no longer discernable. Active mining has not occurred at the site in the past approximately 9 years. There have been however, soil import activities at the site in the two primary canyon areas. Therefore, the site currently has an abundance of miscellaneous manmade fills. (See **Appendix F**)

The area of the subject site is within the Peninsular Ranges which are a northwest-southeast trending complex of bedrock blocks separated by similar trending major fault systems. The site is just outside the southwestern edge of the Chino Basin within the southern Puente/Chino Hills. The Chino Basin formed from the eroded sediments of the San Gabriel Mountains, the Chino Hills, and the Puente Hills that filled a structural depression formed between the Chino Fault and the San Jacinto Fault. The Chino Hills are comprised of Tertiary sedimentary bedrock formations that are situated between the Chino Fault along the eastern border and the Whittier Fault along the Western and southern border.

Site Geology

The Prado pit is underlain by loosely placed man made fills, surficial native deposits, and bedrock of the Tertiary Puente Formation. During the past approximately 9 years fill has been imported into the two primary canyon areas.

Most of this fill was placed by Owl Rock from tailings and end products as a result of their materials sorting processes. In the past two years, minor additional fill has been imported and placed in these canyon areas. This latter fill consists of a wide variety of soil and other

inert and organic debris. Some of this fill material includes concrete pieces and asphalt chunks. In the central portion of the northern canyon there are also stockpiles of fill that are primarily derived from onsite sources.

The surficial native soil, colluvial and alluvial deposits have mostly been removed from the site except along the perimeters where mining operations have not been performed. A thin mantle of colluvium was observed in the southern area along the ridgeline and steep flanks to the south. These materials generally consist of a mixture of sand and silt with minor clay.

The Prado Pit area is primarily underlain by bedrock of the Puente Formation. The youngest subunit of the Puente Formation is the Sycamore Canyon Member (Tp_{sc}). It consists of conglomerate, conglomeratic sandstone, and thin to massive sandstone, siltstone, and claystone. Dibblee (2001) indicated three separate facies within the Sycamore Canyon Member near the project site. However, for the purposes of this document we have mapped and described only two separate subunits. The most prominent unit with the site is the sandstone and conglomeratic facies that underlies the central and northern portions of the site. It consists of a coarse to fine grained arkosic sandstone and is slightly to moderately indurated. This unit also has lenses and layers of conglomeratic sand that has a coarse sand matrix with abundant pebble and cobble size class. Beneath the central ridgeline and northern canyon area this subunit is a white to light grey, massive, medium to coarse grained sandstone. There are also lenses of rounded gravel mixed in with the sandstone. Along the north flank of the site is a slightly darker, finer grained sandstone that does not form as prominent outcrops and therefore, is less indurated.

The southern portion of the site is underlain by a claystone and siltstone subunit of the Sycamore Canyon Member. This bedrock unit is present along the southern ridgeline and offsite canyon areas. Towards to lower portions of this subunit are massive layers of fine sandstone that form steep cliff ledges.

Geologic Structure

The dominant geologic structure near the site is the Chino fault which is located approximately ½ mile to the east of the site. The Chino reverse-separation fault branches from the Elsinore fault, south of Corona, and extends northward through the Chino Hills, dying out in the Los Serranos suburb of the City of Chino Hills. Absence of thickness variations within the Miocene Puente Formation indicates that the Chino fault is post-Miocene. Absence of locally-derived detritus in the Pliocene Fernando Formation in the Chino Basin suggests that the fault post-dates the Fernando Formation as well. East of Prado Dam, the fault is parallel to the pre-Fernando Sardco and Prado-Corona normal faults, indicating that the Chino fault probably reactivated a Miocene zone of normal faults in a half-graben. Offset of the contact between the Yorba Member and the Sycamore Canyon Member of the Puente Formation shows that the Chino fault is oblique slip, with right-slip estimates of 700 to 1350 m. The late Quaternary vertical separation rate on the Chino fault near Prado Dam was estimated as 0.06 mm/yr.

The different facies of the Sycamore Canyon member of the Puente formation are in depositional and conformable contact with each other where observed. According to

Dibblee (2001) and field mapping, the site is underlain by synclinal structure that is formed by a moderately to steeply north dipping southern limb and a shallow to moderately south dipping northern limb. The nearly east-west striking axis of this syncline is nearly parallel with the southern side of the north canyon. In the field the southern limb of this syncline can be mapped and observed within the claystone and siltstone facies where bedding is dipping 55 to 65 degrees to the north. The current exposure of bedding along the northern limb of this synclinal are infrequent due to the massive nature of this bedrock unit. Where observed, the bedding was observed dipping moderately to the south-southwest. The axis of the syncline is not visible in surface outcrops. There are a few prominent joints observed in the bedrock, primarily near the existing scales and maintenance shack.

Landslides and Mass Movements

The bedrock units beneath the site are generally massive with few planar surfaces, except within the claystone and siltstone facies that underlie the southern portion of the site. The sandstone units therefore are not prone to deep seated slope instabilities. The claystone and siltstone facies would be prone to deep seated instabilities with unfavorable slope and bedding inclinations. However, evidence of significant landslides within the limits of the site have not been observed. They are not likely to be since the bedding with the fine grained landslide prone units are dipping steeply to the north, which is neutral or into the direction that most of the slopes face. Since most of the site has been previously mined any surficial or shallow failures would have been removed by past grading operations. Large deep seated landsliding was unlikely due to the nature of the underlying bedrock conditions.

2.8 HYDROLOGY

Surface Water

Figure 5 (Tributary Drainage Areas) gives a generalized outline of the lands tributary to the site hydrology. Watershed subareas range widely in area, from a few acres to approximately 67 acres. The grading as proposed by the reclamation plan will be consistent with pre-mining drainage patterns and discharge points. Onsite drainage basins are proposed for desilting purposes and to mitigate any potential increase runoff. Existing desilting basins as shown on the Mining Plan are to remain in place during the mining operation. It is not anticipated that the mining and reclamation operation will occur simultaneously in the same area. However, should the reclamation grading operation occur simultaneously with the mining operation with fill being placed over the desilting basin areas, the desilting basins shall be relocated elsewhere with the project site to prevent sediment from leaving the site. The relocated desilting basins shall have similar capacity to the existing basins being replaced. The grading contractor or QSP shall record all SWPPP BMP changes on the SWPPP Site Maps and notify project QSD immediately as outlined in the project SWPPP. Refer to project SWPPP report for additional Site BMPs and site

Storm water flowing into the mining operation is managed in accordance with the approved Storm Water Pollution Prevention Plan (SWPPP). Where flows leaving the operation area

are concentrated, erosion protection measures are implemented. Storm water pollution prevention programs are in place to prevent non-storm water discharges, and a Notice of Intent has been filed with the Regional Water Quality Control Board.

In addition to the natural storm water runoff, process water is used in mining operations. The water, extracted from private well, is pumped to onsite storage tank for use with the mining operation within the mine site. This water is approved for routine spraying on the road surface to prevent fugitive dust caused by truck traffic and for dust control during grading operation. The release of this water into the environment is not a source of pollution to the watershed.

The reclamation program includes revegetation to prevent erosion of slopes in this area while natural reclamation is occurring. As stated above, Storm Water Pollution Prevention Programs are in place to prevent non-storm water discharges and erosion off the site.

Groundwater Conditions

The site is underlain by bedrock and it is likely that regional groundwater levels reflect the groundwater in the adjacent Prado Basin and Santa Ana Creek to the south. In the 1990's an investigation of the site was conducted due to a leaking underground storage tank that was removed. The investigation determined that the ground water was approximately 15 feet below the ground surface at the time of the investigation. The investigation was conducted in the central canyon area. It is likely that the groundwater encountered was perched within the confines of the canyon which was filled in with undocumented fill materials. Groundwater flow at that time was along the alignment of the former canyon and towards Prado Dam. No groundwater information has been collected since 1997 at the site. It is likely that current groundwater conditions are similar to the past and that there is groundwater within and above the bottom bedrock contact with the in-filled material. The level of the groundwater likely changes throughout the year(s) based on annual rainfall.

In 1997, when the UST's were removed, the groundwater was pumped, treated and then tested to be below drinking standards for TPH, BTEX and MTBE.

The geotechnical assessment (See **Appendix F**) indicates no evidence of a high groundwater table.

No adverse effects to the quantity, quality, or depth of groundwater are known to be associated with the operation of the off-site well.

FIGURE 5 Tributary Drainage Areas

2.9 SOILS

Material Properties of the Onsite Earth Materials

The sandstone bedrock units present at the site have generally low expansive characteristic due to the high sand content of the soils. The sandstone facies were tested recently to have sand equivalent values ranging from 32 to 78. This is the most economically feasible material present that is usable for mining from this site. The conglomeratic lenses which often have abundant gravel size class are rounded to well-rounded and therefore, are not suitable for use as aggregate. Sand equivalent testing of an older fill (placed by Owl Rock) that was likely derived from local native soils and/or bedrock yielded sand equivalents of 26 to 31. More detailed discussion of the sand equivalent testing, including test locations are presented in TSI's report dated December 19, 2013. The more recent undocumented fill materials are from offsite sources and have a wide variety of soil characteristics. They would not be suitable for economic uses and have a wide variety of sand equivalents and other material properties.

The undocumented fill materials within the canyon areas were placed without significant compaction effort and without proper moisture content to be considered as engineered fill. These soils would likely be susceptible to settlement and/or collapse and are not suitable for support of permanent structures. There is no documentation of the specific material types placed. The majority of the fill that was placed by Owl Rock consisted of tailings and other waste products of the sorting processes that were used at the site. It is our understanding that the more recent imported materials have been segregated such that the primarily concrete and asphaltic materials are placed in the lower site areas, and the soil dominant materials are placed in the upper canyon areas. Based on the proposed plans, settlement sensitive improvements are not planned for the site. As such, minor to moderate amounts of settlement of the underlying fill materials, on the order of inches to even several feet, is not expected to have adverse impacts on the existing and proposed site features and the future passive land use.

Natural surficial soils were not present throughout most of the site except along the southern boundary. Where these soils are present they would have some susceptibility to settlement, collapse and or liquefaction, however, due to their limited presence beneath the site this is not a significant concern.

The site is generally covered with annual grasses and low brush with occasional small trees. There are many bare spots with no vegetation due to the past mining activities and the lack of surficial soil deposits. The fill and native soils are susceptible to erosion from wind and rain. The bedrock is indurated sufficiently that it is not highly erodible. Water erosion has been controlled in the past since the site is isolated. There are also a series of desilting basins throughout the site. The mouth of the northern canyon area is near the site entrance and therefore, has been easily maintained and water flow is directed toward desilting basins prior to removal offsite. The canyons areas along the southern boundaries are protected from sedimentation by the use of existing sedimentation basins and a ridgeline that separates most of the site from these offsite areas. The proposed reclamation plan will have enhanced erosion control measures compared to current conditions including the use of fiber rolls, silt fences, and more erosion control basins.

2.10 VEGETATION

The 162-acre project site is partially vegetated with depauperate communities of non-native grasses and disturbed coastal sage scrub. A list of vegetation communities is found in the November 2013, Plant Species Habitat Assessment by LSA. Based on that study, it was determined that the California Buckwheat, California Sagebrush, and annual grassland combined, provided 66 percent of the relative cover across the project site. The ongoing mining and reclamation plan proposes to grade a majority of the site as shown on the revised reclamation plans thereby leaving no significant vegetation communities within the active mining and reclamation areas. Import fill material will be brought to the site over several years to bring the site to grade and will be placed at various locations within the site. The likelihood of impacts from threatened or endangered plants is low or minimal based on recorded surveys and the Reclamation Plan design. Any threatened or endangered plants encountered during the mining and reclamation activities will be avoided to the extent possible and in accordance with § CCR 3703.

Refer to environmental studies for additional information. (See **Appendix H**)

2.11 WILDLIFE

Wildlife species observed on the project site include those species commonly observed within coastal sage scrub and nonnative grassland communities which includes birds, reptiles, and mammals, none of which are Federally and/or State designated Rare, Threatened or Endangered species based on spring surveys performed in 2014. The ongoing mining and reclamation plan proposes to grade a majority of the site as shown on the approved plans. Import fill material will be brought to the site over several years to bring the site to grade and will be placed at various locations within the site. Any threatened or endangered animals encountered during the mining and reclamation activities shall be brought to the attention of a qualified biologist for recommendations and/or mitigation requirements and in accordance with CCR § 3703. The intent of the Reclamation Plan is not to create wildlife habitat within the proposed reclamation areas designated for a potential future ultimate use (i.e. Off Highway Vehicle Park).

Refer to environmental studies for additional information. (See **Appendix H**)

2.12 WETLAND HABITAT

There are no riparian areas located within the proposed mining and reclamation areas. The site has been mined since the 1960s thereby altering the land forms to the topographic conditions that currently exists today.

3 MINING PLANT

3.1 MINERAL COMMODITY

The mineral commodities listed below are minerals that have previously been mined:

- Unwashed Sand
- Concrete Sand
- Gunitite Sand
- Plaster Sand
- Base Materials
- Miscellaneous Gravel Products

The mineral commodities listed below are minerals that are planned to be mined in the next few years based on production demands:

- Unwashed Sand
- Base Materials
- Miscellaneous Gravel Products

The sand material will be extracted from the northern portion of the site as identified on the attached Mining Plan included in **Appendix B**. This material will be used onsite to construct all weather access roads and to supply nearby construction projects with sand and base material for their construction projects. The sand material found within this site has a high sand equivalent (SE) value that is good select backfill for retaining walls, pipeline, and other similar type construction.

3.2 PROJECT LIFE

The mining operation began in 1964 and will continue for another 2 to 6 years or until material is exhausted as determined by the operator. This will result in a total project life of the operation to be about 56 years. There are still approximately 3 million cubic yards of sand material left on the site. However, it is only anticipated that a third of the material will be mined in the next couple of years. The mining operation could decrease or increase depending on the demand for the material and market conditions governing the sale of sand and aggregate products being produced.

3.3 SIZE

The total acreage permitted is approximately 162.3 acres. Approximately 23.7 acres is planned to be mined in the next 2 to 6 years and approximately 133.0 acres of the approved 141.6 acres will be reclaimed over the life of the reclamation permit. The Amended Reclamation Plan proposes to disturb and re-grade approximately 106.2 acres.

3.4 EXCAVATIONS & EQUIPMENT

The mining operation proposes to excavate approximately 23.7 acres of land area on the northern portion of the site, north of the existing 30-inch gas line which bisects the property. It is proposed to cut 2:1 slopes (no benching is proposed) from the perimeter of the site while holding to a minimum 50-ft setback off the property lines. The maximum depth of excavation is approximately 120 feet from the current existing grades.

Mining operations at this site are accomplished utilizing a standard hillside and open pit method. Due to the sandy nature of the hillside in this area, there is very little vegetation to be removed. The mining operation will use typical earthmoving equipment such as dozers, excavators, backhoe, front-end loaders, water trucks, dump trucks, and screen plant and conveyors. The raw mined material will be screened through at the screen plant and separated. The unwanted material (by-product) of the screening process will be temporarily stockpiled in such a manner as to facilitate the reclamation operation per CCR § 3704. Fill shall be moved to proposed fill areas per the reclamation plan adjacent to the proposed mining areas and placed and compacted in accordance with the County of Riverside grading ordinance and CCR § 3704 as appropriate for the approved end use. Minor or unplanned heavy equipment maintenance will occur on-site if required. Any waste oil generated at the project site will be collected and transported for offsite disposal by approved methods from properly trained and licensed personnel. Placement of pile and dumps of mining or inert fill material shall not occur within wetlands areas as per CCR § 3704. No wetlands areas are anticipated within the proposed mining and reclamation area and therefore is not applicable to this project.

The soils engineer has analyzed the stability of the proposed 2:1 cut slope depicted on the Mining Plan. The analysis indicates that this temporary mined slope will have a factor of safety in excess of 1.3. The slope stability analysis and the into-slope bedding, therefore, indicate that the proposed slopes are stable as designed. It also exceeds the minimum slope stability factors of safety suitable for the proposed end use and conforms to the requirements of the County of Riverside and CCR § 3704. Occasional field mapping by registered geologist during the mining process should be conducted to verify the anticipated conditions. If weak bedding or unanticipated conditions are encountered than additional analysis may be necessary. Refer to Geotechnical Report for additional detailed information. (See **Appendix F**)

3.5 ANTICIPATED PRODUCTION OF COMMODITY

The Prado Pit mine's remaining capacity is estimated to yield products in the quantities listed in **TABLE 1**, below.

The topsoil, overburden and off-specification rock/sand shall be salvaged and strategically stockpiled elsewhere on-site to facilitate the proposed reclamation operation as per CCR § 3704. These stockpiles will be within the fill areas as depicted on the Reclamation Plan (Exhibit "B"). The mine site is not operating on prime or other agricultural lands as defined by U.S. Soil Conservation Service and therefore not subject to CCR § 3707 or CCR § 3708.

The mining operation is estimated to continue for 6 additional years. The estimated termination date of the mining operation is December 31, 2021. The actual timeframe will be subject to the availability of suitable materials, market conditions for those materials, and physical constraints present on the site. If the mining operation is anticipated to continue beyond the termination date, the owner shall notify the County of Riverside prior to the termination date.

Material	Estimated Annual Production
Sand	0.3 million tons
Aggregate (Crushed Base)	0.2 million tons
Total	0.5 million tons

All loose or oversized rock should be removed from the slope faces when excavation is completed. Significant amounts of oversized material (greater than 8-inches) are not expected. However, if encountered, the material shall be stockpiled on site for crushing and processed as fill material for site grading operations. No oversized material can be buried within the upper top 10 feet of the site and away from the slope areas within the site or as required by geotechnical engineer. Backfilling, re-grading, and re-contouring of slopes shall be done per soils engineer's recommendations and in accordance with local agency requirement and CCR § 3704.

In addition to the mineral resources anticipated to be mined, there will be approximately 1250 ton/day of import material (asphalt/concrete and inert fill material) coming into the site as part of the onsite asphalt/concrete recycling operation. This results in approximately 250,000 tons of import material being processed at the site and to be used for onsite fill material for the reclamation plan.

The previously approved RP 113 permit proposed approximately 900,000 tons of material to be mined on an annual basis. This is slightly higher than the maximum amount currently being proposed with this Amended Reclamation Plan application. The current IMP had only proposed about 1,000 cubic yards of material to be mined and about 250,000 tons of import material being processed on an annual basis at the site.

3.6 PLANNED ORE PROCESSING METHODS ON SITE

All mined materials will be separated, stockpiled, and exported off the site.

The asphalt and concrete recycling plant will receive trunk loads of broken asphalt and concrete, inert fill material on a daily basis Monday through Friday. These inert fill material may also include uncontaminated sand and soils, brick, concrete block, and rock. This material will be stockpiled on site as identified on the Mining Plan. The material will be crushed and processed onsite and used as fill material and base material for construction of all-weather access roads. It is anticipated that roughly 100 truck trips will be made daily to the site bringing 1250 tons of asphalt/concrete and fill material to the site to be processed.

3.7 PRODUCTION WATER DATA

Water for use in the mining operation, recycling plant, and for dust control purposes will be pumped from the existing well site located about 2000 feet south of the mine site. Approximately 0.17 mgd of water can be is used on an annual basis. The water is pumped to a portable storage tank located on the site for use on a daily basis. Onsite water trucks will transport water to various locations within the project site as needed for daily mining and reclamation operations.

The storage tank and stored water can also be used for fire protection purposes in case it is needed. In addition, the water will be used to irrigate the re-vegetated slope areas as part of the reclamation and revegetation program for the first few years until the vegetation matures. Potable water is not used at the site. Bottle drinking water is delivered and provided for employees.

3.8 MINE & IMPORTED WASTES

At the reclamation stage, the site and its operations are not anticipated to produce or discharge any contamination into the environment. The extraction of materials mined on the site does not involve the use of any chemicals or require water to process to the material after it has been mined.

The asphalt and concrete recycling operation also does not produce any waste material. The broken asphalt and concrete and inert fill material brought into the site will be stockpile and crushed onsite and separate in stockpiles for use as fill material and base material for proposed access roads and fill areas. The processed fill material should consist of clean, structural quality, compactible materials and should be relatively free of trash, debris or other objectionable materials. Refer to Geotechnical Report for additional recommendations on fill placement and grading.

No other waste material are generated from the mine and inert fill recycling operation. The operation does not require offsite disposal of waste material. Should waste material be anticipated for the site, the operator shall properly handle the material and/or properly dispose of the material in accordance with local agency requirements.

3.9 EROSION AND SEDIMENTATION CONTROL

As required by the State Board, the proposed mining/grading operation shall be in compliance with current NPDES Permit regulations. The project shall be implemented during all phases of construction, operation, reclamation, and closure of surface mining operation all necessary all Best Management Practices (BMPs) necessary to reduce or prevent erosion and sedimentation from leaving the mining site as dictated by the Storm Water Pollution Prevention Plan (SWPPP) and in accordance with Regional Water Quality Control Board and performance standards outlined in CCR § 3706. A copy of the SWPPP report and all related documents are to be kept at the jobsite at all times. Amendments and records shall be properly filed and the designated QSD shall be notified of all BMP changes or modifications made to the SWPPP. The site has been issued a WDID No. 8 33C370203 from the SWRCB associated with the Reclamation Plan 113 and Surface Mining Permit.

Surface mining and reclamation activities shall be conducted to protect on-site and downstream beneficial uses of water in accordance with the Porter-Cologne Water Quality Control Act and applicable codes. It is not anticipated that the proposed grading activities will impact or diminished the quality of water, recharge potential, or storage capacity of any known ground water aquifers in the area as required by CCR § 3706.

The operator/owner shall hydroseed all permanent excavated slopes greater than 10 feet at the end of the mining and reclamation process, as deemed necessary for the future end use. Fiber rolls, silt fences, and sediment basins are also proposed onsite to control sediment erosion from leaving the project site and that the surrounding land and water resources are protected from the impacts of erosion from the project site. The operator/owner shall regularly inspect and maintain the site. Inspections shall identify any significant erosion of slopes, stockpiles and berms. A monitoring plan shall be in place to provide regular inspection of BMPs during normal operations and in a major storm event. The inspector shall visually inspect the area to observe any drainage that may be affecting the site and potential erosion. If erosion is evident, the operator/owner shall implement appropriate erosion control measures. These BMPs could consist of the following:

- Hydroseeding for embankment or excavated slopes
- Mulching,
- Soil Stabilizers
- Geotextiles, Mat/Plastic covers and Erosion Control
- Drainage Swales
- Silt fences
- Sandbag Barriers
- Sediment traps
- Desilting or sediment basins
- Fiber rolls

Temporary or permanent storm drain pipes can be installed as needed to direct flow to proposed drainage areas within the project site. Onsite desilting and sediment basins are proposed within the mine site to control site runoff and erosion. These facilities shall be designed to handle runoff not less than the 20-year/1-hour intensity storm event as

required by CCR § 3706. Therefore as proposed by this Mining and Reclamation Plan, these sediment basins are designed to accommodate sediment storage based on 3600 cf/acre of tributary area. The outlet pipes and inlet risers are sized to allow 100-year/1-hour storm runoff to safely drain within a 24 and 72 hour period without overtopping the sediment basin as per local agency and NPDES SWPPP requirements (CASQA BMP Handbook SE-2). The basin sizing calculations and supporting hydrology are provided in the attached Hydrology Report in **Appendix G** of this report. These basins shall be cleaned after every major storm event so that the basin's storage capacity is maintained. No stream diversion is anticipated for the project site.

3.10 BLASTING

No blasting is anticipated or required for proposed mining and recycling operations.

3.11 TRUCK TRAFFIC

It is projected that approximately 50 to 100 truckloads of material come in and out the site on a daily basis. Peak truck traffic may be slightly higher at times, however, this would be rare occurrences. The material is check and logged at the entrance and deposited in designated locations within the site as depicted on the proposed Mining and Reclamation Plan. The trucks have the ability to enter the site via a right or left turn movement off of State Route 71, however, trucks heading northbound on the SR-71 are encourage for safety purposes to head towards Euclid Ave off-ramp and double back to enter via a right turn movement.

It is not anticipated that the total annual truck trips will increase from current projected operations. The estimated annual tonnage of material to be handled and process per the Amended Reclamation Plan is less the previous estimated amount. This should not result in new impacts for the proposed Amended Reclamation Plan operation.

4 RECLAMATION PLAN

4.1 POTENTIAL SUBSEQUENT USES AND POST RECLAMATION CONFIGURATION

The configuration of the site at the completion of mining will be that of two bowl shape land forms separated by a ridge line across the center of the site where the existing 30-inch gas line lies. The site will be excavated to varying minimum elevations. The minimum elevation will be approximately 680 feet to 620 feet (MSL) at the northerly half of the site, and will slope up at 1% minimum toward the east. The southerly half will consist of elevations ranging from approximately 650 feet to 750 feet, generally, and remain as is currently depicted on the reclamation plan.

In general, physical reclamation procedures will include re-grading as necessary to achieve planned slopes, implementing and maintaining erosion control features, roughening the compacted surface to hold moisture, adding any stockpiled surface material, seeding with native seeds, and staking or flagging reclaimed areas to eliminate additional disturbance. Reclamation activities will be accomplished concurrently with the planned excavations as determined necessary by the operator.

Post-mining contours will leave the site graded to drain towards the south and east to existing natural canyons or drainage inlets. The excavated slopes will be left stable and safe for future intended end use. The final graded site condition after reclamation will be left suitable as open space area or for a future permitted use. An Off Highway Vehicle Park is envisioned as a future potential end use, pending approval of an entitlement with the County of Riverside.

Revegetation will be ongoing during the mining operation once the final slopes and floors have been established. Temporary roads that are no longer needed for site and mining access will be stripped of any road base material, ripped, covered with available growth media, and re-vegetated as applicable per the revegetation plan. To the extent practical and where accessible, all project slopes that will not be impacted further by excavation and processing activities will be re-vegetated. Revegetation of the benches and slopes are primarily for erosion control and stabilization purposes in conjunction with the completion of the Reclamation Plan operation and not for reestablishment of baseline species (environmental purposes). Maintenance and monitoring will occur on a regular basis to ensure proper growth.

As noted above, overburden and off-specification materials will be used as fill material within the site. The fines and topsoil will be salvaged and used to provide an acceptable medium for the reintroduction of vegetation as part of the Reclamation Plan or processed to be used as fill material on-site.

4.2 RECLAMATION SCHEDULE

The reclamation will commence when the mining volumes have been reached or as practically determined by the operator. (Actual timing will depend on market conditions and available material.) The existing mining operation is **Vested** and will require approximately 6 additional years to complete. It is anticipated that the mining operation will move around on the northerly portion of the property continually until the ultimate floor elevations are reached. Reclamation of slopes will commence as soon as the slopes are mined to the reclamation design grade and no further mining of the slopes is proposed.

The estimated termination date of the mining operation is December 31, 2021. If the mining operation is anticipated to continue beyond the termination date, the owner shall notify the County of Riverside prior to the termination date. Upon completion of mining, machinery will be removed, mining stockpiles will be relocated or stabilized, and reclamation grading will occur. Fencing will be installed to protect public safety and provide site security and will be maintained by the owner.

The date of commencement of reclamation within any phase is dependent on the availability of materials and the market for those materials. Where areas become available for reclamation and additional disturbance will not be required, reclamation will be commenced and documented. The date of completion of reclamation work, however, will be ongoing for a number of years following the completion of mining operation. The 3 million cubic yards of import material needed to perfect the grading proposed by the Reclamation Plan will require an extensive length of time to complete.

4.3 FUTURE MINING

Upon completion of the mining operations in the northerly portion of the project, no additional mining resources are available with the possible exception of the existing ridgeline where the existing 30-inch gas line is. Since this line is an important transmission line for supplying gas to the nearby cities, it is unlikely that the line will be relocated. Based on preliminary soils investigations, the existing steep slopes adjacent to existing gas line are considered stable. The proposed slope condition is generally flatter and therefore more stable than the current slope conditions. However, proper setbacks and caution shall be taken while grading adjacent to existing gas line. The owner/operator will coordinate with utility purveyor as necessary on any potential issues to ensure the protection of any existing utilities within the project site prior to commencement of any construction/grading activities over and adjacent to the existing utilities.

4.4 PUBLIC SAFETY

There are no significant safety hazards on site. Existing steep and unstable slopes will be re-graded and flattened as much as possible or as required by the soils engineer's recommendations and per CCR § 3704. Public safety will also be protected by stabilizing the excavated slopes to the specifications recommended by a certified engineering

geologist. The trimming of the slopes will be monitored by the certified engineering geologist.

Currently, access to the site is only allowed from the existing gated entrance drive off of SR-71 across from Prado Dam. The owner proposes to install a six-foot barbed-wire fence around the reclamation site to ensure against unauthorized entry into the site. The permanent fence will be posted for no trespassing, and maintained in good condition in perpetuity by the land owner. In addition to fencing, the steep ridgelines and slopes formed around portions of the site along the east adjacent to SR-71 will deter any public or unauthorized access into the site.

Regular site monitoring by the site operator shall inspect the site for any safety concerns and checked for signs of unauthorized entry. Any identified safety concerns shall be addressed promptly and reported to local police department.

4.5 DRAINAGE AND EROSION CONTROL

The reclaimed mine area will be graded in such a manner as to accept historical offsite flows, convey them through the site and discharge them to existing drainage inlets or channels located at various points within the site. Where possible, the locations of storm water entering and exiting the site will be close to the historical locations in pre-mining conditions, in accordance with local agency requirements and CCR § 3706.

Erosion Control measures will be installed at all times. Desilting and sediment basins will be constructed to ensure that no erosion or sediment leaves the site as required for compliance with State and Regional Water Quality Resources Control Board and in accordance with CCR § 3706. Monitoring of constructed erosion control BMPs should happen approximately one month before the onset of the rainy season and subsequently in conjunction with storm events. BMPs such as sediment basins and silt fence require regular maintenance in order to function properly (refer also to SWPPP for additional guidelines). Excavated slopes will be stabilized and re-vegetated, as applicable for future end use, as identified per Section 4.6 in accordance with CCR § 3705.

4.6 SLOPES AND SLOPE TREATMENT

The proposed excavated slopes will be constructed to a 2:1 max slope gradient as depicted on the Amended Reclamation Plan. Steeper slopes may be approved based upon field observations and the approval by a certified engineering geologist certifying that the slope will be stable. No benches are proposed unless slopes are greater 2:1 and required by soils engineer. The soils engineer has analyzed the stability of the proposed internal slopes which consist of either minor fill slopes and/or cut slopes that are significantly reduced in height from their current configurations. Preliminary analysis indicates that the proposed slopes will have a factor of safety in excess of 1.5 if properly constructed with fill materials that meet the minimum shear strength requirements. It also exceeds the minimum slope stability factors of safety suitable for the proposed end use and conforms to the requirements of the County of Riverside and CCR § 3704. Refer to

Geotechnical Report in for additional backfilling, re-grading, slope stability, and re-contouring recommendations.

Upon completion of the mining operation, the stored overburden, along with other soils not used for product production, shall be utilized onsite as fill material for the reclamation operation as approved by soils engineer. The permanent and stabilized slopes within the project area will then be revegetated for erosion control and site stabilization purposes only as described below in Section 4.11, Revegetation.

The reclamation plan proposes 2:1 slopes in the north canyon area. The underlying bedrock in this area is generally very massive with very few indications of bedding or weak bedding planes. Therefore, the proposed slopes, as well as existing slopes should be stable against deep seated failures. Minor erosion may occur in local less cemented zones, but should not undermine the overall integrity of the proposed slopes.

All slope and site grading shall be done in accordance with soils engineer's recommendations and should also include the following general guidelines in the reclamation program:

- The subject slopes should be observed by a Certified Engineering Geologist (as needed) as excavation proceeds. Based on data collected at this time, additional recommendations may be warranted.
- If any slope movement is suspected during construction. A monitoring system should be implemented. Other remedial measures may also be required.
- Forces due to groundwater may adversely affect slope stability. If groundwater is observed during excavation of the slopes, the project geotechnical consultant should be contacted and dewatering recommendations may be warranted.
- The uppermost portions of the subject slopes, where underlain by topsoil and colluvium, should be excavated at slope ratios of 2:1 (horizontal to vertical) or flatter. As an alternative, this material may be removed.
- All loose rock should be removed from the slope faces when excavation is completed.

4.7 PIT AREAS, EXCAVATIONS, PONDS, RESERVOIRS, TAILINGS AND WASTES

All fill areas proposed for urban uses shall be properly compacted to ensure public safety against slippage, subsidence, and erosion. The existing sedimentation ponds (SWPPP purposes) will be filled, compacted and re-graded as applicable per reclamation plan in compliance with the State Water Resources Control Board and in accordance with CCR § 3712.

No waste material or tailings will be generated from the proposed mining and recycling processing associated with the Amended Reclamation Plan.

4.8 CLEANUP & MINE CLOSURE

All buildings, structures, and equipment shall be dismantled and removed when the mining and reclamation process is completed prior to mine closure in accordance with CCR § 3709. Those buildings, structures, and equipment as shown on the approved reclamation plan may remain if deemed necessary but a financial assurance to remove them will be provided until the decision is made to leave them. The removal shall be accomplished within one year of completion of the reclamation activity.

The reclamation operation will use typical earthmoving equipment such as dozers, excavators, backhoe, front-end loaders, water trucks, and scrapers. All equipment, supplies and other materials shall be stored in designated areas as shown on the approved reclamation plan. All refuse or waste material shall be disposed of in appropriate landfill site and in accordance with state and local health and safety ordinances.

There are not drill holes, water wells, monitoring wells expected on the site. Mining portals, shafts, tunnels, or other surface openings to underground activities are not anticipated on-site. Should these be needed, these areas shall be gated or otherwise protected from public entry in order to eliminate any threat to public safety prior to closure in accordance with CCR § 3713.

4.9 CONTAMINANTS

At the reclamation stage, the site and its operations are not anticipated to produce or discharge any contamination into the environment. The extraction of materials mined on the site does not involve the use of any chemicals or hazardous materials.

4.10 TOPSOIL SALVAGE, MAINTENANCE, AND REDISTRIBUTION

CCR § 3711 requires that topsoil be salvaged, maintained, and redistributed during the reclamation operation. Discarded fine material will be used to aid in the slope revegetation process. Slopes steeper than 2:1 will not receive this fill material. This material can be blended with other granular material to be used as fill material within the reclamation site.

The recycling operation regularly collects discarded sod and imported soil material from urban lawns within the local community due to the California drought. These imported soil material shall be stockpiled within the project site to be used during the reclamation and revegetation operation. The stockpile of material shall be maintained and protected from erosion prior to the onset of a rainstorm event. All applicable BMPs shall be implemented according to the project SWPPP. The stockpile of material shall be redistributed to various manufactured slope areas and used as part of the revegetation process to achieve the success criteria required by SMARA. In addition, the material used in and in combination with other growth media for the test plot areas to determine their suitability for revegetation.

4.11 REVEGETATION

As portions of the project site are mined to a finished grade and will not be disturbed by continuing project activities, revegetation pursuant to the revegetation activities will be conducted as outlined in this report and in accordance with applicable requirements listed in CCR § 3705. Revegetation will be conducted during and after the reclamation process to control erosion, stabilize slopes, and for aesthetic quality as applicable to and consistent with the future end use. **Figure 9** Revegetation Plan located in **Appendix B** shows the proposed permanent slope areas to be revegetated. Other graded areas will remain unvegetated in anticipation of a future end use (i.e. Off Highway Vehicle Park). Hydroseeding or broadcast seeding will then occur over the prepared surfaces utilizing only seeds and seeding rates that have proven successful in the revegetation test plots. Seeding will take place between November and January to take advantage of winter precipitation and eliminate the need for irrigation. Reclaimed areas will be clearly staked and flagged to eliminate additional disturbance from ongoing operations.

Various seed mixes have been designed to provide erosion protection as well as a vegetative cover for disturbed areas. It is recommended, however, that the floor of the mined areas, where future development will likely occur, not be re-vegetated due to the anticipated disturbances consistent with a planned future Off Highway Vehicle Park type use. Only the permanent slopes or areas not planned for re-disturbance by future end use will be re-vegetated to minimize visual impacts, protect against the effect of long-term erosion and for site stabilization purposes. For the slope face of the pit mine, it is recommended that the seed mix include native species as applicable for the area. These species tolerate the conditions and are capable of self-regeneration without continued dependence on irrigation, soil amendments or fertilizers. These conditions include sandy, well-drained soil, rocky or solid stone substrate, temperature extremes, and drought. The slope areas that are re-vegetated are likely to remain intact after the floor areas are filled and brought up to final grades.

Baseline Vegetation

According to the October 2007 Biological Resources Report for the project site by Jones & Stokes, vegetation communities on the project site vary greatly from typical coastal sage scrub and riparian associations that would be expected to occur in this region of the county. Past mining activities have eliminated topsoil exposing deeper nutrient depleted soils. This is evident in the overall size and monotypic vegetation composition of some areas of the project site. For this reason vegetation classification was difficult.

In November 2013, LSA performed a Plant Species Habitat Assessment to determine the vegetation communities present on the site. Eleven vegetation communities were identified on the project site (see also excerpts of Biological Studies in Appendix H). These vegetation communities include:

- California Buckwheat and Deer Weed Scrub
- California Sagebrush and California Buckwheat Scrub California Sagebrush Scrub
- Fresh Water Marsh

- Laurel Sumac Scrub Mulefat Scrub
- Ruderal/Disturbed
- Tamarisk Scrub
- Willow Scrub
- Annual Grassland
- Developed

California Buckwheat, California Sagebrush, and annual grassland combined, provided 66 percent of the relative cover across the project site.

Although there has been additional disturbances since then, this vegetation assessment will be used to select the type of native seed mix necessary for minimizing visual impacts, long-term erosion control, and stabilization of the mining/reclamation site. Since these proposed disturbed areas will not be reclaimed to original landforms or re-vegetated to prior conditions, no baseline data or studies will be necessary for this project, given the little vegetation habitat left on the site and the future end use.

Revegetation Methods

The project will be seeded and mulched in two steps. Hydroseeding is a method of seeding that involves shooting a slurry of seed, mulch, and water onto the soil surface. Hydromulch is a mix of wood fiber and tackifier. It is applied after the hydroseed to hold the seeds in place and preventing them from being washed or blown away while also improving soil moisture levels. This is preferred to a single hydroseed application that includes the mulching fraction, where seeds may not have contact with the soil and may be left exposed to the air and predation. This two-step technique is both effective and fast and has been determined to be the most desirable method of revegetating the slopes of the depleted open pit mine. Broadcast seeding method can also be used to revegetate the disturbed reclaimed areas. The Project Monitor shall be selecting the appropriate method that can achieve the desired success rate necessary for minimizing visual impacts, erosion control, and slope stabilization purposes.

Hydroseeding of sloped areas is the most advantageous method of seed placement due to the many additives which may be added to the seed mix matrix. The most beneficial additives for this site are the mulch, which provides for moisture retention and a reasonable level of protection from predation, and soil stabilizers, which provide for instant protection from soil erosion and sedimentation. The seedlings, however, will remain open to predation by rabbits and other small wildlife. Currently there is no practical method for the protection of seedlings from predation.

Test Plots

Vegetation trials (test plots) will be conducted on the first area to be abandoned by mining operations as required by CCR § 3705. See Mining Plan for location of Test Plot. The test plots shall be situated on a minimum of 15 feet square area. The initial seeding application shall be of the specified seed mix; the seed shall be applied with a matrix of mulch and stabilizers by the hydroseed process. Supplemental irrigation will not be used, as it may encourage non-native species that will compete with the target native plant

community. After application of the seeds, a monitoring program shall be initiated as described below, and remedial actions are recommended if necessary. (See California Office of Mine Reclamation publications for additional guidelines on test plot setup and monitoring).

4.11.1 REVEGETATION SEED MIX

Upon cessation of specific mining operations, revegetation practices will be pursued using the stated seed mixes and seed which will match or exceed the indicated specifications as to purity and germination rates (see below). It is important to note that the **vegetative coverage**, density, and **species richness anticipated** represent approximate natural conditions. Upon achieving these goals, erosion of soil should be at or below that which would occur under natural conditions.

Seeding will take place between November and January to take advantage of winter precipitation. Planting at this time of year will take advantage of rainfall for germination and establishment. Reclaimed areas will be clearly staked and flagged to eliminate additional disturbance from ongoing operations.

Seed Mix for Slopes:

1. Seed mix: Slopes
Available through S&S Seeds, (805) 684-0436
2. **Table 2: Revegetation Seed Mix**

Common Plant Name	Species Name	Seeding Rate (lbs. /acre)	Hydro-seed rate	Min. % PLS
California sagebrush	<i>Artemisia californica</i>	2.00	4.0	15
Brittlebush	<i>Encelia farinosa</i>	2.00	4.0	20
California buckwheat	<i>Eriogonum fasciculatum</i>	4.00	8.0	10
Black Sage	<i>Salvia mellifera</i>	3.00	6.0	50
Small six-week fescue	<i>Vulpia microstachys</i>	8.00	16.0	85
Tree cover	<i>Trifolium ciliolatum</i>	4.00	8.0	85

Notes: 1) Seeding Rate is pure live seed or equivalent; Min. % PLS (Pure Live Seed) = Seed Purity x Germination Rate
 2) Hydroseeding will be applied with a minimum of 2000 lbs/acre wood fiber mulch applied separately on top of the seed
 3) Hand broad cast seed will be applied via soil raking, or chain-dragging with tractor. The seed mix will be followed by applying 3000lbs. per acre of weed free stock to be track walked.

Source: S & S Seeds

The seed mix recommendations reflect native species, as applicable, that are found now on the site. The goals of the revegetation plan are:

1. Minimize visual impacts.

2. Provide erosion control protection to the slopes for immediate and long-term vegetation establishment.
3. To stabilize permanent graded slopes within the project.

4.11.2 SOIL PLANTING CONDITION

A soils report have been provided identifying the type of soil found in the area. Because the site will be reclaimed and filled in over time with recycled fill material, it is difficult to determine the extent of the soil planting conditions conducive for high success rate. However, prior to the start of the revegetation process the Project Monitor shall coordinate with designated personnel to take soil samples in the proposed revegetation areas to determine the condition of the soil. The soil samples will be forwarded to soils lab/agronomists for testing. The results from the lab/agronomist will determine and recommend what fertilizers and other soil amendments may need to be added to propose soil condition before any planting/revegetation occurs. Ripping, disking, and other means shall be used in highly compacted areas to loosen up the soil and to establish a suitable root zone in preparation for planting.

The landscaper and botanist designated to re-vegetate the slope areas will apply the revegetation techniques as described in the monitoring and revegetation plan to achieve the proper success rate. Soil analysis and other techniques will be conducted as deemed necessary during the revegetation process to modify and/or determine a better suitable planting condition should the revegetation plan yield poor results.

4.11.3 IRRIGATION PLAN

Water supply to the site is limited to an existing offsite well. Water is pumped to onsite storage tanks for use with the mining and reclamation operation. Since the site is not in close proximity to any existing water pressure distribution pipelines, the site will be manually irrigated. Water trucks or hand water will be used to irrigate the slopes as necessary during the revegetation process. There will be limited use of temporary irrigation and fertilizers as native seeds are tolerant to existing temperatures, precipitation, and soil conditions. The average precipitation in the area should be sufficient for seed germination and root establishment of native species. No irrigation pipelines, both temporary and permanent, are proposed within the reclamation site.

Irrigation is to be used solely for the purpose of establishing the plants at the restoration site and is of a temporary nature at the direction of the Project Monitor. The goal of the irrigation program is to obtain germination and growth with the least amount of irrigation. Frequent irrigation encourages weed invasion and leaches nutrients from the soil.

The critical period for irrigation is during the first winter and early spring following planting. During this time, roots are not well established and an unseasonable drought can cause high mortality. During dry periods between plant installation and mid-April, the Contractor will regularly inspect soil moisture.

If irrigation is used, the owner/operator must demonstrate that the vegetation has been self-sustaining without irrigation for a minimum of two (2) years prior to release of the financial assurances, unless an artificially maintained landscape is consistent with the approved end use.

4.12 MONITORING AND MAINTENANCE

Annual inspections of the operation will monitor compliance with the approved Reclamation Plan, specifically the construction of the finished slopes and hydroseeding of applicable finished slopes no longer impacted by the mining operation, and other reclamation efforts in accordance with SMARA and County Reclamation Plan approval conditions and mitigation measures.

The site will be fenced with posted signs as needed during the progression of mining operations occurring near the perimeter of the site. Fencing will be maintained, where needed, to assure public safety. The reclaimed site area will be monitored and maintained until performance standards are met.

4.12.1 PROJECT OVERSIGHT, MONITOR AND MAINTENANCE PERSONNEL

Prior to the start of the revegetation process, the mining operator shall coordinate with and designate a "Project Monitor" for the site. The Project Monitor will be responsible for overseeing and monitoring of the revegetation process and will supervise all contractors and maintenance personnel to ensure the success of the revegetation program for the site. He will monitor all aspects of the program in an effort to detect any problems at an early state and initiate counter measures as necessary. Potential problems could arise from irrigation technique failures, erosion, competition from weeds, and unacceptable levels of disease and predation.

For a period of 120 days following completion of the planting installation, the landscape contractor, under the supervision of the Project Monitor, will be responsible for the care of the plantings. The purpose of the establishment period is to ensure continuity between the installation of the plant material and its short-term maintenance. The Contractor's presence during this period is proven to increase Project success. The Contractor will be able to control the spread of weed species and identify any efforts necessary to ensure the health and survival of the plantings.

Following the 120-day establishment period the project will be evaluated for health of plant material, and if judged satisfactory by the owner or Project Monitor, the establishment period will be considered concluded, and the long-term habitat maintenance program will begin. A different Contractor may implement this period of maintenance; the Project Monitor, however, will continue to review and report on the Project's success. All reports of inspections and weed control implementation shall be part of the annual revegetation monitoring and be kept on file by the Project Monitor or operator.

4.12.2 GENERAL MAINTENANCE

The Project Monitor and/or Contractor will perform the following tasks as general maintenance duties:

- Plant Inspection
- Irrigation Water Volume and Frequency
- General Irrigation System Inspection
- Trash and Debris Removal
- Weed Control
- Reseeding

4.12.2.1 PLANT INSPECTION

The Project Monitor will monitor and inspect the seed mix to ensure compliance with the revegetation planting criteria and the placement of the hydroseeding to permanent slope areas within the site.

4.12.2.2 IRRIGATION

The Project Monitor and/or Contractor will perform regular inspection as necessary to ensure that the revegetated areas have sufficient water to allow seeds to germinate and establish root growth. Note that irrigation methods employed shall attempt to mimic wet rainfall years by incorporating evenly spaced, infrequent applications of water.

4.12.2.3 TRASH AND DEBRIS REMOVAL

The Project Monitor and/or Contractor will perform regular inspection as necessary to remove trash and debris from the site and specifically from within the proposed revegetation areas.

4.12.2.4 WEED CONTROL

Weed eradication will be conducted as necessary to minimize competition that could prevent the establishment of native species. The crucial period for weed control is the first two years of project establishment. As weeds become evident, they should be immediately removed by hand or controlled with an appropriate herbicide as determined by the Project Monitor or Biologist/Botanist. Non-native invasive species (weeds) can compete with native plant species for available moisture and nutrients and consequently interfere with revegetation of the site. Consult with qualified biologist/botanist to determine weed or non-native species of concern at the site. These non-native species may include the following.

<i>Bromus diandrus</i>	Ripgut Brome (common)
<i>B. madritensis</i>	Red Brome (common)
<i>Salsola</i> spp.	Russian Thistle (common)

Brassica spp.	Mustards (common)
Ammannia spp.	Redstems (common)
Centaurea solstitialis	Yellow Star Thistle (common)

Weed control shall occur monthly for the first 24 months. The occurrence of weeds on site shall be monitored by visual inspection by the Project Monitor or Biologist/Botanist. The Project Monitor may contact the maintenance Contractor for any required weed work. All maintenance Contractor personnel will be trained to distinguish weed species from native vegetation.

No areas will be allowed to have more than 25 percent of the ground cover provided by non-native plant species. This will allow the native seeds to grow and dominate the revegetation area and ensure that the revegetation success criteria can be met. Reports of inspections and weed control implementation shall be part of the annual revegetation monitoring and kept on file by the operator.

4.12.2.5 RESEEDING

If there are any areas where inadequate seed establishment has taken place, these areas will be reseeded on an annual basis, which shall be done between November 1st and March 30th to take advantage of the winter rainy season.

4.12.3 MONITOR AND REPORTING

Monitoring is designed to evaluate the success of the seeding procedures and subsequent native plant growth over time and to implement contingency measures in the event the specified performance criteria are not achieved. Pursuant to CCR § 3705(j) and (m), the success of reclamation will be monitored annually until performance standards are met. Monitoring reports will be produced annually summarizing the monitoring results, recommending any required remedial action (e.g. weed removal, reseeding, or erosion control), and evaluating whether the revegetation project is trending toward success as outlined in the Revegetation Plan. Once revegetation success criteria are met, a final report will be prepared confirming attainment of successful revegetation and furnished to appropriate agency for review.

4.12.3.1 QUALITATIVE MONITORING

The Project Monitor shall coordinate with a qualified biologist or botanist to conduct qualitative monitoring on a bi-monthly basis for the first 18 months, and then quarterly thereafter for the remainder of the monitoring period. Qualitative surveys, consisting of a general site walkover and habitat characterization, will be completed during each monitoring visit. General observations, such as fitness and health of the planted species, pest problems, weed establishment, mortality, and drought stress, will be noted in each site walkover. The biologist or botanist will determine remedial measures necessary to facilitate compliance with performance standards.

4.12.3.2 QUANTITATIVE MONITORING

Percent vegetative coverage measurements will be based on native species only; non-native plant species will be recorded but not counted as cover relative to the performance standards. This monitoring will include documentation of survivorship of plant species, plant density, plant diversity, and coverage per specified area. If the survival and cover requirements have not been met, the Project Monitor or applicant is responsible for replacement plantings to achieve these requirements. Monitoring will assess the attainment of annual and final success criteria and identify the need to implement contingency measure in the event of failure. Monitoring methods include an annual census of dead and/or declining plant stock, and visual estimates of cover, as well as field sampling techniques that are based in accordance with the methodology developed by the California Native Plant Society (CNPS). These sampling methods could include quadrat, transect, random, distance method, and photograph sampling. The Project Monitor or Botanist shall determine the appropriate sampling method in order to produce the 80% confidence level as required under SMARA's Performance Standards for Revegetation.

Random Transect Sampling method can be used for this project's revegetation monitoring program. The following procedure shall be used for random Transect Sampling method.

- 1) Identify a 50 square-meter (minimum) plot area location for the transect line within the revegetation area.
- 2) Measure and quantify the number of point hits along the transect line based on the following indicators:
 - a. Bare ground – include rocks, woody debris, litter, etc.
 - b. Plant cover
 - c. Vegetation composition – relative cover of all species found in the line-point intercept
 - d. Plant species
 - e. Species richness
 - f. Non-native invasive plant species
 - g. Vegetation height
 - h. Other applicable data in accordance with methodology developed by CNPS
- 3) Record all data and document
- 4) Determine if additional action is needed to meet the objectives and standards required by SMARA. If needed, document the modification to revegetation program and implement changes accordingly.

4.12.4 REVEGETATION PERFORMANCE AND SUCCESS CRITERIA

Success criteria will be based on the ability to protect the site from long-term erosion and to stabilize the graded slopes. To better achieve revegetation success remedial action can be taken. Remedial actions include removing invasive weed species and/or reseeding.

Acceptable performance standards for the proposed reclamation site are based on a 30% cover by native perennial species to ensure adequate stabilization of the graded slope

areas, provide erosion protection, and minimize visual impacts of bare ground. The density and diversity of the vegetation will be based on 16 native perennials per 50 square-meter transect and 5 species of native perennials per 50 square-meter transect, respectively. The sampling size shall be selected such that it provides an 80% confidence level minimum as required under SMARA's Performance Standards for Revegetation.

Table 3 – Recommended Revegetation Performance Criteria

Native Cover Seed Mix	
<i>Goal</i>	Native vegetation attaining similar cover, density, and composition as nearby areas capable of self regeneration and minimize visual impacts
<i>Performance Criteria</i>	<i>Overall Cover:</i> 30 percent cover by native perennial species <i>Density:</i> 16 native perennials per 50 square-meter transect <i>Species Richness:</i> 5 species of native perennials per 50 square-meter transect
<i>Contingency Action</i>	Reseed if coverage, densities and/or diversity of plants are low.
Weeds/Invasive Species	
<i>Goal</i>	Less than 25 percent of any 20 square foot area.
<i>Performance Criteria</i>	Weeds present in the revegetation area will be removed if more than 25 percent of any 20 square foot of the area is occupied by weeds greater than six inches in height.
<i>Contingency Action</i>	Remove manually and spray cut stems of large invasive species, such as castor bean or fennel with Roundup.

*No single species shall constitute more than 50% of the vegetative cover.

4.13 WATER QUALITY MANAGEMENT PLAN

Beginning January 1, 2005, in compliance with Board Orders R8-2002-0011 and R9-2004-001, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development or redevelopment projects.

Based on the County checklist for Identifying Projects Requiring a Project-Specific WQMP, this Reclamation Plan does not fall into any of the proposed development categories and therefore will not be required to prepare and submit a Project-Specific WQMP. (See **Appendix I** for Project-Specific WQMP checklist)

4.14 RECLAMATION ASSURANCE

Prior to commencement of the proposed project expansion activities, an updated FACE and a financial assurance mechanism will be reviewed and approved by the County of Riverside and in accordance with CCR § 3702. Financial assurance will be provided in the form of a corporate surety (letter of credit or bond) posted by 71-91, LLC. Surety amounts will be based on the estimated cost to reclaim the disturbed acreage and will be

reviewed annually through the annual report prepared for the California Department of Conservation, Division of Mines and Geology.

4.15 STATEMENT OF RESPONSIBILITY

I certify that the information in this Reclamation Plan 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 planned operation and potential uses of the land after reclamation. I also certify that I am authorized on behalf of 71-91, LLC to accept responsibility for reclaiming the mined lands described and submitted herein and in conformance with the applicable requirements of Articles 1 and 9 (commencing with Sections 3500 et. seq. and 3700 et. seq., respectively) of Chapter 8 of Division 2 of Title 14 of the California Code of Regulations, the Surface Mining and Reclamation Act commencing with Section 2710 et. seq., and with any modifications requested by the County of Riverside as conditions of approval.

Signature of Applicant or Representative

Executed on _____, 20

Print Name Title

SOURCES CONSULTED

Mineral Land Classification of the Temescal Valley Area, Riverside County, California, Special Report 165, California Department of Conservation, Division of Mines and Geology, 1991

Surface Mining and Reclamation Act (SMARA," California Department of Conservation, Office of Mine Reclamation, 2004.

IFCI Environmental Consultants, Draft Criteria Refinement of July 2014.

LSA, Plant Species Habitat Assessment for Saddleback Motorsports Project, November 2013.

Terrestrial Solutions, Soils Reports of April 2015.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42672
Project Case Type (s) and Number(s): RCL00113R1
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: 71-91 LLC
Applicant's Address: 4010 W. Chandler Avenue, Santa Ana, CA 92704

I. PROJECT INFORMATION

A. Project Description: Reclamation Plan No. 113 Revision No. 1, Amended No. 1 proposes to revise the existing surface mining permit (RCL113) to decrease the previous mining limits from 62.2 acres to 23.7 acres and increase the previous reclamation limits from 67.2 acres to 133.0 acres and continue annual extraction of sand material at a maximum handling rate of 500,000 tons, with an estimated annual mining commodity of 0.3 million tons (sand) and 0.2 million tons (aggregate). In addition, the Amendment proposes to permit an estimated 250,000 tons annually in site recycling (processing and crushing) of asphalt, concrete and other inert fill material. The recycling is considered part of the reclamation because it provides materials to help fill the site for the future use. The applicant is additionally proposing that the Board officially determine the vested rights for the property with the revised reclamation plan.

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

C. Total Project Area: 162.3 Gross Acres

Industrial Acres: 162 **Lots:** **Sq. Ft. of Bldg. Area:** **Est. No. of Employees:**
Other:

D. Assessor's Parcel No(s): 101-040-005, 101-040-006, 101-040-007, 101-040-008, 101-040-009

E. Street References: Westerly of State Route 71, northerly of the Santa Ana River Trail and State Route 91.

F. Section, Township & Range Description or reference/attach a Legal Description:
TOWNSHIP 3 SOUTH, RANGE 7 WEST, SECTION 19

G. Brief description of the existing environmental setting of the project site and its surroundings: The Prado Pit is located approximately 0.5 miles North of State route 91 and West of State Route 71. The project site is dominated by non-native grassland and disturbed coastal sage scrub. The ongoing mining and reclamation plan propose to grade a majority of the site thereby leaving no significant vegetation communities within the active mining and reclamation areas. Wildlife species observed on the site include communities commonly found in disturbed coastal sage scrub and non-native grassland communities.

The Prado Pit area has undergone sand and gravel mining since the early 1960's. Therefore, the original topography is no longer discernable. The site's current topography creates a bowl shape configuration. Active mining has not occurred at the site in the past approximately 15

years. There have been however, soil import activities at the sited in the two primary canyon areas. Therefore, the site currently has an abundance of miscellaneous manmade fills.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the policies of the Land Use Element.
2. **Circulation:** The project is consistent with the policies of the Circulation Element.
3. **Multipurpose Open Space:** The project is consistent with the policies of the Multipurpose Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.
8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element.

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

C. Foundation Component(s): Open Space (OS)

D. Land Use Designation(s): Mineral Resources (OS-MIN)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Canyon
2. **Foundation Component(s):** Open Space (OS) to the south, east and north, County of San Bernardino to the west.
3. **Land Use Designation(s):** Open Space: Conservation (OS-C) to the south, east and north, County of San Bernardino to the west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Mineral Resources and Related Manufacturing (M-R-A).

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Controlled Development (5-Acre Minimum) (W-2-5) to the north and east, Watercourse, Watershed and Conservation Area (W-1) to the south and County of San Bernardino to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input checked="" 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

Matt Straite

Printed Name

For Steve Weiss AICP, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The site is partially visible from the State Route 71. The freeway is adjacent to the mine site and runs along the easterly property line. Portions of the mining operation and site are buffered and not visible to motorists traveling along SR-71 due to a large ridge that runs along the mine site's easterly property line. The mine site is not visible from the existing residential development to the southwest since the development is situated at an elevation considerably lower than the mine site. Also, the mine site is unique in that the site's current topography creates a bowl shape configuration that shields the site from view resulting from the past mining activities.
- b) The proposed Project site impact areas comprise existing aggregate mining operations and do not contain any scenic resources. Areas not currently impacted by mining but that would be impacted by future mining activities also do not comprise a scenic resource. The Project site and off-site impact areas do not contain any visually prominent trees, rock outcroppings, or other unique or landmark features.

Furthermore, the proposed Project includes a Reclamation Plan that would remediate all deleterious visual effects associated with the site under both existing and proposed conditions. Therefore, the proposed Project would not result in the creation of an aesthetically offensive site open to public view, and impacts would be less than significant.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is not located in an area that is protected by Ord. No. 655.

Mitigation: No mitigation needed.

Monitoring: No monitoring needed.

3. Other Lighting Issues

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

c) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Materials (Exhibit C).

Findings of Fact:

b) The mine site is not visible from the existing residential development to the southwest since the development is situated at an elevation considerably lower than the mine site.

c) The proposed project does not include the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Mitigation: No mitigation needed.

Monitoring: No monitoring needed.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

b) 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?

c) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

d) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) the site is not designated as Prime or Unique Farmland or Farmland of Statewide Importance. No Williamson act contracts exist on the subject property. Mining operations are known to have occurred since the early 60's on the subject property. The proposed project (sand and aggregate mining activities) is being pursued in accordance with reclamation plan requirements for the subject property.

Mitigation: No mitigation needed.

Monitoring: No monitoring needed.

AIR QUALITY Would the project				
5. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
d) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) 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"/>
g) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Amended Reclamation Plan No. 113 – Prado Pit Plant
Air Quality Study

Findings of Fact:

a-b) The proposed project, which would amend the Reclamation Plan (N. 113) and thus continue operations at the site in the future, would not generate population, housing, or employment growth; subsequently the project would not result in more emissions than anticipated by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AQMP. Additionally, the permittee shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules and regulations, including but not limited to, New Source Review Regulations, Standards of Performance for Asphaltic Concrete Plants, Rule 403 for fugitive dust, and PM10 requirements. The project would be consistent with the AQMP; impacts would be less than significant.

- c-e) The majority of project-related emissions would be due to truck trips to and from the site. Overall emissions would not exceed SCAQMD thresholds for ROG, CO, SO2, PM10, or PM2.5; however, NOx emissions would exceed SCAQMD thresholds. Because NOx emissions would exceed SCAQMD thresholds, Mitigation Measure 10.Planning.36 would be required during operations of the proposed project. With incorporation of this mitigation measure, operational emissions including NOx would be reduced to a less than significant level.

Carbon Monoxide (CO)

CO emissions are a function of vehicle idling time, meteorological conditions, and traffic flow. Under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels (i.e., adversely affecting residents, school children, hospital patients, the elderly, etc.).

The Basin is in attainment of state and federal CO standards and has been for several years. Three major control programs have contributed to the reduced per-vehicle CO emissions: exhaust standards, cleaner burning fuels, and motor vehicle inspection and maintenance programs. At the Mira Loma Van Buren monitoring station, the maximum 8-hour CO level recorded since 2012 was 1.95 parts per million (ppm), 78% lower than the 9 ppm state and federal 8-hour standard (data for 2013 and 2014 was insufficient to determine the value).

Although CO is not expected to be a major air quality concern in Riverside County, elevated CO levels can occur at or near intersections that experience severe traffic congestion. A project's localized air quality impact is considered significant if the additional CO emissions resulting from the project create a "hot spot" where the California 1-hour standards of 20.0 ppm or the 8- hour standard of 9 ppm is exceeded. This typically occurs at severely congested intersections.

CARB recommends screening for possible elevated CO levels at severely congested intersections experiencing levels of service E or F with project traffic where a significant project traffic impact may occur. The SCAQMD recommends a quantified assessment of CO hot spots when a project increases the volume to capacity ratio (also called the intersection capacity utilization) by 0.02 (2%) for any intersection with an existing LOS D or worse (SCAQMD, 2003). Based on the anticipated truck traffic (100 truck trips daily to the site for all operations), no CO hotspot analysis would be warranted and impacts would be less than significant.

Toxic Air Contaminants.

As described above, the proposed project would not emit toxic air contaminants (TACs) and is not located within 500 feet of a freeway (the site is approximately 2,800 feet from Interstate 15) or an urban road with more than 100,000 vehicles per day (it is anticipated that roughly 100 truck trips would be made daily to the site for all operations 3). The primary concern is the effect of diesel exhaust particulates, a toxic air contaminant, on sensitive uses such as residences. The primary sources of diesel exhaust particulates are heavy-duty trucks that utilize the interstate freeway system and locomotives traveling along a rail line. The site is not located within 500 feet of either a highway or a rail line. Therefore, the project site would not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be anticipated to be affected by TACs such as diesel exhaust particulates. Further, the site is not located within 1,000 feet of a distribution center, port or rail yard and is not located within 300 feet of a gas station or dry cleaners. Therefore this 3 Trip information provided via personal communication with Steve Sukut, October 2014. Project would not result in TACs that affect other nearby sensitive receptor. There would be no impact related to TACs.

f) The proposed project would involve the continued operation of the Prado Pit mining site. This type of use would not be expected to generate objectionable odors that would affect a substantial number of people. Mining and concrete and asphalt recycling land uses are not included on Figure 5-5, Land Uses Associated with Odor Complaints, of the 1993 SCAQMD CEQA Air Quality Handbook. Additionally, the project would comply with County requirements applicable to maintenance of trash areas to minimize potential odors. Therefore, the proposed project would not generate objectionable odors affecting a substantial number of people. There would be no impact related to objectionable odors.

Mitigation: Condition of Approval 10.Planning.36 explains that the following shall be implemented during operations to minimize emissions of NOx associated with offroad diesel equipment operating on the project site including the loader and dozer.

- Heavy-duty diesel-powered equipment shall be compliant with federally mandated clean diesel engines (EPA Tier 3 or 4) shall be utilized wherever feasible.
- Contractors shall minimize equipment idling time throughout operations. Engines shall be turned off if idling would be for more than five minutes.
- Equipment engines shall be maintained in good condition and in proper tune as per manufacturers' specifications.
- The number of pieces of equipment operating simultaneously shall be minimized.
- Contractors shall use alternatively fueled construction equipment (such as compressed natural gas, liquefied natural gas, or electric) when feasible.
- The engine size of diesel operational equipment shall be the minimum practical size.

Monitoring: the conditions of approval are monitored through the building and safety plan check process and the annul mine inspections.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

b) 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"/>
c) 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"/>
d) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Department of Fish and Game or U. S. Wildlife Service?				
e) 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"/>
f) 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"/>
g) 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"/>
h) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a,b and g) This project is located within Group B of Criteria Area Cell No. 1520 of the Western Riverside County Multiple Species Habitat Conservation Plan and as such, would be subject to complete a HANS review. However, since the project site has been in existence for over 40 years and considered as a locally important resource and situated on land designated as Mineral Resource Zone 2 (as defined in Section 4.2.2 of Western Riverside County MSHCP EIR), the project site therefore qualifies as an exemption to HANS review and will not be affected under the MSHCP implementation. Therefore, this project fulfills these requirements.
- c-d) Wildlife species observed on the project site include those species commonly observed within coastal sage scrub and nonnative grassland communities which includes birds, reptiles, and mammals, none of which are Federally and/or State designated Rare, Threatened or Endangered species based on spring surveys performed in 2014.
- e-f) There are no riparian areas located within the proposed mining and reclamation areas. The site has been mined since the 1960s thereby altering the land forms to the topographic conditions that currently exist today.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

CULTURAL RESOURCES Would the project				
7. Historic Resources				
b) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause a substantial adverse change in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b)The proposed Project site impact areas have been disturbed over the past 50 +/-years, and no archaeological resources have previously been identified during such disturbance. In addition, and according to the Riverside County Land Information System (RCLIS), the proposed Project site and off-site impact areas are not identified within an area containing sensitive archaeological resources. Accordingly, implementation of the proposed Project would not result in any adverse impacts to any archaeological sites, nor would it cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

8. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Public Resources Code 21074

Findings of Fact:

a & b) The proposed Project site and off-site impact areas have been disturbed over the past 50 +/-years, and no archaeological resources have previously been identified during such disturbance. In addition, and according to the Riverside County Land Information System (RCLIS), the proposed Project site and off-site impact areas are not identified within an area containing sensitive archaeological resources. Accordingly, implementation of the proposed Project would not result in any adverse impacts to any archaeological sites, nor would it cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The potential exists that human remains may be unearthed during grading and excavation activities associated with future mining activities. However, in the event that human remains are discovered during ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code

§5097 et. seq. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during future mining activities, are appropriately treated, thereby reducing potential impacts to a level below significance.

d) There are no religious or sacred uses occurring within the proposed Project site or off-site impact areas. The Project area has largely been disturbed by on-going mining activities for approximately 35 years. Accordingly, no impact to religious or sacred uses would occur.

e) The project site does not contain any tribal cultural resources as defined in Public Resources Code 21074. Additionally, Pursuant to State Assembly Bill 52 (AB-52), all Tribes located within the historical extent of the project were notified on July 24, 2015. At the time this study was completed no request for consultation had been received.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

9. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

According to Riverside County General Plan Figure OS-8, the proposed Project site and off-site impact areas are located within an area determined to have a "High" potential for uncovering paleontological resources. However, the project site has endured disturbance associated with mining activities over the past 50+/- years and no archaeological resources have previously been identified during such disturbance. In addition, there are no unique geologic features within the proposed Project site or off-site impact areas. Accordingly, the proposed Project would not directly or indirectly destroy a unique paleontological resources, site, or unique geologic feature, and no impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California

Findings of Fact:

a-b) The project site is not within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

11. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Riverside County Land Information System (RCLIS), Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California

Findings of Fact:

According to Riverside County General Plan Figure S-3 "Generalized Liquefaction" no potential for liquefaction exists.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk) Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California

Findings of Fact:

a) Based on review by the county geologist the principal seismic hazard that could affect the project site is ground shaking resulting from an earthquake occurring along several major

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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active or potentially active faults in Southern California, with the closest fault (Chino Fault) located 0.5 miles east of the project site. The proposed project does not include any new construction or changes in existing operations. The existing facility will remain as-built. No physical changes to the project site are proposed that could expose people or structures to strong seismic ground shaking.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

13. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; Project Application Materials (Exhibit C), Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California

Findings of Fact:

a) There are no significant landslides within the limits of the property since the bedding with the fine grained landslide prone units are dipping steeply to the north, which is neutral or into the direction that most of the slopes face. Large deep seated land sliding was unlikely due to the nature of the underlying bedrock conditions. Also see section 16 for more detail.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"; RCLIS, Project Application Materials (Exhibit C), Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California

Findings of Fact:

a) According to the Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" the project site is not located in a geologic area that is susceptible to subsidence.

Mitigation: No mitigation needed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring needed

15. Other Geologic Hazards

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

Source: On-site Inspection, RCLIS, Project Application Materials (Exhibit C), Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California

Findings of Fact:

a) The geotechnical review of the project site found that although Prado dam is located within a few hundred feet of the site, the site is generally higher in elevation than the dam structure and therefore, the site is not susceptible to seiches or other similar seismic hazards related to large bodies of water. No impact will occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials (Exhibit C), Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California

Findings of Fact:

a-b)The mining plan (MP) proposes 2:1 slopes along the south canyon wall of the northern canyon area in the same general location as previous mining operations. The proposed north facing cut slope that tops out in the central portion of the north canyon is up to 60 feet in height. The south facing cut slope that starts near the northern property line will be excavated at a 2:1 inclination is nearly 220 feet in height to an upper bench. These cut slopes will expose bedrock that is massive with rare bedding. The rare bedding within the bedrock strikes north-south to northeast southwest with gentle to moderate dips to the south and southeast, respectively. This means that 60-foot high slope will likely expose into-slope bedding and the 220-foot high slope will likely expose bedding that is parallel to slightly out-of slope. The current and abundant outcrops do not indicate weak bedding planes in this area. Slope stability analyses

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were conducted for this slope assuming massive bedrock conditions. The analyses are presented in Appendix B of the Geotechnical Review. The analyses indicate that this temporary slope will have a factor of safety in excess of 1.5 for static conditions and 1.1 for seismic conditions. The slope stability analysis and the into-slope bedding, therefore, indicate that the proposed slopes that will be generated as part of the MP are expected to be stable as designed.

- c) Sewage disposal services are not available to the site. Sewage disposal is handled through on-site septic systems or portal potties.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

17. 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials (Exhibit C), On-site Inspection

Findings of Fact:

- a) The fill and native soils are susceptible to erosion from wind and rain, however, the surficial native soil, colluvial and alluvial deposits have mostly been removed from the site except along the perimeter where mining operations have not been performed. The bedrock is indurated sufficiently that it is not highly erodible.
- b) The sandstone bedrock units present at the site have generally low expansive characteristic due to the high sand content of the soils.
- c) The project site would not 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 since most of the site has been previously mined and any surficial or shallow failures would have been removed by past grading operations.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

18. Erosion

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials (Exhibit C), Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California

Findings of Fact:

a-b) Water erosion has been controlled in the past since the site is isolated. There are also a series of desilting basins throughout the site. The mouth of the northern canyon area is near the site entrance and therefore, has been easily maintained and water flow is directed toward desilting basins prior to removal offsite. The canyons areas along the southern boundaries are protected from sedimentation by the use of existing sedimentation basins and a ridgeline that separates most of the site from these offsite areas. The proposed reclamation plan will have enhanced erosion control measures compared to current conditions including additional erosion control basins.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) According to the Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," the project site is located in an area of "Low" Wind Erosion Susceptibility. As required by the State Board, the proposed mining/grading operation shall be in compliance with current NPDES permit regulations. The project shall implement all necessary Best Management Practices (BMPs) necessary to reduce or prevent erosion and sedimentation from leaving the mining site as dictated by the Storm Water Pollution Prevention Plan (SWPPP) and Riverside County Ordinances No.484 and 460, Article XV.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

GREENHOUSE GAS EMISSIONS Would the project

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

Source: Project Application Materials, Prado Pit Plant- Amended Reclamation Plan No.113 Green House Gas Study, November 2014 (GHG Study)

Findings of Fact:

- a) The project would generate approximately 803 metric tons of carbon dioxide equivalent (CO₂e) emissions per year. Such emissions would not exceed the South Coast Air Quality Management District's recommended threshold of significance for greenhouse gas emissions. As such, the proposed project would be consistent with the goals of AB32. Therefore, the project's contribution to cumulative GHG emissions and climate change would not be significant.
- b) Neither the State of California, Riverside County, nor the South coast Air Quality Management District (SCAQMD) has adopted quantitative significance thresholds for GHG emissions that would apply the proposed project.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials (Exhibit C)

Findings of Fact:

a-e) At the reclamation stage, the site and its operations are not anticipated to produce or discharge any contamination into the environment. The extraction of materials mined on the site does not involve the use of any chemicals or require water to process to the material after it has been mined.

The asphalt and concrete recycling operation also does not produce any waste material. The broken asphalt and concrete and inert fill material brought into the site will be stockpiled and crushed onsite and separate in stockpiles for use as fill material and base material for proposed access roads and fill areas. The processed fill material should consist of clean, structural quality, compactible materials and should be relatively free of trash, debris or other objectionable materials. Refer to Geotechnical Report for additional recommendations on fill placement and grading.

No other waste material are generated from the mine and inert fill recycling operation. The operation does not require offsite disposal of waste material. Should waste material be anticipated for the site, the operator shall properly handle the material and/or properly dispose of the material in accordance with local agency requirements.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project site is not within in an airport influence area or an airport compatibility zone.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

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

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The Riverside County General Plan Figure S-11 "Wildfire Susceptibility," identifies the project site as having little to no wildfire susceptibility.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

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

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

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Project Application Materials (Exhibit C), Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California

Findings of Fact:

- a) The reclaimed mine area will be graded in such a manner as to accept historical offsite flows, convey them through the site and discharge them to existing drainage inlets or channels located at various points within the site.
- b) Beginning January 1, 2005, in compliance with Board Orders RS-2002-0011 and R9-2004-001, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post development water quality impacts from new development or redevelopment projects.
- c) Based on the County checklist for Identifying Projects Requiring a Project-Specific WQMP, this Reclamation Plan does not fall into any of the proposed development categories and therefore will not be required to prepare and submit a Project-Specific WQMP. Based on the County Check list for Identifying Projects Requiring a Project-Specific WQMP, this reclamation Plan does not fall into any of the proposed development categories and therefore will not be required to prepare and submit a Project-Specific WQMP.

The site is underlain by bedrock and it is likely that regional groundwater levels reflect the groundwater in the adjacent Prado Basin and Santa Ana Creek to the south . In the 1990's an investigation of the site was conducted due to a leaking underground storage tank that was removed. The investigation determined that the ground water was approximately 15 feet below the ground surface at the time of the investigation. The investigation was conducted in the central canyon area. It is likely that the groundwater encountered was perched within the confines of the canyon which was filled in with undocumented fill materials. Groundwater flow at that time was along the alignment of the former canyon and towards Prado Dam. No groundwater information has been collected since 1997 at the site. It is likely that current groundwater conditions are similar to the past and that there is groundwater within and above the bottom bedrock contact with the in-filled material. The level of the groundwater likely changes throughout the year(s) based on annual rainfall. In 1997 when the UST's were removed the groundwater was pumped treated and then tested to be below drinking standards for TPH, BTEX and MTBE. The geotechnical assessment (See Appendix F) indicates that no evidence of a high groundwater table. No adverse effects to the quantity, quality, or depth of groundwater are known to be associated with the operation of the off-site well.

- d) Storm water flowing into the mining operation is managed in accordance with the approved Storm Water Pollution Prevention Plan (SWPPP). Where flows leaving the operation area Prado Pit Amended Reclamation Plan No. 113 July 2015 Page 16 is concentrated, erosion protection measures are implemented. Storm water pollution prevention programs are in place

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to prevent non-storm water discharges, and a Notice of Intent has been filed with the Regional Water Quality Control Board. Process water is provided by a private off-site well under an existing well easement agreement with RPM, Properties, LTD per Instrument No. 2011-0111701 dated March 11, 2011 on file with County of Riverside, California. The release of this water into the environment is not a source of pollution to the watershed.

e-f) The proposed project site is not within in an area identified in the Riverside County General Plan as a "100- and 500-Year Flood Hazard Zone," or "Dam Failure Inundation Zone." Additionally, the project does not propose the construction of any structures.

g-h) Onsite drainage basins are proposed for desilting purposes and to mitigate any potential increase runoff. Existing desilting basins as shown on the Mining Plan are to remain in place during the mining operation. It is not anticipated that the mining and reclamation operation will occur simultaneously in the same area. However, should the reclamation grading operation occur simultaneously with the mining operation with fill being placed over the desilting basin areas, the desilting basins shall be relocated elsewhere with the project site to prevent sediment from leaving the site. The relocated desilting basins shall have similar capacity to the existing basins being replaced. The grading contractor or QSP shall record all SWPPP BMP changes on the SWPPP Site Maps and notify project QSD immediately as outlined in the project SWPPP.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

25. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a-b) The reclaimed mine area will be graded in such a manner as to accept historical offsite flows, convey them through the site and discharge them to existing drainage inlets or channels located at various points within the site.
- c) The proposed project site is not within in an area identified in the Riverside County General Plan as a "100- and 500-Year Flood Hazard Zone," or "Dam Failure Inundation Zone."
- d) The project does not propose any changes in the amount of surface water in any water body.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

LAND USE/PLANNING Would the project

26. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials (Exhibit C)

Findings of Fact:

- a) The proposed project site, with the exception of the last 9 years during which time it sat idle, has operated as an active mineral resource mine since 1964.
- b) The proposed project site is not within a city boundary or sphere of influence.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

27. Planning

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-d) The mine site located in the Temescal Canyon Area Plan of Eastern Riverside County. The existing General Plan land use designation is Open Space – Mineral (OS-Min) and is currently zoned Mineral Resources & Related Manufacturing (M-R-A) and Controlled Development Areas – 5 Acre Minimum (W-2-5). The proposed Amended Reclamation Plan and Surface Mining Permit is consistent with the provisions of General Plan’s current land use designation of Open Space – Mineral (OS-Min) and Zoning designation of Mineral Resources & Related Manufacturing (M-RA).

The current zoning designation of M-R-A allows for activities associated with mining and concrete/asphalt recycling facility as a permitted use under Section 12.60(b) of County Ordinance 348, as long as the site holds an active Surface Mining Permit. The use includes mining, quarrying, rock crushing, and processing of asphalt and concrete material. The site currently holds a Surface Mining Permit (California Mine ID No. 91-33- 0043) and reclamation grading permit under Reclamation Plan No. 113. The site also holds an active Interim Management Plan permit that expires in July 12, 2015, at which point the mine site will need to return to active status and resume its mining operation. The proposed project site is not located within a Specific Plan zone.

e) The nearest established community is approximately 0.5 miles southwest of the project. The proposed plan will not expand on the previously established site boundaries and will therefore have no impact on the physical arrangement of this or any other established community. Mining is a permitted use in the Open Space: Mineral Resources designation of the General Plan.

The project site is an existing mining facility which has been in operation since the early 1960’s. This project proposes no changes to the site which would disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation needed

Monitoring: No monitoring needed

MINERAL RESOURCES Would the project				
28. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface	<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
mine?				
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-c) According to the Riverside County General Plan the proposed project area is classified MRZ-2: Areas where the available geologic information indicates that there is or is a likelihood of significant mineral deposits. The proposed Project would involve the continuation and expansion of an existing mining operation, which would result in the continued commercial extraction and production of the property's mineral resources. Accordingly, the proposed Project would make productive use of the property's mineral resources, as planned for and expected by Riverside County and the California State Mining and Geology Board, which oversees the SMARA. The Project would not result in any adverse impacts due to the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in any impacts due to the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Conversely, the Project would allow continued use of the property's aggregate resources, which are of value to the State and the region. As such, no adverse impact would occur.

d) The Project site is accessed by a privately-owned roadway that is planned be gated to prevent people from trespassing into the active mining areas, and fencing is in place and would be maintained around active mining pits. Site workers also have the potential to be exposed to hazards inherent to mining operations, but such hazards would be addressed through mandatory compliance with federal, state, and local regulations governing working conditions in mines. Additionally, the Project would not increase the number of people permitted to work on the property because the number of workers onsite is determined by peak daily operations (and not annual operations); thus, the peak number of people working on-site would not change as a result of the Project. The Project also would not result in an increase in the number of people with access the property. Therefore, there would be no increase in mining hazards associated with people. Moreover, mining activities to be undertaken as part of the Project would be no more hazardous than the mining activities that occur on the property under existing conditions. Accordingly, impacts would be less than significant.

The proposed project area is located within the County General Plan's Land Use Planning from the Temescal Canyon Area Plan. General plan policies for this area state that mining activities will be permitted within portions of Temescal Canyon Area Plan.

Because the mining activity at the site was in existence long before the passage of the Surface Mining and Reclamation Act (SMARA), the mining activity is subject to Vested Rights pursuant to the provisions of SMARA, county of Riverside Ordinance 555, and approved plans on file with the County/State OMR.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

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

29. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

Findings of Fact:

a-b) The project site is not within in an airport influence area or an airport compatibility zone.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

30. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The nearest rail line is approximately 0.5 miles south of the project site; on the opposite side of State Highway 91. Additionally, no aspect of the proposed project involves railroad use or rail transport. Accordingly, no railroad-related noise impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

31. Highway Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed Project involves a mining operation, which is not a noise sensitive land use that could be impacted by highway noise. Accordingly, no impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

32. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

The proposed Project involves a mining operation, which is not a noise sensitive land use that could be impacted by other noise. Accordingly, no impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

33. Noise Effects on or by the Project

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

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

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

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

Source: Project Application Materials (Letter from the County of Riverside Department of Environmental Health, September 17, 2014)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) A noise study is not required based upon the submitted diagram, zoning, day time operations and the distance of approximately 3,000 feet to the nearest sensitive receptor for the proposed mining plan and reclamation pan. However, they still need to follow the following ordinance requirement:

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).

d) The proposed Project would not involve any blasting activities, and therefore would have no potential to produce groundborne vibration or noise levels associated with such activities. Although the Project would utilize crushers as part of on-going site operations, the use of crushers on-site would not expose nearby sensitive receptors to excessive noise. Therefore, no impacts would occur as a result of groundborne vibration or groundborne noise levels.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

POPULATION AND HOUSING Would the project

34. 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)?

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

Findings of Fact:

a & c) The proposed Project site and off-site impact areas do not contain any housing under existing conditions. Accordingly, the proposed Project would have no potential to displace housing or people, necessitating the construction of replacement housing elsewhere. Accordingly, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The Project involves the continuation and expansion of an existing mining operation, and although it would result in an increase in the number of people permitted to be employed on-site, the proposed project would not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. No impact would occur.
- d) According to Riverside County GIS, the proposed Project site and off-site impact areas are not located within or adjacent to any County Redevelopment Project Areas. Accordingly, the Project has no potential to affect a County Redevelopment Project Area, and no impact would occur.
- e-f) The proposed Project would involve the continuation and expansion of an existing mining operation, which would not result in or require the extension of any new infrastructure or roads. Roads and infrastructure are already in place to serve the Project. The Project also would not involve the creation of new homes or a new business. Accordingly, the Project would not induce substantial population growth, and no impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

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:

35. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed Project involves the continuation and expansion of an existing mining operation, which is provided fire protection services under existing conditions by the Riverside County Fire Department. The Project does not propose the construction of any new structures and does not propose any changes to its operational characteristics that would require an expansion of fire protection services. Accordingly, there would be no impact to fire protection services and no need to for physical alterations to fire stations to service the Project.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

36. Sheriff Services

Source: Riverside County General Plan

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

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 propose a change in the scope of operations, number of employees, hours of operation, and truck traffic. However, current law enforcement services are adequate to handle the increase; therefore this would not require an expansion of law enforcement. Accordingly, there would be no impact to sheriff protection services and no need for physical alterations of sheriffs' stations to service the Project.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

37. Schools

Source: Corona-Norco School District correspondence, GIS database

Findings of Fact:

The proposed Project does not involve the construction of any new homes, would not affect local demographics, and would not increase the permitted number of employees at the site. As such, there would be no increase or decrease in demand for school services resulting from Project implementation and no need for physical alterations to school facilities. No impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

38. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed Project does not involve the construction of any new homes, and would not affect local demographics. As such, there would be no increase or decrease in demand for library services resulting from Project implementation and no need for physical alterations to library facilities. No impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

39. Health Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The proposed project does not involve the construction of any new homes, and would not affect local demographics. 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 healthcare facilities. No impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

RECREATION

40. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-c) The proposed Project does not involve or require the construction or expansion of any recreational facilities which might have an adverse physical effect on the environment. The proposed Project does not involve the construction of any new homes, would not affect local demographics, and would not increase the number of employees permitted at the site. As such, there would be no increase or decrease in demand for recreational facilities resulting from Project implementation and no need for physical alterations to public or private recreational facilities. As such, no impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

41. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

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

According to Figure 8 of the Temescal Canyon Area Plan, a Historic Trail is planned east of the Project site and off-site impact areas along State Route 71. However, the proposed Project does not propose any activities that would generate a demand for additional recreational trails. Furthermore, no recreational trails are planned as part of the Project. Accordingly, the proposed Project would not conflict with any designated trail alignments, and would not result in any significant environmental effects associated with the construction of recreational trails. As such, no impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Project Application Materials (Exhibit C),

Findings of Fact:

a-i) Access to the Prado Plant is currently provided via an existing entrance drive off of State Route 71 (SR-71) across from the entrance to Prado Dam. There is only one single primary access into the site. The site entrance is fenced and protected with a steel swing gate to restrict access into the mining site. This existing access driveway is shared and provides access to three (3) utility purveyors and the Riverside County Cell Tower. Right and left turns into and out of existing driveway are currently permitted.

There are several dirt access roads leading offsite along the north, south, and westerly property lines but these roads don't lead to a dedicated public roadway. It is projected that approximately 50 to 100 truckloads of material come in and out the site on a daily basis. Peak truck traffic may be slightly higher at times, however, this would be rare occurrences. The material is check and logged at the entrance and deposited in designated locations within the site as depicted on the proposed Mining and Reclamation Plan.

It is not anticipated that the total annual truck trips will increase from current entitled operations. The estimated annual tonnage of material to be handled and process per the Amended Reclamation Plan is less the previous estimated amount. This should not result in new impacts for the proposed Amended Reclamation Plan operation.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

43. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

According to the Temescal Canyon Area Plan there are no bike trails immediately adjacent to the project site. As such, no impact will occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

UTILITY AND SERVICE SYSTEMS Would the project

44. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

- a) Process water is provided by a private off-site well under an existing well easement agreement with RPM, properties, LTD per Instrument No. 2011-0111701 dated March 11, 2011 on file with the County of Riverside, California. The wells are located on the south of the mine site, approximately 1,800 feet south of the southerly property line. The mine uses this water for fire protection, dust control, and mining operation. Approximately 0.17 mgd of water (on average) is pumped from the existing well to the site for use.
- b) No adverse effects to the quality, quantity, or depth of groundwater are known to be associated with the operation of the off-site wells.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

45. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Sewage disposal services are not available to the site. Sewage disposal is handled through on-site septic systems or portal potties.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

46. Solid Waste

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a-b) The proposed project would increase the current production rate of the mining operation and consequently change the amount of solid waste that is generated.

Existing landfills have the capacity to handle solid waste generated by the site under existing conditions, but 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.

Additionally, on part of the property, the 71- 91, LLC also currently operates a concrete and asphalt recycling facility under RP 113 Interim Management Plan (IMP). This facility allows concrete and asphalt material to be brought into the site and reprocessed as fill material to be used around the site.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

47. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

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

a-g) Electrical power is provided by Southern California Edison Company via overhead power lines.

Gas Service is not available.

Telephone and cable TV services are not available.

The reclaimed mine area will be graded in such a manner as to accept historical offsite flows, convey them through the site and discharge them to existing drainage inlets or channels located at various points within the site. Where possible, the locations of storm water entering and exiting the site will be close to the historical locations in pre-mining conditions.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

48. Energy Conservation

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

Source:

Findings of Fact:

a) The proposed project is not located in a Conservation Area. The project will not create any new energy demand. In addition, there are no adopted energy conservation plans applicable to the proposed Project. Accordingly, no impact would occur.

Mitigation: No mitigation needed

Monitoring: No monitoring needed

MANDATORY FINDINGS OF SIGNIFICANCE

49. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact:

- a) 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.

50. 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:

- a) The project does not have impacts which are individually limited, but cumulatively considerable.

51. 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:

- a) The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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RECLAMATION PLAN Case #: RCL00113R1

Parcel: 101-040-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SMP - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for:

A revision to an existing surface mining permit (RCL113) to decrease the previous mining limits from 62.2 acres to 23.7 acres and increase the previous reclamation limits from 67.2 acres to 133.0 acres and continue annual extraction of sand material at a maximum handling rate of 500,000 tons, with an estimated annual mining commodity of 0.3 million tons (sand) and 0.2 million tons (aggregate). In addition, the Amendment proposes to permit an estimated 250,000 tons annually in site recycling (processing and crushing) of asphalt, concrete and other inert fill material.

10. EVERY. 2 SMP - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the SURFACE MINING PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the SURFACE MINING PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding,

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Parcel: 101-040-005

10. GENERAL CONDITIONS

10. EVERY. 2 SMP - HOLD HARMLESS (cont.) RECOMMND

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. RCL00113R1, shall be henceforth defined as follows:

APPROVED EXHIBIT NO. "A" = Mining Plan Approved Exhibit No. "A", RCL Case No. 113R1, dated 12/01/14.

APPROVED EXHIBIT NO. "B" = Reclamation Plan Approved Exhibit No. "B", RCL Case No. 113R1, dated 12/01/14.

APPROVED EXHIBIT NO. "C" = Mining Plan Approved Exhibit No. "C", RCL Case No. 113R1, dated 07/23/15

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ONSITE WATER WELL RECOMMND

Per Reclamation Plan 113 section 3.7, the existing well located to the south of the mine site is for non-potable uses such as for mining, recycling of inert material, and for dust control.

In the future, if the existing well is proposed for potable water use, the applicant must contact the Department of Environmental Health, Water Resources Program at (951) 955-8980 for plan check and/or permitting requirements.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - ONSITE WASTEWATER RECOMMND

No structures with sanitation facilities (i.e. wastewater plumbing) currently exists on the property. If buildings with sanitation facilities are proposed on the property, the applicant shall contact the Department of Environmental Health (DEH), Land Use Program at (951) 955-8980 for the requirements.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Reclamation Plan 00113, Revision No. 1, is a proposal to amend the current plan to permit extracting additional yardage of sand and rock from the previously approved mining site and to permit onsite recycling of asphalt, concrete and other inert fill material. The mining site is approximately 162-acres in size and is located in the Prado Dam area on the west side of State Highway 71 north of State Highway 91.

The quarry has been in operation since the mid-1960's. There is no indication that the District provided any previous hydrological or drainage review of the site. However, the document does not state that any changes to the current drainage patterns are propose. Any grading shall perpetuate the current drainage patterns.

The District does not object to this proposal.

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. 2 SMP - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this surface mining permit, a) ceases operation for a period of one (1) year or more (unless an Interim Management Plan is approved

RECLAMATION PLAN Case #: RCL00113R1

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10. GENERAL CONDITIONS

10.PLANNING. 2 SMP - CAUSES FOR REVOCATION (cont.) RECOMMND

in accordance with Ordinance No. 555), b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety and welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348 and/or the applicable section of Ordinance No. 555.

10.PLANNING. 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.

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, "Use Exhibit "C" and refer to Section 4.6 Slopes an Slope Treatment by KWC Engineers dated 07/23/15 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 surface mining areas and/pr stockpiles (previously mined areas which remain inactive for 96 hours or more).

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10. GENERAL CONDITIONS

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 Reclamation 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., Monday through Friday. Truck and hauling operations shall be limited to non-rush hour periods between 10 A.M. and 3 P.M., Monday through Friday.

10.PLANNING. 10 SMP - LOADED TRUCK CARE RECOMMND

All loaded trucks egressing from the subject property shall be properly trimmed with a two (2) foot freeboard height and/or covered and sprayed with water so as to minimize dust and prevent spillage onto the public roadway. In the event that spillage onto the road does occur, said spillage shall be removed immediately (within one hour of the spillage) from the road right-of-way.

10.PLANNING. 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.

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10. GENERAL CONDITIONS

10.PLANNING. 14 SMP - COMPLY W/ 348 STANDARDS RECOMMND

The development of the property shall comply with all provisions of Riverside County Ordinance No. 348, Article XIIb, Section 12.62 (Specific Development and Performance Standards), except as modified by the conditions of this permit.

10.PLANNING. 15 SMP - COMPLY W/ ORD. 655 RECOMMND

Surface mining operations approved by this permit shall conform to all of the applicable requirements of Riverside County Ordinance No. 655, regulating light pollution.

10.PLANNING. 16 SMP - COMPLY W/ SCAQMD RULES RECOMMND

The permittee shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules and regulations, including but not limited to, New Source Review Regulations, Standards of Performance for Asphaltic Concrete Plants, Rule 403 for fugitive dust, and PM10 requirements.

10.PLANNING. 17 SMP - NO EXPLOSIVES RECOMMND

No blasting, dynamiting or use of explosives of any kind whatsoever on the premises is authorized.

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 (mine operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements and standards according to State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555 guidelines.

10.PLANNING. 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 RCL No. 00113R1 and EA No. 42672. The Planning Director and/or Building Director may require inspection or other monitoring to insure such compliance.

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, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED

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Parcel: 101-040-005

10. GENERAL CONDITIONS

10.PLANNING. 28 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

EXHIBIT shall not be included in the Project Area.

10.PLANNING. 29 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 30 SMP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "High Potential" for paleontological resources at depth. However, paleontological assessment this site has been mined for many decades and to depths approaching 100 feet with no fossil remains reported from the site. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the

RECLAMATION PLAN Case #: RCL00113R1

Parcel: 101-040-005

10. GENERAL CONDITIONS

10.PLANNING. 30 SMP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 31 USE - PDA04889 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No 4889, submitted for this project (RCL00113R1) was prepared by Robert Ramirez of Rincon Consultants, Inc. and is entitled: "Phase I Cultural Resources Assessment for the Revised Reclamation Plan No. 113 Project, Riverside County, California," dated January 29, 2015.

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - PDA04889 ACCEPTED (cont.) RECOMMND

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 32 USE - IF HUMAN REMAINS 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

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

failed to make a recommendation within 24 hours after being notified by the commission.

- (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. 33 USE - 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 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. 34 SMP - UNANTICIPATED PALEO FIND RECOMMND

According to the County's General Plan, this site has been mapped as having a "High Potential" for paleontological resources at the ground surface. However, decades of mining at this site have resulted in no fossil materials

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10. GENERAL CONDITIONS

10.PLANNING. 34

SMP - UNANTICIPATED PALEO FIND (cont.)

RECOMMND

being unearthed. Hence, the potential impact to paleontological resources is deemed less than significant

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

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be

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

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10. GENERAL CONDITIONS

10.PLANNING. 34 SMP - UNANTICIPATED PALEO FIND (cont.) (cont.RECOMMND

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

10.PLANNING. 35 SMP - GEO02436 RECOMMND

County Geologic Report (GEO) No. 2436, submitted for this project (RCL00113R1) was prepared by Terrestrial Solutions, Inc. (TSI) and is entitled: "Geotechnical Review of the Mining Plan (91-33-0043) and Reclamation Plan 113 for the Prado Pit, County of Riverside, California" dated February 24, 2015 and revised May 1, 2015 pursuant to the County Geologist's March 27, 2015 comments and TSI's April 17, 2015 "Response to County of Riverside Geotechnical Planning Department Review Comments". The May 1, 2015 revised report constitutes the approved GEO02436 report.

GEO02436 concluded:

1.The site is not within a Fault Hazard Zone as defined by the California Geologic Survey.

2.The main branch of the Chino fault is located approximately .5 mile to the east of the site.

3.A minor fault was observed near the existing weigh station. This fault offset bedding a few feet and was less than .5 inch in width. No conclusion can be made regarding the activity of this fault.

4.There is no significant potential for fault rupture hazards at the site.

5.There are no habitable or significant structures proposed as part of the reclamation plan that would require mitigation for displacement even if there were active faulting.

6.Large deep-seated landsliding is not considered likely due to the nature of the underlying bedrock conditions.

7.The bedrock materials which underlie the site are not

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10. GENERAL CONDITIONS

10.PLANNING. 35

SMP - GEO02436 (cont.)

RECOMMND

susceptible to liquefaction and other similarly related seismic hazards. Due to the presence of loose soils (fill material) and shallow groundwater within the canyons, localized instances of liquefaction and dynamic settlement is possible at the site. However, this is not expected to pose a significant hazard since no structures are proposed as part of the site development, nor are there other settlement sensitive improvements proposed.

8.The site is not susceptible to seiches or other similar seismic hazards related to large bodies of water.

9.The proposed slopes that will be generated as part of the mining plan are expected to be stable as designed.

10.Significant amounts of settlement are not expected at this site.

11.No significant cuts are proposed that would destabilize the existing high pressure pipeline.

GEO02436 recommended:

1.Occasional field mapping by a registered geologist during the mining process should be conducted to verify the anticipated conditions.

2.If weak bedding or unanticipated conditions are encountered than additional analysis may be necessary.

The owner of the gas line should review the proposed reclamation plan prior to implementation to assure that they have no concerns.

GEO No. 2436 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2436 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 36

SMP- AQ MM

RECOMMND

The following shall be implemented during operations to minimize emissions of NOx associated with offroad diesel equipment operating on the project site including the loader and dozer.

"Heavy-duty diesel-powered equipment shall be compliant with federally mandated clean diesel engines (EPA Tier 3 or 4) shall be utilized wherever feasible.

-Contractors shall minimize equipment idling time throughout operations. Engines shall be turned off if idling would be for more than five minutes.

-Equipment engines shall be maintained in good condition and in proper tune as per manufacturers' specifications.

-The number of pieces of equipment operating simultaneously shall be minimized.

-Contractors shall use alternatively fueled construction equipment (such as compressed natural gas, liquefied natural gas, or electric) when feasible.

-The engine size of diesel operational equipment shall be the minimum practical size.

TRANS DEPARTMENT

10.TRANS. 1

USE- STD INTRO (ORD 461)

RECOMMND

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

10.TRANS. 2

USE - COUNTY WEB SITE

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 USE - CONTACT LEA RECOMMND

The Amendment to Reclamation Plan No. 113 R1 (RCL00113R1) is proposing to permit on site recycling (processing and crushing) of asphalt, concrete, and other inert fill material.

Prior to the commencement of the aforementioned operation, the applicant must contact the County of Riverside, Local Enforcement Agency (LEA) at (951) 955-8980 for the requirements.

PLANNING DEPARTMENT

20.PLANNING. 2 SMP- LIFE OF PERMIT RECOMMND

This permit shall become null and void twenty (20) years after the date this permit became effective (issuance of first Special Inspection Permit), or upon mining of 9 million tons, whichever comes first. Annual mining tonnage shall not exceed 1.5 million 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.

20.PLANNING. 3 SMP - REC REC DATE RECOMMND

All Reclamation activity as outlined in EXHIBIT C shall be completed by December of 2036.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5 SMP - RCL RECLAMATION PLAN RECOMMND

The permittee shall comply with the Reclamation Plan, Exhibit B, and the Surface Mining and Reclamation Project Description, Exhibit C, all on file with the Riverside County Planning Department. Approval of the Reclamation Plan does not grant approval of any planned future use of the site.

60.PLANNING. 6 SMP- YR RECLAMATION REPORT RECOMMND

The permittee shall submit a final reclamation completion report prior to the completion mining and reclamation 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 SMP- 1ST FINANCIAL ASSURANCE (cont.) RECOMMND

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. This amount shall be either established as a lump sum prior to surface mining; established in phased amounts in accordance with the approved phasing planned; or established for initial lands disturbed by mining operations for the first year of operation. The specific amount of financial assurance for each phase or initial disturbance shall be based upon actual calculations of reclamation costs and shall be subject to review and approval of the Riverside County Department of Building and Safety and review by the California Department of Conservation.

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. 9 SMP- 1ST PROCESSING PLANT RECOMMND

Prior to the commencement of any surface disturbance, surface mining operations, or issuance of the first Special Inspection Permit, the permittee shall cause a plot plan

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 SMP- 1ST PROCESSING PLANT (cont.) RECOMMND

application for development of temporary and permanent processing plant areas to be submitted to the Riverside County Planning Department, Land Use Section for review and approval by the Planning Department Engineering Geologist. Said plan shall be in conformance with the approved Reclamation Plan No. 113 R1, Mining Plan, Exhibit "A".

60.PLANNING. 10 SMP- 1ST AGENCY CLEARANCES RECOMMND

Prior to the commencement of surface disturbance, surface mining operations, or first Special Inspection Permit, the permittee shall obtain permits and/or clearance from the following public agencies:

South Coast Air Quality Management District
California Regional Water Quality Control Board
California Department of Fish and Game
The Corp of Engineers

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.

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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 by Rincon Associates, 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

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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 RCL No.113 R1 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

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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 'desilting basin(s)', more particularly described on Exhibit 'B_', 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's Association shall take corrective action within forty-eight hours of discovery (BMP N5).

The Property Owner's Association shall keep the common area(s) free of litter. Litter shall be removed from the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 SMP- C/I SWPPP BMP REQD (cont.) (cont.) RECOMMND

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 'water quality inlets and desilting basins more particularly described on Exhibit "B", shall be inspected and, if necessary, cleaned by the Property Owners' Association no later than October 15th of each year (BMP S4 & S13);

60.PLANNING. 21 SMP - GAS LINE PERMISSION RECOMMND

PRIOR TO ANY GRADING that would place material on top of the gas line that crosses the property, the applicant shall provide written authorization/consent from the owner of said gas line permitting any potential material placement.

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.

70.PLANNING. 8 SMP- 1ST & YR SITE STAKING RECOMMND

The outer boundary of the surface mining areas approved as part of this permit shall be surveyed staked with visible markers such as white PVC pipe. These stakes shall be placed at 300 foot intervals along the boundary of these areas. This staking shall be maintained throughout the life of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

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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 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.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

PLANNING DEPARTMENT

80.PLANNING. 2 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS

RECOMMND

Provide evidence of legal access.

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 USE - 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.

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: June 5, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
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.
2nd District Supervisor
2nd District Planning Commissioner
CALTRANS District #8

Santa Ana Regional Water Qlty. Ctrl. Brd.
South Coast Air Quality Mgmt. Dist.
California Fish & Game
U.S. Fish & Wild Life Service
Army Corp of Engineers (ACOE)

RECLAMATION PLAN NO. 113 REVISION NO. 1 (RCL00113R1) – Applicant: 71-91 LLC – Second/Second Supervisorial District – Temescal Canyon Area Plan: Open Space- Mineral (OS-MIN) – Location: Westerly of State Route 71, northerly of the Santa Ana River Trail and State Route 91 – 162.3 Gross Acres - Zoning: Mineral Resources & Related Manufacturing (M-R-A) - **REQUEST:** This amendment to the Reclamation Plan proposes to permit an additional 3 million cubic yards of sand/rock from the previously approved mine site. In addition the Amendment proposes to permit on site recycling (processing and crushing) of asphalt, concrete and other inert fill material. - APNs: 101-040-005, 101-040-006, 101-040-007, 101-040-008, 101-040-009.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 3, 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, Contact 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
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 9, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Archaeology Section-Heather Thomson

RECLAMATION PLAN NO. 113 REVISION NO. 1, AMENDED NO. 1 (RCL00113R1) – Applicant: 71-91 LLC — Second/Second Supervisorial District – Temescal Canyon Area Plan: Open Space- Mineral (OS-MIN) – Location: Westerly of State Route 71, northerly of the Santa Ana River Trail and State Route 91 – 162.3 Gross Acres - Zoning: Mineral Resources & Related Manufacturing (M-R-A) - **REQUEST:** This revised amendment to the Reclamation Plan proposes a decrease in the previous mining limits from 62.2 acres to 23.7 acres and a revised increase in the previous reclamation limits from 67.2 acres to 133.0 acres and continue annual extraction of sand material at a maximum handling rate of 500,000 tons, with an estimated annual mining commodity of 0.3 million tons (sand) and 0.2 million tons (aggregate). In addition, the Amendment proposes to permit an estimated 250,000 tons annually in site recycling (processing and crushing) of asphalt, concrete and other inert fill material. - APNs: 101-040-005, 101-040-006, 101-040-007, 101-040-008, 101-040-009.

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 on January 15, 2015.** 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:

Transportation, Env. Health, Flood Control, Building & Safety – Grading, EPD, Geology, Archaeo.

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**.

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.

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

May 19, 2015

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
Prado Pit (CA Mine ID # 91-33-0043)
Reclamation Plan Amendment
County Reclamation Plan – RCL00113R1

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: RCL00113R1 Exhibits A, B, and C
Technical studies (Appended to Exhibit C)

cc w/o encl.:

Applicant: 71-91 LLC, Attn: Steve Sukut, Fax: (714) 545-2438
Engineering Rep.: KWC Engineers, Attn: Mike Taing, Fax: (951) 734-9139
Planner: Matt Straite, hand delivery
File: RCL00113R1

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

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8



*.Serious drought
Help save water!*

June 30, 2014

County of Riverside
Planning Department
Matt Straite
Contact Planner
P.O. Box 1409
Riverside, CA 92502-1409

Reclamation Plan No.113 Revision No. 1 (Riv 71 PM 2.40)

Mr. Straite,

We have completed our initial review for the above mentioned proposal to permit an additional 3 million cubic yards of sand/rock from the previously approved mine site. It is projected that approximately 50 to 100 truckloads of material come in and out the site on a daily basis.

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

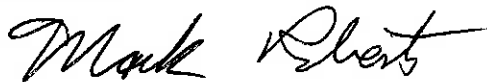
- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located 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.
- 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.
- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Mr. Straite
June 30, 2014
Page 3

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-7017 for assistance.

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts". The signature is written in a cursive, flowing style.

MARK ROBERTS
Acting Chief
Community and Regional Planning



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

September 4, 2015

Chairperson:
Mary Bear Magco

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County Planning Department
P.O. Box 1409
Riverside, CA. 92502-1400

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the RCL00113r1

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 24, 2015 and received in our office August 5, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE RCL00113r1
September 4, 2015
Page 2

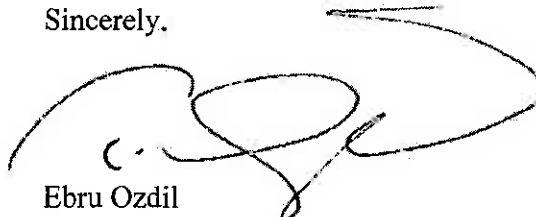
area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

September 17, 2014

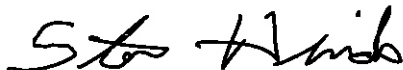
TO: Matt Striate, Planner Supervisor

RE: RCL00113R1

A noise study is not required based upon the submitted diagram, zoning, day time operations and the distance of approximately 3,000 feet to the nearest sensitive receptor for the proposed mining plan and reclamation pan. However, they still need to follow:

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).

If you have any questions, please call me at (951) 955-8980.


Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist



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

June 19, 2015

VIA EMAIL: dijones@rctlma.org
ORIGINAL SENT BY MAIL

Mr. Dave Jones
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Jones:

**PRADO PIT
AMENDED RECLAMATION PLAN
CALIFORNIA MINE ID # 91-33-0043, RCL00113R1**

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed the amended reclamation plan for Prado Pit dated April 2015. The applicant, 71-91, LLC, is proposing to continue mining sand and aggregate on an existing vested mine site located at the junction of State Routes 71 and 91 near the City of Corona. The mining operation has been idle for the past 9 years with an Interim Management Plan (IMP) in place that will expire in July 2015. The applicant plans to reinitiate mining and remove up to 500,000 tons of material annually. OMR staff conducted a site visit on June 8, 2015 to view site conditions and discuss reclamation issues.

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.

Mining Operation and Closure

(Refer to SMARA Sections 2770, 2772, 2773, 2776, CCR Sections 3502, 3709, 3713)

SMARA Section 2772(c)(3) requires that the reclamation plan include a specific termination date. There is no termination date proposed, only that mining will require approximately 6 additional years. A termination date, such as December 31, 2021, should be added to the amended reclamation plan.

Hydrology and Water Quality

(Refer to SMARA Sections 2772, 2773, CCR Sections 3502, 3503, 3706, 3710, 3712)

CCR Section 3706(c) requires that runoff and drainage be controlled during all phases of mining. The mining plan map (Exhibit B) shows existing sedimentation basins as "to remain." However, it appears those basins would be covered by fill during importation of fill material. The configuration of desilting basins during simultaneous mining and fill import seems unclear and should be specified in the reclamation plan.

CCR Section 3706(f) requires that stream diversions be constructed in accordance with Department of Fish and Wildlife (DFW) streambed alteration agreement, Federal Clean Water Act Section 301, and Rivers and Harbors Act Section 404. It appears that at least one drainage will be impacted by placement of fill. The DFW should be consulted to determine whether a Lake and Streambed Alteration Agreement is necessary.

Environmental Setting and Protection of Fish and Wildlife Habitat

(Refer to CCR Sections 3502, 3503, 3703, 3704, 3705, 3710, 3713)

CCR Section 3503(c) states that all reasonable measures shall be taken to protect the habitat of fish and wildlife and CCR Section 3703(a) requires that all sensitive species and their habitat be conserved or mitigated. The amended reclamation plan includes a brief discussion of vegetation and wildlife on page 19 and a partial biological report in Appendix H. Due to the presence of coastal sage scrub and coastal California gnatcatcher and proximity to the Santa Ana River, specific mitigation measures for impacts to sensitive biological resources may be required under the California Environmental Quality Act (CEQA) in consultation with the appropriate agencies. If mitigation measures for impacts to biological resources that affect mining and reclamation are developed, they should be described in the plan or referenced and included as appendices.

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. According to the operator, a certain amount of imported soil material will be set aside to use for reclamation. Sod removed from urban lawns is also being imported that could be set aside and stockpiled separately to use as growth media. A section should be added to the amended reclamation plan describing where and how these materials will be stockpiled, managed, and redistributed in order to meet the minimum requirements of this section. Additionally, the various types or combinations of growth media may be used in the test plots to determine their suitability for revegetation.

CCR Section 3705(m) requires that the reclamation plan include success criteria that can be quantified by cover, density, and species-richness. Performance standards are listed in Table 3 on page 38 and on the Revised Reclamation Plan Map (Exhibit B). However, they need to be revised as discussed and summarized in Table 3B below.

- 70% cover is listed, but may be too high to achieve. Based on observations of undisturbed shrub cover during the site visit, OMR recommends lowering this figure to 30% and stating it as applying to native perennial species.
- Density should be expressed as the number of native perennials per a specific unit area, usually the same as the sample plot size to be used for monitoring. An example would be 16 native perennials per 50-square-meter transect.
- Species richness should be expressed as the number of native perennials per a specific unit area. The species richness performance criteria is given as 80% of anticipated results of seed mix. This could be converted to 80% of the number of species in the seed mix (7) resulting in a performance criterion of 5 native perennial species per 50-square-meter transect.

Table 3B - Revegetation Performance Criteria (example)

Cover	30% cover by native perennial species
Density	16 native perennials per 50-square-meter transect
Species richness	5 species of native perennials per 50-square-meter transect

CCR Section 3705(m) also requires that the sampling methods are set forth in the plan with a sample size that provides an 80% confidence level at a minimum. Monitoring is discussed on pages 37-38. Under "Quantitative Monitoring", the final sentence states "Monitoring methods include...field sampling techniques that are based in accordance with the methodology developed by the California Native Plant Society (CNPS)." More detail must be provided regarding the specific methods to be employed. The sample size should be incorporated into the performance standards as noted in the previous comment. The term "80% confidence level" refers to the requirements for the statistical accuracy of the sampling methods, not to the success criteria or survival rates as the text states.

July 09, 2015

County of Riverside
Planning Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Attn: Dave Jones, Chief Engineering Geologist

Re: Response to OMR Comments for Reclamation Plan No. 113 Revision No. 1 (RCL00113R1)

This letter summarizes the responses to Department of Conservation's Office of Mine Reclamation's (OMR) comments dated June 19, 2015. All comments were address on the revised plans and reports or responded to in this response letter as submitted to the County for 3rd Plan Check review.

Mining Operation and Closure

1. CCR Section 2772(c)(3): An estimated termination date of December 31, 2015 was added to revised plans and reports to the appropriate sections for the closure of the mine as requested.

Hydrology and Water Quality

2. CCR Section 3706(c): As requested, clarification was made in Section 2.8 of the Reclamation Plan Report regarding the configuration and filling of the existing desilting basins during simultaneous mining and reclamation operation.
3. CCR Section 3706(f): Waiting for response from County – Dave Jones

Environmental Setting and Protection of Fish and Wildlife Habitat

4. CCR Section 3503(c): Waiting for response from County – Dave Jones

Resoiling and Revegetation

5. CCR Section 3711: As requested, Section 4.10 was revised to include discussion regarding the stockpile, managing, and redistribution of imported soil material collected from urban lawns during the recycling operation.
6. CCR Section 3705(m): As requested by OMR, Section 4.12.4 was revised to reflect a revised performance standard for Cover, Density and Species Richness.
7. CCR Section 3705(m): As requested by OMR, Section 4.12.3.2 was revised to include additional discussion on specific sampling methods for quantitative monitoring of the revegetation appropriate to evaluate and determine the success of the proposed revegetation program.

Strategically Engineering our Client's Vision



J.N. 2014.1425.1.02

July 09, 2015

Page 2

Should you have any questions or require further clarification on any item, please feel free to contact me directly at 951-901-5405.

Sincerely,

Mike C. Taing, P.E., Q.S.D.
Sr. Project Manager
P: 951-734-2130 Ext. 235
M: 951-901-5405
mike.taing@kwcengineers.com

**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:

RECLAMATION PLAN NO. 113 REVISION NO. 1 (RCL No. 113R1) – Intent to Adopt a Mitigated Negative Declaration - Applicant – 71-91, LLC. – Second Supervisorial District - **REQUEST:** Proposes to revise the reclamation plan for an existing surface mining operation to decrease the previous mining limits from 62.2 acres to 23.7 acres and increase the previous reclamation limits from 67.2 acres to 133.0 acres and continue annual extraction of sand material at a maximum handling rate of 500,000 tons, with an estimated annual mining commodity of 0.3 million tons (sand) and 0.2 million tons (aggregate). In addition, the revision proposes to permit an estimated 250,000 tons annually on site recycling (processing and crushing) of asphalt, concrete and other inert fill material. The recycling is considered part of the reclamation because it provides materials to help fill the site for the future use. The applicant is additionally proposing that the Board officially determine the vested rights for the property with the revised reclamation plan.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
October 29, 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, Matt Straite, at 951-955-8631 or email 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 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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/11/2015

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

APN (s) or case numbers RC200113R1 For

Company or Individual's Name Planning Department

Distance buffered 2400'

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

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

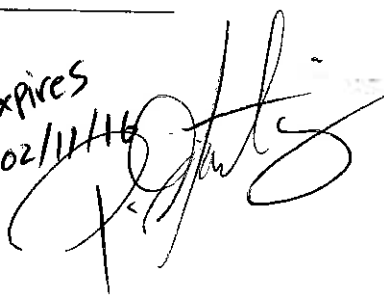
NAME: Vinnie Nguyen

TITLE GIS Analyst

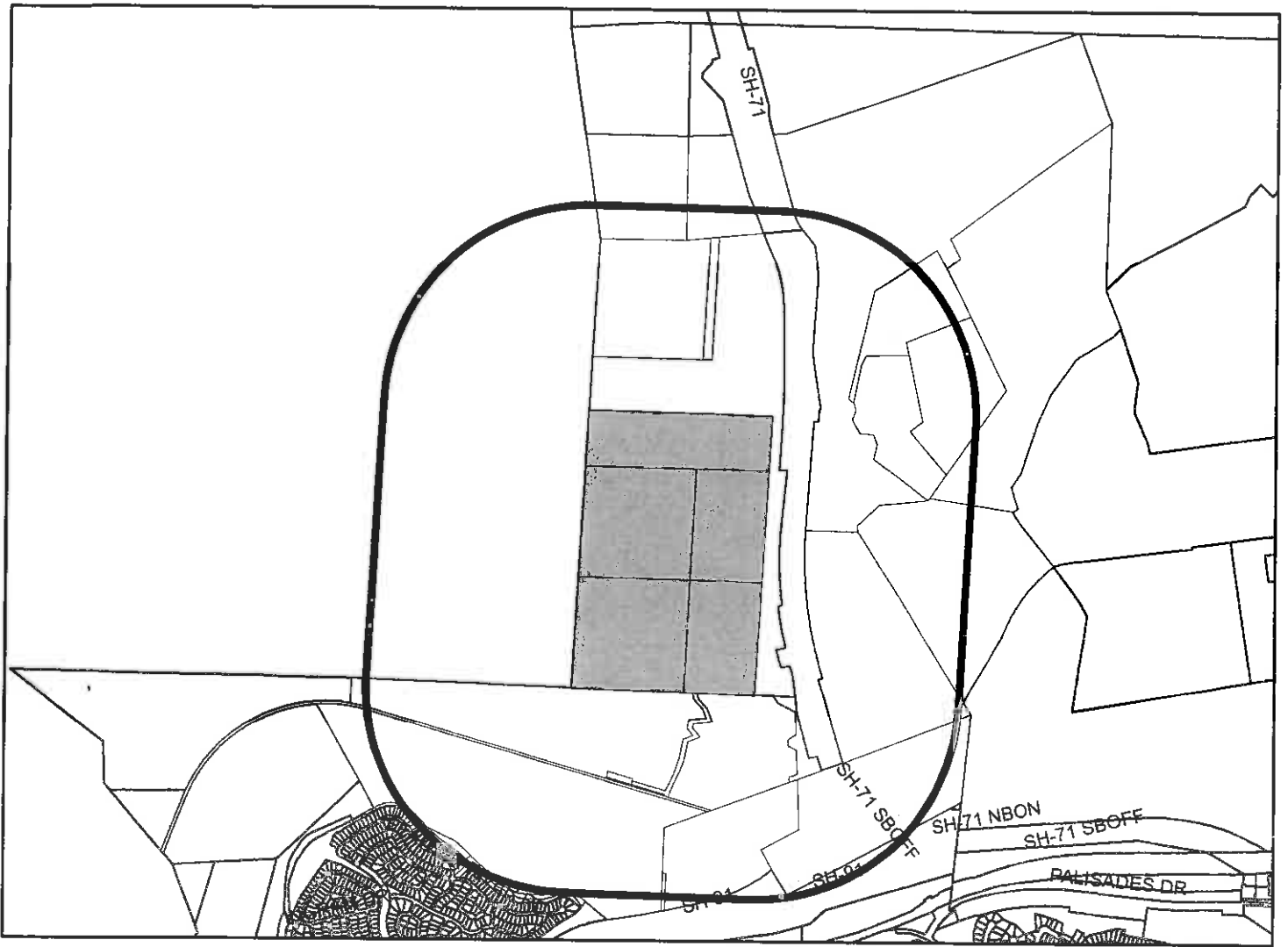
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Expires
02/11/16*


RCL00113R1 (2400 feet buffer)



Selected Parcels

101-040-005	101-040-006	101-040-007	101-040-008	101-040-009	101-241-035	101-241-021	101-241-032	101-241-020	101-241-033
101-241-030	101-241-022	101-241-034	101-241-043	101-260-053	101-241-037	101-241-036	101-241-031	101-241-024	101-241-023
101-050-005	101-050-006	101-050-007	101-050-008	101-260-001	101-260-002	101-140-005	101-140-004	101-241-044	101-241-045
101-250-075	101-260-054	101-120-006	101-120-005	101-120-007	101-120-008	101-120-009	101-120-018	101-040-004	101-040-010
101-040-011	101-050-002	101-050-004	101-050-009	101-140-006	101-040-002	101-040-003	101-040-012		



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ASMT: 101040009, APN: 101040009
71 91
C/O CHANDLER REAL PROP
4010 CHANDLER
SANTA ANA CA 92704

ASMT: 101241021, APN: 101241021
PATRICIA DAVIS, ETAL
4750 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101040012, APN: 101040012
CARLOS AROS, ETAL
C/O NORMA E LEE
7012 E TYPHOON FLYER WAY
TUCSON AZ 85730

ASMT: 101241022, APN: 101241022
DUSTIN KLETT
4744 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101050004, APN: 101050004
USA 101
U S DEPT OF INTERIOR
WASHINGTON DC 21401

ASMT: 101241023, APN: 101241023
HUYEN NGUYEN, ETAL
13272 YOCKEY ST APT U
GARDEN GROVE CA 92844

ASMT: 101050008, APN: 101050008
ORANGE COUNTY WATER DIST
P O BOX 8300
FOUNTAIN VALLEY CA 92708

ASMT: 101241024, APN: 101241024
CORNELIA MARTINEZ, ETAL
4736 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101120006, APN: 101120006
RRM PROP LTD
P O BOX 3600
CORONA CA 92878

ASMT: 101241030, APN: 101241030
DUSTIN FAIR
2122 TREERIDGE CIR
BREA CA 92821

ASMT: 101120018, APN: 101120018
STATE OF CALIF
C/O REAL ESTATE DIVISION
650 HOWE AVE
SACRAMENTO CA 95825

ASMT: 101241031, APN: 101241031
VANESSA ISERI, ETAL
4708 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101241020, APN: 101241020
COURTNEY ENCHEFF, ETAL
4756 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101241032, APN: 101241032
CHRISTOPHER FRANCIS
4704 GOLDEN RIDGE DR
CORONA, CA. 92880



ASMT: 101241033, APN: 101241033
IRINA SANCHES, ETAL
4700 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101241034, APN: 101241034
ELBA SUTTERLIN
4696 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101241035, APN: 101241035
ROSARIO MANIMBO, ETAL
4692 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101241036, APN: 101241036
JULIE AFUSIA
4688 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101241037, APN: 101241037
LESLIE FRAZIER, ETAL
4684 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101241043, APN: 101241043
GREEN RIVER HOMEOWNERS ASSN
C/O RICHARDS WATSON & GERSHON
333 S HOPE 38TH FL
LOS ANGELES CA 90071

ASMT: 101260001, APN: 101260001
PAMELA SIEGMAN
4680 GOLDEN RIDGE DR
CORONA, CA. 92880

ASMT: 101260002, APN: 101260002
JEFFREY THIEME, ETAL
4682 FEATHER RIVER RD
CORONA, CA. 92880

ASMT: 101260053, APN: 101260053
GREEN RIVER HOMEOWNERS ASSN
C/O TOTAL PROP MGMT
18011 SKY PARK CIR STE L
IRVINE CA 92714

ASMT: 101260054, APN: 101260054
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

John Tavaglione
2nd Supervisor District Supervisor
Board of Supervisors
Riverside County
Mail Stop 1002

ATTN: Aaron Hake
Planning Commission, Riverside County
c/o Mary Stark, Planning
Commission Secretary
Mail Stop 1070

CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 726
San Bernardino, CA 92401-1400

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

South Coast AQMD
21865 Copley Dr
Diamond Bar, CA 91765

ATTN: Division Manager
Ecological Service
U.S. Fish & Wildlife Service
2177 Salk Ave Suite 250
Carlsbad CA 92008-7385

71 91 LLC
19355 KATYDID AVE
BLOOMINGTON CA 92316

U.S. Army Corps of Engineers
441 G Street NW
Washington, DC 20314-1000

CDFW Headquarters
1416 9th Street, 12th Floor,
Sacramento, CA 95814

71 91 LLC
19355 KATYDID AVE
BLOOMINGTON CA 92316



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

RECLAMATION PLAN NO. 113 REVISION NO. 1, AMENDED NO. 1

Project Title/Case Numbers

Matt Straite
County Contact Person

(951)955-8631
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

71-91 LLC
Project Applicant

4010 W CHANDLER, SANTA ANA CA, 92704
Address

Westerly of State Route 71, northerly of the Santa Ana River Trail and State Route 91.
Project Location

RECLAMATION PLAN NO. 113 REVISION NO. 1, AMENDED NO. 1 proposes to revise the existing surface mining permit (RCL113) to decrease the previous mining limits from 62.2 acres to 23.7 acres and increase the previous reclamation limits from 67.2 acres to 133.0 acres and continue annual extraction of sand material at a maximum handling rate of 500,000 tons, with an estimated annual mining commodity of 0.3 million tons (sand) and 0.2 million tons (aggregate). In addition, the Amendment proposes to permit an estimated 250,000 tons annually in site recycling (processing and crushing) of asphalt, concrete and other inert fill material.

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 Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$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
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

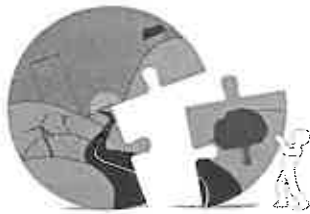
Signature

Project Planner

Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: RECLAMATION PLAN NO. 113 REVISION NO. 1

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: September 9, 2015

Applicant/Project Sponsor: 71-91 LLC Date Submitted: 6/23/14

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Matt Straite Date:

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

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

For additional information, please contact Matt Straite at (951) 955-8631.

Revised: 10/16/07
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42672 ZCFG06053

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1502620

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: 71-91, LLC \$2,210.00
paid by: CK 004080
CFG FOR EA42672 (GPA01136)
paid towards: CFG06053 CALIF FISH & GAME: DOC FEE
at parcel: 10677 HIGHWAY 71 COR
appl type: CFG3


By _____ Mar 12, 2015 11:11
MGARDNER posting date Mar 12, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

Overpayments of less than \$5.00 will not be refunded!

5.1
Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Matt Straite
Phayvanh Nanthavongdouangsy
Planning Commission Workshop: October 29,
2015

CHANGE OF ZONE NO. 7879
ORDINANCE NO. 348.4817
Applicant: TLMA – PLANNING DEPARTMENT



Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
WORKSHOP STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

The Project, Change of Zone No. 7879 also called Ordinance No. 348.4817, is an amendment to Ordinance No. 348 that modifies provisions within the following zoning classifications: the Wine Country – Winery (WC-W) Zone, Wine Country – Winery Existing (WC – WE) Zone, Wine Country – Residential (WC-R) Zone and the Wine Country – Equestrian(WC-E) Zone, as well as, modification to Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone to include the Wine Country Zones. In summary, the modifications to the zoning classifications clarify definitions, permit existing uses to continue under existing entitlements, ensure consistency between the WC Zones and the Temecula Valley Wine Country Policy Area, include additional development standards to allow flexibility in project design that would meet the objective of preserving the region’s characteristics, and ensure wine production utilize grapes grown in Riverside County and produce on the project site.

The Wine Country Zones are only applicable to development within the Temecula Valley Wine Country Policy Area boundary. The Policy Area is located in the Southwest Area Plan generally within the southwestern portion of the unincorporated Riverside County, approximately three miles north of the San Diego County’s border. The Policy Area covers approximately 17,910 acres of land located east of the City of Temecula, north of the Pechanga Band of Luiseno Indian Reservation, south of Lake Skinner, and northwest Vail Lake.

BACKGROUND

The Temecula Valley Wine Country Policy Area contains prime agricultural lands, rural residential estates, vineyards, wineries and ancillary uses, citrus groves, equestrian establishments, residential uses with equestrian amenities and vacant undeveloped properties. The existing wineries include ancillary uses such as wine tasting rooms, retail wine and gift sales, delicatessens, lodging facility accommodations, restaurants, and special occasion facilities. There are 39 existing wineries in operation, 6 approved wineries not yet constructed, and two winery related development application currently in the development review process.

On March 11, 2014, the Board of Supervisors approved the Temecula Valley Wine Country Community Plan (“Plan”) and certified EIR No. 524. At the time of its approval, the Board of Supervisors directed staff to monitor the Plan’s implementation and report back after a year with recommendations on improvement if needed.

CHANGE OF ZONE NO. 7879

ORDINANCE NO. 348.4817

Planning Commission Workshop Staff Report: October 29, 2015

Page 2 of 2

Over the past year, Planning received suggested improvements to the Plan specifically relating to the Wine Country Zones. Majority of the suggestions focused on the entitlement process, clarify terms and uses unique to Wine Country, approaches to site design, winery development standards, and consistency between the Wine Country Zones and the Policy Area. These targeted modifications would improve the implementation of the Plan and ensure the Plan achieves its objectives.

On September 15, 2015 per Staff's recommendation, the Board initiated an amendment to Ordinance No. 348 to modify sections of the Wine Country Winery and Wine Country – Winery Existing Zones, with some possible minor revision in the other zones for consistency purposes. It is important to highlight that the changes to be considered would not fundamentally alter the vision of the Plan, which creates a balance between the needs of the wineries, residential, and equestrian uses by establishing specific districts for each use. The ordinance amendment initiated by the Board is limited to Ordinance No. 348 and does not include an amendment to the County's General Plan.

The workshop will include a general discussion of the proposed amendments and no action will be taken by the Planning Commission. The following improvements to Ordinance No. 348 that will reinforce the Plan's vision and improve implementation will be discussed:

- A. Permit Class V with a Plot Plan approval;
- B. Permit 31 existing entitlements listed on Ordinance No. 348 Figure 4A "Zoning Ordinance No. 348.4729 Wineries Under 20 Gross Acres" to continue to operate or expand under the WC-WE Zone;
- C. Adjust development standards to include flexible site design options to protect the regions' aesthetic characteristics;
- D. Clarify definitions unique to Wine Country;
- E. Ensure consistency between the Wine Country Zones and Temecula Valley Wine Country Policy Area;
- F. Institute minor modifications to the winery development standards to strengthen the fundamentals of a winery establishment; and,
- G. Modify Ordinance No. 348 Section 18.48 Alcoholic Beverage Sales and Section 21.3 Agricultural Zone to include the Wine Country Zones.

The project will return to the Planning Commission at the noticed public hearing on November 4, 2015 for consideration and recommendation to the Board of Supervisors.

1 ORDINANCE NO. 348.4817

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

4 AMENDING ORDINANCE NO. 348

5 RELATING TO ZONING

6
7 The Board of Supervisors of the County of Riverside ordains as follows:

8 Section 1. Subsection f. (8) of Section 14.91 of Ordinance No. 348 is deleted in its
9 entirety and replaced with the following:

10 “(8) And one of the following: Bed and Breakfast Inn, delicatessen not
11 to exceed 500 square feet, or restaurant. Drive-thru restaurants
12 shall not be permitted.”

13 Section 2. Subsection g. (8) of Section 14.91 of Ordinance No. 348 is deleted in its
14 entirety and replaced with the following:

15 “(8) And one of the following: Country-Inn, delicatessen not to exceed
16 500 square feet, or restaurant. Drive-thru restaurants shall not be
17 permitted.”

18 Section 3. Subsection h. (12) of Section 14.91. of Ordinance No. 348 is deleted in its
19 entirety and replaced with the following:

20 “(12) Delicatessen not to exceed 1,500 square feet; and,”

21 Section 4. A new number (13) is added to Section 14.91. subsection h. of Ordinance
22 No. 348 to read as follows:

23 “(13) Restaurant; drive-thru restaurants shall not be permitted.”

24 Section 5. Subsection i. (11) of Section 14.91. of Ordinance No. 348 is deleted in its
25 entirety and replaced with the following:

26 “(11) Delicatessen not to exceed 1,500 square feet; and,”

27 Section 6. A new number (12) is added to Section 14.91. subsection i. of Ordinance
28 No. 348 to read as follows:

1 “(12) Restaurant; drive-thru restaurants shall not be permitted.”

2 Section 7. Subsection bb. of Section 14.91. of Ordinance No 348 is deleted in its
3 entirety and replaced with the following:

4 “WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or
5 guest suites within a conventional hotel building(s) or in detached units,
6 which provides lodging and meals for temporary overnight occupants, in
7 return for compensation. Such facility may provide additional commercial
8 uses such as spas, a professional culinary academy, conference rooms and
9 banquet-halls in conjunction with the facility. Cooking provisions, such as
10 a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining
11 patios, balconies and decks.”

12 Section 8. Subsection cc. of Section 14.91. of Ordinance No. 348 is deleted in its
13 entirety and replaced with the following:

14 “WINE COUNTRY RESORT. A facility that provides food and lodging
15 to transient visitors in which the guest rooms or guest suites are within a
16 conventional hotel building(s) or in detached units. Such facility may
17 provide additional commercial and recreational uses such as spas, a
18 professional culinary academy, amphitheaters, conference rooms, golf
19 courses, daytime driving ranges and banquet halls in conjunction with the
20 facility.”

21 Section 9. Subsection a. (3) of Section 14.92. of Ordinance No. 348 is deleted in its
22 entirety and replaced with the following:

23 “(3) Vineyards; groves; equine lands; field crops; flower; vegetable,
24 and herb gardening; orchards; apiaries, the drying, processing and
25 packing (other than canning) of fruits, nuts, vegetables and other
26 horticultural products where such drying, processing or packing is
27 in conjunction with an agricultural operation or an incidental
28 commercial use as defined in this ordinance and further provided

1 that the permanent buildings and structures used in conjunction
2 with such processing operations are constructed in compliance
3 with the requirements of Ordinance No. 457.”

4 Section 10. Subsection b. (4) of Section 14.92. of Ordinance No. 348 is deleted in its
5 entirety and replaced with the following:

6 “(4) Class I, II and V Winery.”

7 Section 11. Subsection c. (2) of Section 14.92. of Ordinance No. 348 is deleted in its
8 entirety and replaced with the following:

9 “(2) Class VI Winery.”

10 Section 12. Subsection a. of Section 14.93. of Ordinance No. 348 is deleted in its
11 entirety and replaced with the following:

12 “a. General Standards. The following standards shall apply to all uses
13 and development in the WC-W Zones, except for residential
14 subdivisions tentatively approved prior to the effective date of
15 Ordinance No. 348.4729. Such subdivisions shall comply with the
16 development standards of their previous zoning classifications in
17 Ordinance No. 348.”

18 Section 13. Subsection a. (1) of Section 14.93. of Ordinance No. 348 is deleted in its
19 entirety and replaced with the following:

20 “(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the
21 minimum lot size for subdivisions shall be 10 gross acres. On flag
22 lots, the minimum lot size shall be determined by excluding that
23 portion of a lot that is used solely for access to the portion of a lot
24 used as a building site.”

25 Section 14. Subsection (5) of Section 14.93. of Ordinance No. 348 is deleted in its
26 entirety and replaced with the following:

27 “(5) HABITABLE STORIES. The number of habitable stories above a
28 building’s lowest above ground finished floor shall not exceed two

1 (2). One (1) additional habitable story for a total of three (3)
2 habitable stories may be permitted for Wine Country Hotels and
3 for the hotel building of Wine Country Resorts as long as the
4 following criteria is met:

5 a. The Wine Country Hotel or Wine Country Resort is located
6 along the following roads: Rancho California Road, Monte
7 De Oro Road, Anza Road, Glen Oaks Road, Pauba Road,
8 De Portola Road, Buck Road, Borel Road, Butterfield
9 Stage Road, Calle Contento Road, Camino Del Vino Road
10 and Highway 79 South; and,

11 b. The Wine Country Hotel or Wine Country Resort is set
12 back a minimum of five hundred feet (500') from Rancho
13 California Road, Monte De Oro Road, Anza Road, Glen
14 Oaks Road, Pauba Road, De Portola Road, Buck Road,
15 Borel Road, Butterfield Stage Road, Calle Contento Road,
16 Camino Del Vino Road or Highway 79 South; or,

17 c. The Wine Country Hotel or Wine Country Resort is set
18 back less than five hundred feet (500') from Rancho
19 California Road, Monte De Oro Road, Anza Road, Glen
20 Oaks Road, Pauba Road, De Portola Road, Buck Road,
21 Borel Road, Butterfield Stage Road, Calle Contento Road,
22 Camino Del Vino Road or Highway 79 South and only two
23 (2) habitable stories are visible from such roads. Vineyards
24 may be used to reduce visibility of the habitable stories."

25 Section 15. Subsection a. (6) a. of Section 14.93 of Ordinance No. 348 is deleted in its
26 entirety and replaced with the following:

27 "(6) HEIGHT.

28 a. The maximum height for a building shall not exceed forty

1 feet (40'). Architectural elements such as spires, minarets,
2 chimneys or similar structures may exceed the prescribed
3 height limits where such structures do not provide
4 additional floor space.”

5 Section 16. Subsection e. (8) of Section 14.93. of Ordinance No. 348 is deleted in its
6 entirety and replaced with the following:

7 “(8) Seventy-five percent (75%) of the grapes utilized in wine
8 production and retail wine sales shall be grown in Riverside
9 County, except during the following:

- 10 a. When the Board of Supervisors declares an Agricultural
11 Emergency for the Temecula Valley Wine Country Area.
12 The declaration shall be for a specific period of time and
13 any winery within the Temecula Valley Wine Country Area
14 Policy Area may take advantage of the exemption.
15 b. The first year from the plot plan’s or conditional use
16 permit’s effective date.”

17 Section 17. Subsection e. (9) of Section 14.93. of Ordinance No. 348 is deleted in its
18 entirety and replaced with the following:

19 “(9) Of the wine sold by a winery, at least fifty (50%) of the wine shall
20 be produced on the winery’s site.”

21 Section 18. Subsection a. (3) of Section 14.94. of Ordinance No. 348 is deleted in its
22 entirety and replaced with the following:

23 “(3) Vineyards; groves; equine lands; field crops; flower; vegetable,
24 and herb gardening; orchards; apiaries, the drying, processing and
25 packing (other than canning) of fruits, nuts, vegetables and other
26 horticultural products where such drying, processing or packing is
27 in conjunction with an agricultural operation or an incidental
28 commercial use as defined in this ordinance and further provided

1 that the permanent buildings and structures used in conjunction
2 with such processing operations are constructed in compliance
3 with the requirements of Ordinance No. 457.”

4 Section 19. Subsection b. (4) of Section 14.94. of Ordinance No. 348 is deleted in its
5 entirety and replaced with the following:

6 “(4) The following appurtenant and limited incidental commercial uses,
7 only in conjunction with an established on-site vineyard and a
8 minimum parcel size of five (5) gross acres:

- 9 a. Wine tasting area;
- 10 b. Restaurant not to exceed three thousand two hundred
11 (3,200) square feet;
- 12 c. An outdoor patio area and ancillary uses in conjunction
13 with the restaurant;
- 14 d. Bed and Breakfast Inn;
- 15 e. Spa and cooking school only in conjunction with a Bed and
16 Breakfast Inn.”

17 Section 20. Subsection a. of Section 14.95 of Ordinance No. 348 is deleted in its
18 entirety and replaced with the following:

19 “a. General Standards. The following standards shall apply to all uses
20 and development in the WC-WE Zones, except for residential
21 subdivisions tentatively approved prior to the effective date of
22 Ordinance No. 348.4729. Such subdivisions shall comply with the
23 development standards of their previous zoning classifications in
24 Ordinance No. 348.”

25 Section 21. Subsection a. (1) of Section 14.95. of Ordinance No. 348 is deleted in its
26 entirety and replaced with the following:

27 “(1) LOT SIZE. The minimum lot size for subdivisions shall be ten
28 (10) gross acres. On flag lots, the minimum lot size shall be

1 determined by excluding that portion of a lot that is used solely for
2 access to the portion of a lot used as a building site.”

3 Section 22. Subsection a. (6) a. of Section 14.95. of Ordinance No. 348 is deleted in its
4 entirety and replaced with the following:

5 “(6) HEIGHT.

6 a. The maximum height for a building shall not exceed forty
7 feet (40’). Architectural elements such as spires, minarets,
8 chimneys or similar structures may exceed the prescribed
9 height limits where such structures do not provide
10 additional floor space.”

11 Section 23. Subsection d. (8) of Section 14.95. of Ordinance No. 348 is deleted in its
12 entirety and replaced with the following:

13 “(8) Seventy-five percent (75%) of the grapes utilized in wine
14 production and retail wine sales shall be grown in Riverside
15 County, except during the following:

16 a. When the Board of Supervisors declares an Agricultural
17 Emergency for the Temecula Valley Wine Country Area.
18 The declaration shall be for a specific period of time and
19 any winery within the Temecula Valley Wine Country Area
20 Policy Area may take advantage of the exemption.

21 b. The first year from the plot plan’s or conditional use
22 permit’s effective date.”

23 Section 24. Subsection d. (9) of Section 14.95. of Ordinance No. 348 is deleted in its
24 entirety and replaced with the following:

25 “(9) Of the wine sold by a winery, at least fifty percent (50%) of the
26 wine shall be produced on the winery’s site.”

27 Section 25. Subsection a. (4) of Section 14.96. of Ordinance No. 348 is deleted in its
28 entirety and replaced with the following:

1 “(4) Vineyards; equine lands; nurseries (wholesale only); greenhouses;
2 orchards; aviaries; apiaries; field crops; tree crops; berry and bush
3 crops; vegetable; flowered and herb gardening on a commercial
4 scale. The drying, packing (other than canning), freezing and other
5 accepted methods of processing the produce resulting from such
6 allowed uses, when such processing is primarily in conjunction
7 with a farming operation and further provided that the permanent
8 buildings and structures used in conjunction with such processing
9 operations are constructed in compliance with the requirements of
10 Ordinance No. 457.”

11 Section 26. Subsection a. (1) of Section 14.97. of Ordinance No. 348 is deleted in its
12 entirety and replaced with the following:

13 “(1) LOT SIZE. The minimum lot size for subdivisions shall be ten
14 (10) gross acres. On flag lots, the minimum lot size shall be
15 determined by excluding that portion of a lot that is used solely for
16 access to the portion of a lot used as a building site.”

17 Section 27. Subsection a. (6) a. of Section 14.97 of Ordinance No. 348 is deleted in its
18 entirety and replaced with the following:

19 “(6) HEIGHT.
20 a. The maximum height for a building shall not exceed forty
21 feet (40’). Architectural elements such as spires, minarets,
22 chimneys or similar structures may exceed the prescribed
23 height limits where such structures do not provide
24 additional floor space.”

25 Section 28. Subsection d. (8) of Section 14.97. of Ordinance No. 348 is deleted in its
26 entirety and replaced with the following:

27 “(8) Seventy-five percent (75%) of the grapes utilized in wine
28 production and retail wine sales shall be grown in Riverside

1 County, except during the following:

- 2 a. When the Board of Supervisors declares an Agricultural
3 Emergency for the Temecula Valley Wine Country Area.
4 The declaration shall be for a specific period of time and
5 any winery within the Temecula Valley Wine Country Area
6 Policy Area may take advantage of the exemption.
- 7 b. The first year from the plot plan's or conditional use
8 permit's effective date."

9 Section 29. Subsection d. (9) of Section 14.97. of Ordinance No. 348 is deleted in its
10 entirety and replaced with the following:

11 "(9) Of the wine sold by a winery, at least fifty percent (50%) of the
12 wine shall be produced on the winery's site."

13 Section 30. Subsection a. (3) of Section 14.98. of Ordinance No. 348 is deleted in its
14 entirety and replaced with the following:

15 "(3) Vineyards; groves; equine lands; field crops; flower; vegetable,
16 and herb gardening; orchards; apiaries, the drying, processing and
17 packing (other than canning) of fruits, nuts, vegetables and other
18 horticultural products where such drying, processing or packing is
19 in conjunction with an agricultural operation or an incidental
20 commercial use as defined in this ordinance and further provided
21 that the permanent buildings and structures used in conjunction
22 with such processing operations are constructed in compliance
23 with the requirements of Ordinance No. 457."

24 Section 31. Subsection a. of Section 14.99. of Ordinance No. 348 is deleted in its
25 entirety and replaced with the following:

26 "a. General Standards. The following standards shall apply to all uses
27 and development in the WC-R Zone, except for residential
28 subdivisions tentatively approved prior to the effective date of

1 Ordinance No. 348.4729. Such subdivisions shall comply with the
2 development standards of their previous zoning classifications in
3 Ordinance No. 348.”

4 Section 32. Subsection a. (1) of Section 14.99. of Ordinance No. 348 is deleted in its
5 entirety and replaced with the following:

6 “(1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the
7 minimum lot size for subdivisions shall be five (5) gross acres. On
8 flag lots, the minimum lot size shall be determined by excluding
9 that portion of a lot that is used solely for access to the portion of a
10 lot used as a building site.”

11 Section 33. Subsection a. (6) a. of Section 14.99. of Ordinance No. 348 is deleted in its
12 entirety and replaced with the following:

13 “(6) HEIGHT.
14 a. The maximum height for a building shall not exceed forty
15 feet (40’). Architectural elements such as spires, minarets,
16 chimneys or similar structures may exceed the prescribed
17 height limits where such structures do not provide
18 additional floor space.”

19 Section 34. Subsection c. (8) of Section 14.99. of Ordinance No. 348 is deleted in its
20 entirety and replaced with the following:

21 “(8) Seventy-five percent (75%) of the grapes utilized in wine
22 production and retail wines sale shall be grown in Riverside
23 County, except during the following:

24 a. When the Board of Supervisors declares an Agricultural
25 Emergency for the Temecula Valley Wine Country Area. The
26 declaration shall be for a specific period of time and any
27 winery within the Temecula Valley Wine Country Area Policy
28 Area may take advantage of the exemption.

1 b. The first year from the plot plan's or conditional use
2 permit's effective date."

3 Section 35. Subsection c. (9) of Section 14.99. of Ordinance No. 348 is deleted in its
4 entirety and replaced with the following:

5 “(9) Of the wine sold by a winery, at least fifty percent (50%) of the
6 wine shall be produced on the winery's site.”

7 Section 36. Section 21.3 of Ordinance No. 348 is deleted in its entirety and replaced
8 with the following:

9 “AGRICULTURAL ZONE. Zones A-1, A-P, A-2, A-D, C/V, WC-W,
10 WC-WE, WC-E.”

11 Section 37. Subsection b. (2) of Section 18.48 of Ordinance No. 348 is deleted in its
12 entirety and replaced with the following:

13 “(2) The sale of alcoholic beverages for off-premises consumption shall
14 only be allowed in the following zones provided a plot plan has
15 been approved pursuant to Section 18.30 of this ordinance: A-1,
16 C/V, WC-W, WC-WE, WC-R and WC-E.”

17 Section 38. If any provision, clause, sentence or paragraph of this ordinance of the
18 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the
19 other provisions of this ordinance which can be given effect without the invalid provision or application,
20 and to this end, the provisions of this ordinance are hereby declared to be severable.

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Section 39. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman

ATTEST:
CLERK OF THE BOARD
Kecia Harper-Ihem

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
October __, 2015

By: _____
MICHELLE CLACK
Deputy County Counsel

1 ORDINANCE NO. 348.4729

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

4 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. A new Article XIVd is added to Ordinance No. 348 to read as follows:

8 "ARTICLE XIVd

9 WINE COUNTRY ZONES (WC)

10 SECTION 14.90. INTENT. The Wine Country Zones are established to
11 implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan within
12 the area shown on Figure 4a attached hereto. The purpose of these zones is to encourage agricultural
13 cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living,
14 equestrian life-style, and protect this area and its residents from incompatible uses which could result in
15 reduced agricultural productivity and increased urbanization within the policy area. Incidental commercial
16 uses, such as winery operations and equestrian establishments shall be authorized only when they are
17 secondary, and directly related, to the agricultural or equestrian operations. The intent of allowing the
18 incidental commercial uses is to provide economic viability to the principal agricultural or equestrian
19 operations.

20 SECTION 14.91. DEFINITIONS. As used in this article, the following terms shall
21 have the following meanings:

- 22 a. BED AND BREAKFAST INN. A dwelling unit or other facility with 10
23 or fewer guest rooms, which provides lodging and breakfast for temporary
24 overnight occupants in return for compensation. Cooking provisions, such
25 as a stove, oven or grill, are prohibited in the guest rooms, adjoining patios,
26 balconies, and decks.

1 b. CLASS I EQUESTRIAN ESTABLISHMENT. An equestrian facility
2 where horses, donkeys, mules and ponies are kept, sheltered, trained,
3 nursed, or boarded. Additionally, such facility may provide on-site
4 activities such as, but not limited to, horse training, guided trail rides, riding
5 lessons, schooling shows and horse day camps. The limitation of the
6 number of animals allowed at a Class I Equestrian Establishment is the
7 same as the noncommercial keeping of animals standard in the Wine
8 Country-Equestrian Zone.

9 c. CLASS II EQUESTRIAN ESTABLISHMENT. An equestrian facility
10 where horses, donkeys, mules and ponies are kept, sheltered, trained, nursed
11 or boarded. In addition to the conditionally permitted uses set forth in the
12 Wine Country-Equestrian Zone, a Class II Equestrian Establishment may
13 provide on-site activities such as but not limited to, horse training, guided
14 trail rides, riding lessons, schooling shows and horse day camps. A Class II
15 Equestrian Establishment may have a special occasion facility that is
16 appurtenant and incidental to the equestrian facility provided the facility is
17 located on a parcel one hundred (100) or more gross acres in size. The
18 number of animals allowed at a Class II Equestrian Establishment is the
19 same as the noncommercial keeping of animals standard in the Wine
20 Country-Equestrian Zone.

21 d. CLASS I WINERY. A winery with an established on-site vineyard that
22 only crushes, ferments, bottles and processes grapes into wine. Such
23 winery shall be located on a minimum gross parcel size of five (5) acres
24 within the WC-W, WC-WE, WC-E and WC-R zones and on a minimum
25 gross parcel size of twenty-five (25) acres when in conjunction with a
26 clustered subdivision in the WC-W and WC-R zones. No appurtenant or
27 incidental commercial uses are allowed with this winery.
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1 e. CLASS II WINERY. A winery with an established on-site vineyard
2 located on a minimum gross parcel size of ten (10) acres that is allowed the
3 following appurtenant and incidental commercial uses with an approved
4 permit:

- 5 (1) Wine tasting area;
- 6 (2) Wine club activity;
- 7 (3) Wine club event;
- 8 (4) Retail wine sales;
- 9 (5) Eight (8) Winegrowers Trade Association Events per year;
- 10 (6) Gift sales within the tasting area only;
- 11 (7) Delicatessen not to exceed 500 square feet in size

12 f. CLASS III WINERY. A winery with an established on-site vineyard
13 located on a minimum gross parcel size of ten (10) acres that is allowed the
14 following appurtenant and incidental commercial uses with an approved
15 permit:

- 16 (1) Wine tasting area;
- 17 (2) Wine club activity;
- 18 (3) Wine club event;
- 19 (4) Retail wine sales;
- 20 (5) Eight (8) Winegrowers Trade Association Events per year;
- 21 (6) Gift sales within the tasting area only;
- 22 (7) Special occasion facility;
- 23 (8) And one of the following: Bed and Breakfast Inn, delicatessen not to
24 exceed 500 square feet, or restaurant. Drive - thru restaurants shall not be
25 permitted.

26 g. CLASS IV WINERY. A winery with an established on-site vineyard
27 located on a minimum gross parcel size of fifteen (15) acres that is allowed
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1 the following appurtenant and incidental commercial uses with an approved
2 permit:

- 3 (1) Wine tasting area;
- 4 (2) Wine club activity;
- 5 (3) Wine club event;
- 6 (4) Retail wine sales;
- 7 (5) Eight (8) Winegrowers Trade Association Events per year;
- 8 (6) Gift sales within the wine tasting area only;
- 9 (7) Special occasion facility;
- 10 (8) And one of the following: Country-Inn, delicatessen not to exceed
11 500 square feet, or restaurant. Drive-thru restaurants shall not be permitted.

12 h. CLASS V WINERY. A winery with an established on-site vineyard
13 located on a minimum gross parcel size of twenty (20) acres that is allowed
14 the following appurtenant and incidental commercial uses with an approved
15 permit:

- 16 (1) Wine tasting area;
- 17 (2) Wine club activity;
- 18 (3) Wine club event;
- 19 (4) Retail wine sales;
- 20 (5) Eight (8) Winegrowers Trade Association Events per year;
- 21 (6) Gift sales within the wine tasting area only;
- 22 (7) Special occasion facility;
- 23 (8) Bed and Breakfast Inn;
- 24 (9) Country Inn;
- 25 (10) Wine Country Hotel;
- 26 (11) Spa or professional culinary academy in conjunction with Wine
27 Country Hotel;

1 ~~(12)~~ Delicatessen not to exceed ~~to~~ 1,500 square feet; ~~and~~

2 ~~(12)(13)~~ ~~or~~ ~~R~~Restaurant; ~~D~~drive-thru restaurants shall not be
3 permitted.

4 i. CLASS VI WINERY. A winery with an established on-site vineyard
5 located on a minimum gross parcel size of forty (40) acres that is allowed
6 the following appurtenant and incidental commercial uses with an approved
7 permit:

- 8 (1) Wine tasting area;
- 9 (2) Wine club activity;
- 10 (3) Wine club event;
- 11 (4) Retail wine sales;
- 12 (5) Eight (8) Winegrowers Trade Association Events per year
- 13 (6) Gift sales within the wine tasting area only;
- 14 (7) Special occasion facility;
- 15 (8) Wine Country Resort;
- 16 (9) Golf courses and daytime driving ranges in conjunction with Wine
17 Country Resorts;
- 18 (10) Spa or professional culinary academy in conjunction with Wine
19 Country Resorts; ~~and~~

20 ~~(11)~~ Delicatessen not to exceed 1,500 square feet; ~~and~~

21 ~~(11)(12)~~ ~~or~~ ~~R~~Restaurant; ~~D~~drive-thru restaurants shall not be
22 permitted.

23 j. CLUSTERED SUBDIVISION. A development within the WC- W and
24 WC- R Zones in which the allowed number of dwelling units (density yield)
25 are placed in close proximity with the purpose of creating the largest
26 potential development envelope for vineyards.

- 1 k. COTTAGE INDUSTRY. A home-based occupation or service carried
2 on by a resident within the principle dwelling in return for compensation,
3 provided such use, occupation or service is incidental and secondary to the
4 principal use of the dwelling as a residence and is conducted in a manner
5 not to give an outward appearance or manifest any characteristics of a
6 business.
- 7 l. COTTAGE INN. A dwelling unit with five (5) or fewer guest rooms,
8 which provides lodging and breakfast for temporary overnight occupants in
9 return for compensation and is solely owned and operated by the property
10 owner. Cooking provisions, such as a stove, oven or grill, are prohibited in
11 the guest rooms, adjoining patios, balconies, and decks.
- 12 m. COUNTRY INN. A facility, which may be an extension of the main
13 dwelling unit, with 11 to 20 guest rooms that provides lodging and meals
14 for temporary overnight occupants in return for compensation. Cooking
15 provisions, such as a stove, oven or grill, are prohibited in the guest rooms,
16 adjoining patios, balconies, and decks.
- 17 n. EQUINE LAND. A fenced-in open area that is actively managed to
18 control weeds and used for, but not limited to, grazing of equine or other
19 livestock, equine holding areas, open corrals, exercise areas, riding area, or
20 equestrian racing rings. Only buildings or structures related to the care of
21 equine or other livestock shall be allowed in equine land, all other buildings
22 or structures shall be prohibited.
- 23 o. GUEST ROOM. A room without cooking facilities rented to transient
24 visitors for a period not to exceed 30 days.
- 25 p. GUEST SUITES. A series of attached rooms without cooking facilities
26 rented to transient visitors for a period not to exceed 30 days.
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- 1 q. HABITABLE STORY. The portion of a building included between
2 the upper surface of a floor and the upper surface of the floor or roof next
3 above. It is measured as the vertical distance from top to top of two
4 successive tiers of beams or finished floor surfaces and, for the topmost
5 story, from the top of the floor finish to the top of the ceiling joists, or
6 where there is not a ceiling, to the top of the roof rafters. Further, the space
7 is designed for human occupancy and the space is equipped with means of
8 egress and light and ventilation facilities.
- 9 r. HORSE SHOW FACILITY. A facility that holds a maximum of one
10 hundred (100) people that provides a venue for judged equestrian exhibition
11 events, training events, competitive horse or equestrian sport activities.
- 12 s. INCIDENTAL COMMERCIAL USE. A commercial use that is directly
13 related and secondary to the principal agricultural or equestrian use located
14 on the same parcel or project site.
- 15 t. LODGING FACILITIES. Bed and Breakfast Inns, Country-Inns, Wine
16 Country Hotels and Wine Country Resorts.
- 17 u. NET PROJECT AREA. The portion of a site that can actually be built
18 upon. The following are not included in the net project area: public or
19 private road rights-of-way, riparian and riverine areas, conservation
20 easements, waterways, bodies of water and flood ways.
- 21 v. PRODUCTION LOT. A legal lot that is set-aside for planting vineyards
22 through a deed restriction or other conservation mechanism.
- 23 w. SET ASIDE AREA. An area that is restricted for the specific use of
24 planting vineyards or equine lands.
- 25 x. SPECIAL OCCASION FACILITY. An indoor or outdoor facility or area
26 which is used for special occasions such as weddings, parties, concerts,
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1 conferences, charity events, and fundraiser events for a specific period of
2 time in return for compensation.

3 y. VINEYARD. A farm where grapevines are planted and cultivated for the
4 purpose of producing grape wine.

5 z. WINE CLUB ACTIVITY. A social occasion in which wine club members
6 come to pick up their membership wine bottles, at which time they may
7 engage in wine tasting and further purchase of wine and wine products.
8 Attendance is limited to wine club members and their guests.

9 aa. WINE CLUB EVENT. A social occasion held by Class II, Class III,
10 Class IV, Class V and Class VI wineries for wine club members and their
11 guests.

12 bb. WINE COUNTRY HOTEL. A facility with more than 20 guest rooms or
13 guest suites within a conventional hotel building(s) or in detached units,
14 which provides lodging and meals for temporary overnight occupants, in
15 return for compensation. Such facility may provide additional commercial
16 uses such as spas, a professional culinary academy, conference rooms and
17 banquet-halls in conjunction with the facility. Cooking provisions, such as
18 a stove, oven or grill, are prohibited in guest rooms, guest suites, adjoining
19 patios, balconies, and decks.

20 cc. WINE COUNTRY RESORT. A facility that provides food and lodging
21 to transient visitors in which the guest rooms or guest suites are within a
22 conventional hotel building(s) or in detached units. Such facility may
23 provide additional commercial and recreational uses such as spas, a
24 professional culinary academy, amphitheaters, conference rooms, golf-
25 courses, daytime driving ranges and banquet-halls in conjunction with the
26 facility. for the convenience of the wine country resort guests.
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- 1 dd. WINE TASTING AREA. A permanent area associated with a winery
2 where visitors taste wine.
- 3 ee. WINEGROWERS TRADE ASSOCIATION EVENT. A fundraising
4 effort conducted by one or several member wineries of a local winegrowers
5 trade association, including but not limited to, region-wide barrel tastings,
6 where food and wine samplings are provided to participants.
- 7 ff. WINERY. An agricultural facility designed and used to crush, ferment,
8 distill and process grapes into wine or wine related product.

9 SECTION 14.92. AUTHORIZED USES. WINE COUNTRY – WINERY (WC-W)

10 ZONE. The following provisions shall apply to the WC-W Zone:

- 11 a. ALLOWED USES. The following uses are allowed:
- 12 (1) One-family dwelling.
- 13 (2) Cottage Industry provided activities are limited to knitting, basket
14 making, sewing, quilting, pottery, scrap booking and cooking
15 classes or services; no more than one full-time employee engages in
16 cottage industry activities on site at any one time; no more than 10
17 customers visit the site at any given time; no customer lodging
18 occurs on site without an approved Cottage Inn, Bed and Breakfast
19 Inn or Country Inn.
- 20 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and
21 herb gardening; orchards; apiaries; the drying, processing and
22 packing (other than canning) of fruits, nuts, vegetables and other
23 horticultural products where such drying, processing or packing is in
24 conjunction with an agricultural operation or an incidental
25 commercial use as defined in this ordinance and further provided
26 that the permanent buildings and structures used in conjunction with
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1 such processing operations are constructed in compliance with the
2 requirements of Ordinance No. 457. -

3 (4) The systematic rotation of animals for grazing is allowed so long as
4 the total number of animals does not exceed the maximum allowed
5 pursuant to Section 14.92.a.(5) herein. Notwithstanding the
6 foregoing, there shall be no limit to the allowable number of sheep,
7 goats or cattle which may be temporarily grazed on any premises
8 when the grazing is for the purpose of cleaning up unharvested
9 crops, provided that such grazing is not conducted for more than
10 four weeks in any six month period and that the total number of
11 sheep, goats or cattle permanently kept on the premises does not
12 exceed the maximum allowed.

13 (5) The non-commercial keeping, raising or boarding of horses, cattle,
14 sheep and goats on lots 20,000 square feet or larger and 100 feet in
15 width, provided they are kept not less than 50 feet from any
16 dwelling units other than a dwelling unit located on the same lot.
17 The number of such animals is not to exceed five (5) animals per
18 gross acre of all the land available. The provisions of this section
19 apply to mature breeding stock, maintenance stock and similar farm
20 stock, and shall not apply to the offspring thereof, if such offspring
21 are being kept solely for sale, marketing or slaughtering prior to the
22 age of maturity. In all cases the allowable number of animals per
23 acre shall be rounded to the nearest whole number.

24 (6) Future Farmers of America or 4-H projects.

25 (7) Outside storage of materials, such as irrigation equipment and
26 farming machinery, is allowed as an accessory use with no limit
27 provided the materials are used in conjunction with a farm.
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1 Otherwise, the outside storage of materials is allowed as an
2 accessory use on lots smaller than one-half acre provided the
3 amount is limited to 100 square feet with a maximum height of six
4 feet and is allowed as an accessory use on lots one-half acre or
5 larger provided the amount is limited to 200 square feet with a
6 maximum height of six feet.

7 b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. The
8 following uses are permitted provided a plot plan has been approved
9 pursuant to Section 18.30 of this ordinance:

10 (1) In addition to the principal dwelling, an additional one family
11 dwelling may be permitted for each ten acres of a farm. Any such
12 additional dwelling shall be located on a lot being farmed and may
13 be occupied by the owner, operator or employee of the farming
14 operation as a one family dwelling provided that:

- 15 a) The dwelling is not rented or offered for lease.
- 16 b) The dwelling is located not less than 50 feet from any lot
17 line.
- 18 c) The dwelling is screened from view from the front lot line by
19 shrubs or trees.
- 20 d) The arrangement of the dwelling, sanitary facilities and
21 utilities conforms with all requirements of law including
22 requirements of the County Public Health Department and
23 the County Building and Safety Department.
- 24 e) The total number of such additional dwellings for any farm
25 shall not exceed four.

26 (2) A temporary stand for the display and sale of agricultural products
27 of any authorized use that are produced on the lot where such stand
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1 is located or are produced on contiguous lots owned or leased by the
2 owner or occupant of the premises. The temporary stand shall be
3 operated by the producer of the agricultural products. The duration
4 of sales from the temporary stand shall not exceed a period of three
5 continuous months or a total of six months during any calendar year.
6 The stand shall not exceed 300 square feet and shall not include any
7 permanent building or structure. Off-street parking shall be
8 provided as required in Section 18.12 of Ordinance No. 348, except
9 that no paving shall be required.

10 (3) Cottage Inn provided the use is conducted within a one family
11 dwelling unit, is secondary to the principal use of the one family
12 dwelling as a residence and employs no more than two persons who
13 are not residents of the one family dwelling.

14 (4) Class I, ~~and II~~ and V winery.

15 c. CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE
16 PERMIT. The following uses are permitted provided a conditional use
17 permit has been approved pursuant to Section 18.28 of this ordinance:

18 (1) Farm labor camp.

19 (2) ~~Class V and Class~~ VI winery.

20 d. Wine Country Clustered subdivision that complies with Ordinance No. 460
21 and the development standards set forth in the WC-W zone.

22 SECTION 14.93. DEVELOPMENT STANDARDS.

23 a. General Standards. The following development standards shall apply to all
24 uses and development in the WC-W Zone, except for residential subdivisions
25 ~~tract and parcel maps~~ tentatively approved prior to the effective date of
26 Ordinance No. 348.4729. Such subdivisions maps shall comply with the
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1 development standards of their previous zoning classifications in Ordinance
2 No. 348.

3 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the
4 minimum lot size for subdivisions shall be ~~20~~-10 gross acres. On flag
5 lots, the minimum lot size shall be determined by excluding that
6 portion of a lot that is used solely for access to the portion of a lot used
7 as a building site.

8 (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions,
9 lots shall have a minimum average width of two hundred feet (200').

10 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the
11 minimum average lot depth shall be two hundred feet (200').

12 (4) SETBACKS. The following setback requirements shall apply.

13 a. The minimum front setback for buildings and structures shall
14 be fifty feet (50') from the property line.

15 b. The minimum side setback for buildings and structures shall
16 be thirty feet (30') from the property line.

17 c. The minimum rear setback for buildings and structures shall
18 be thirty feet (30') from the property line.

19 d. The minimum road right of way setback for buildings and
20 structures shall be fifty feet (50'), except when the site is
21 located next to Rancho California Road, Monte De Oro
22 Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola
23 Road, Buck Road, Borel Road, Butterfield Stage Road, Calle
24 Contento Road, Camino Del Vino Road, and Highway 79
25 South where the minimum road right of way setback shall be
26 one hundred feet (100'). The minimum one hundred foot
27 (100') setback requirement does not apply when it makes a
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1 single lot undevelopable for a one family dwelling. In such
2 an event, the minimum fifty foot (50') setback requirement
3 shall apply to the lot.

4 e. The minimum road right of way setback for permanent
5 buildings and structures used in conjunction with drying,
6 processing, and packing operations shall be fifty feet (50'),
7 except when the site is located next to Rancho California
8 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,
9 Pauba Road, De Portola Road, Buck Road, Borel Road,
10 Butterfield Stage Road, Calle Contento Road, Camino Del
11 Vino Road, and Highway 79 South where the minimum
12 setback requirement shall be one hundred feet (100').

13 f. The minimum road right of way setback for all Special
14 Occasion Facility buildings and structures shall be one
15 hundred feet (100'), except when the site is located next to
16 Rancho California Road, Monte De Oro Road, Anza Road,
17 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
18 Borel Road, Butterfield Stage Road, Calle Contento Road,
19 Camino Del Vino Road, and Highway 79 South where the
20 minimum setback requirement shall be three hundred feet
21 (300').

22 g. The minimum road right of way setback for all winery
23 buildings and structures shall be fifty feet (50'), except when
24 the site is located next to Rancho California Road, Monte De
25 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De
26 Portola Road, Buck Road, Borel Road, Butterfield Stage
27 Road, Calle Contento Road, Camino Del Vino Road, and
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1 Highway 79 South where the minimum setback requirement
2 shall be one hundred feet (100').

3 (5) HABITABLE STORIES. The number of habitable stories above a
4 building's lowest above ground finished floor shall not exceed two
5 (2). One (1) additional habitable story for a total of three (3)
6 habitable stories may be permitted for Wine Country Hotels and for
7 the hotel building of Wine Country Resorts as long as the following
8 criteria is met:

9 a. The Wine Country Hotel or Wine Country Resort is located
10 along the following roads: Rancho California Road, Monte
11 De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De
12 Portola Road, Buck Road, Borel Road, Butterfield Stage
13 Road, Calle Contento Road, Camino Del Vino Road, and
14 Highway 79 South; and,

15 b. The Wine Country Hotel or Wine Country Resort is set back
16 a minimum of five hundred feet (500') from Rancho
17 California Road, Monte De Oro Road, Anza Road, Glen
18 Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel
19 Road, Butterfield Stage Road, Calle Contento Road, Camino
20 Del Vino Road, and Highway 79 South; or,

21 c. The Wine Country Hotel or Wine Country Resort is set back
22 less than five hundred feet (500') from Rancho California
23 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,
24 Pauba Road, De Portola Road, Buck Road, Borel Road,
25 Butterfield Stage Road, Calle Contento Road, Camino Del
26 Vino Road, and Highway 79 South and only two (2)
27 habitable stories are visible from such roads. Vineyards may
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1 ~~be used to reduce visibility of the habitable stories.~~
2 ~~incorporates a split level or terraced design conforming to~~
3 ~~the natural topography with slopes of 10% or greater; and~~
4 ~~b. No more than two (2) habitable stories are visible from any~~
5 ~~road way.~~

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8 (6) HEIGHT.

9 a. The maximum height for a building shall not exceed ~~thirty~~
10 ~~forty~~ feet (340'), ~~except where the project design~~
11 ~~incorporates terraced lots, then the maximum height of the~~
12 ~~building shall not exceed forty feet (40') when measured~~
13 ~~from the lowest finished graded pad.~~ Architectural elements
14 such as spires, minarets, chimneys or similar structures may
15 exceed the prescribed height limits where such structures do
16 not provide additional floor space.

17 b. The maximum height for a structure shall not exceed fifty
18 feet (50'), unless a greater height is approved pursuant to
19 Section 18.34 of this ordinance. In no event, however, shall a
20 structure exceed seventy-five feet (75') in height, unless a
21 variance is approved pursuant to Section 18.27 of this
22 ordinance.

23 (7) Site layouts and building designs shall minimize noise impacts on
24 surrounding properties and comply with Ordinance No. 847.

25 (8) Drainage channels shall be constructed to avoid undermining or
26 eroding the roadbed.
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- 1 (9) Curbs, gutters and streetlights shall be constructed in accordance
2 with Temecula Valley Wine Country Design Guidelines.
- 3 (10) Site layout and design shall be consistent with existing and planned
4 recreational trails and bike paths set forth in the Riverside County
5 General Plan and the Temecula Valley Wine Country Design
6 Guidelines.
- 7 (11) All utilities shall be installed underground except electrical lines
8 rated at 33kV or greater which may be installed above ground.
- 9 (12) All exterior lighting shall comply with applicable requirements of
10 Ordinance Nos. 655 and 915.
- 11 (13) All exterior lighting, including spotlights, floodlights, electric
12 reflectors and other means of illumination for signs, structures,
13 landscaping, parking, loading, unloading and similar areas, shall be
14 focused, directed, and arranged to prevent glare and direct
15 illumination of streets or adjoining properties.
- 16 (14) On-site advertising signs shall be consistent with Temecula Valley
17 Wine Country Design Guidelines and comply with all applicable
18 County signage requirements.
- 19 (15) All residential developments shall record a Right-to-Farm covenant,
20 pursuant to Ordinance No. 625 to protect the vineyard uses from
21 residential encroachment and conflicting land uses.

22 b. Wine Country Clustered Subdivision Development Standards

23 In addition to the General Standards, the following standards shall apply to
24 wine country clustered subdivisions in the WC-W Zone:

- 25 (1) Site layout and design shall be consistent with the Temecula Valley
26 Wine Country Design Guidelines to maximize unique site
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1 characteristics including, but not limited to, the natural topography,
2 scenic vistas, soil quality and drainage patterns.

- 3 (2) The minimum residential lot size shall be one (1) gross acre.
- 4 (3) Prior to tentative approval of an applicable subdivision map, at least
5 seventy five percent (75%) of net project area shall be set-aside for
6 planting vineyards through production lots or deed restriction.
- 7 (4) Fifty percent (50%) of the set-aside area shall be planted prior to
8 issuance of the building permit for the first dwelling unit and the
9 remaining twenty five percent (25%) prior to final inspection for the
10 first dwelling unit.
- 11 (5) A wine country clustered subdivision consisting of forty (40) gross
12 acres or more shall provide at least one (1) production lot.
- 13 (6) A wine country clustered subdivision that includes a production lot
14 of at least 25 gross acres may have a Class I winery.
- 15 (7) Set-aside areas shall be maintained for production of grapes in
16 perpetuity by any of the following: property owner's association,
17 home owner's association or County Service Area.
- 18 (8) On-site improvements for clustered lots including, but not limited to,
19 roads, signage, parking, street furniture and exterior lighting shall be
20 consistent with the Temecula Valley Wine Country Design
21 Guidelines and comply with all applicable County signage
22 requirements.
- 23 (9) On-site improvements for production lots and deed restricted areas
24 including, but not limited to, lighting, ingress and egress shall be
25 limited to improvements necessary to maintain the production lots
26 and deed restricted areas.
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1 (10) Wine Country Clustered Subdivisions shall include an established
2 on-site vineyard and comply with Ordinance No. 460.

3 c. Special Occasion Facility Standards. In addition to the General Standards,
4 the following standards shall apply to all special occasion facilities in the
5 WC-W zone:

6 (1) Buildings and structures shall be designed in a rural, equestrian or
7 wine country theme consistent with the Temecula Valley Wine
8 Country Design Guidelines.

9 (2) Loading, trash, and service areas shall be screened by structures or
10 landscaping and shall be located and designed in such a manner as
11 to minimize noise and odor impacts to adjacent properties.

12 (3) Automobile parking spaces shall comply with Section 18.12 of
13 Ordinance No. 348 and shall be consistent with the rural standards
14 of Temecula Valley Wine Country Policy Area of the Riverside
15 County General Plan and the Temecula Valley Wine Country
16 Design Guidelines.

17 (4) No amplified sound shall be permitted outdoors, unless an exception
18 to Ordinance No. 847 has been applied for and approved.

19 (5) All special occasion facilities shall conduct a noise study or an
20 acoustical analysis if an outdoor facility is proposed. Based on such
21 study or analysis, the Planning Director may require as a condition
22 of approval that the project applicant enter into a good neighbor
23 agreement with the surrounding neighbors.

24 (6) Outside storage areas and the material therein shall be screened with
25 structures or landscaping.
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1 (7) All roof mounted mechanical equipment shall be screened from the
2 ground elevation view to minimum sight distance of thirteen
3 hundred twenty feet (1,320').

4 d. Lodging Facility Standards. In addition to the General Standards, the
5 following standards shall apply to all lodging facilities in the WC-W zone:

6 (1) A maximum of two (2) guest rooms or guest suites per gross acre
7 shall be permitted for a lodging facility.

8 (2) Buildings and structures shall be designed in a rural, equestrian or
9 wine country theme consistent with the Temecula Valley Wine
10 Country Design Guidelines.

11 (3) Loading, trash, and service areas shall be screened by structures or
12 landscaping and shall be located and designed in such a manner as
13 to minimize noise and odor impacts to adjacent properties.

14 (4) Automobile parking spaces shall comply with Section 18.12 of
15 Ordinance No. 348 and shall be consistent with the rural standards
16 of the Temecula Valley Wine Country Policy Area of the Riverside
17 County General Plan and the Temecula Valley Wine Country
18 Design Guidelines.

19 (5) Outside storage areas and the material therein shall be screened with
20 structures or landscaping.

21 (6) All roof mounted mechanical equipment shall be screened from the
22 ground elevation view to a minimum sight distance of thirteen
23 hundred twenty feet (1,320').

24 e. Winery Standards. In addition to the General Standards, the following
25 standards shall apply to all wineries in the WC-W zone:

26 (1) A total of seventy-five percent (75%) of the net project area shall be
27 planted in vineyards prior to issuance of certificate of occupancy or
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1 final inspection, whichever occurs first. Fifty percent (50%) of the
2 vineyard requirement shall be planted prior to issuance of building
3 permit for the winery.

4 (2) To achieve the seventy-five (75%) percent requirement, fifteen
5 percent (15%) of the net project area may include the planting of
6 olive trees and the remaining sixty percent (60%) of the net project
7 area shall be planted in vineyards.

8 (3) The seventy-five (75%) planting requirement shall not include water
9 features, natural or manmade lakes or the planting of grapevines in
10 parking lots, but may include planting in the road right of way as
11 may be approved by the Director of Transportation or his designee.

12 (4) Vineyards used to meet the above planting requirement shall have a
13 minimum average density of 450 vines per acre. Olive trees used to
14 meet the above planting requirement shall have a minimum average
15 density of 100 olive trees per acre.

16 (5) The seventy-five (75%) planting requirement shall be maintained for
17 the life of the permit.

18 (6) No amplified sound shall be permitted outdoors, unless an exception
19 to Ordinance No. 847 has been applied for and approved.

20 (7) Prior to obtaining a Certificate of Occupancy, a winery operator
21 shall obtain all applicable permits or licenses required by the
22 California Department of Beverage Control.

23 (8) ~~Seventy-five (75%) of the~~ ~~The~~ grapes utilized in wine production
24 and retail wines sales shall ~~meet the following minimum~~
25 ~~requirement: 75% shall~~ be grown in Riverside County, except
26 ~~during the for the~~ following:
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- 1 a. When the Board of Supervisors declares an Agricultural Emergency
2 for the Temecula Valley Wine Country Area. The declaration shall
3 be for a specific period of time and any winery within the Temecula
4 Valley Wine Country Area Policy Area may take advantage of the
5 exemption.
- 6 b. ~~During the first three~~ years from the plot plan's or conditional use
7 permit's effective date.
- 8 (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine
9 shall be produced on the winery's ~~premissite~~.
- 10 (10) A Class I Winery shall be less than 1,501 square feet in size.
- 11 (11) A Class II Winery shall be at least fifteen hundred (1,500) square
12 feet in size and shall produce at least three thousand five hundred
13 (3,500) gallons of wine annually as determined by the County
14 Agricultural Commission.
- 15 (12) A Class V Winery shall be at least three thousand (3,000) square
16 feet and shall produce at least seven thousand (7,000) gallons of
17 wine annually as determined by the County Agricultural
18 Commissioner.
- 19 (13) A Class VI Winery shall be at least six thousand (6,000) square feet
20 and shall produce at least fourteen thousand (14,000) gallons of
21 wine annually as determined by the County Agricultural
22 Commissioner.
- 23 (14) Prior to the issuance of a building permit for any incidental
24 commercial use, the winery shall be constructed.
- 25 (15) Prior to the issuance of a certificate of occupancy for any incidental
26 commercial use, the winery shall be operational.
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- 1 (16) Buildings and structures shall be designed in a rural, equestrian or
2 wine country theme consistent with the Temecula Valley Wine
3 Country Design Guidelines.
- 4 (17) Automobile parking spaces shall comply with Section 18.12 of
5 Ordinance No. 348 and shall be consistent with the rural standards
6 of the Temecula Valley Wine Country Policy Area of the Riverside
7 County General Plan and the Temecula Valley Wine Country
8 Design Guidelines.
- 9 (18) Loading, trash, and service areas shall be screened by structures or
10 landscaping and shall be located and designed in such a manner as
11 to minimize noise and odor impacts to adjacent properties.
- 12 (19) Outside storage areas shall be screened from view by structures or
13 landscaping.
- 14 (20) All roof mounted mechanical equipment shall be screened from the
15 ground elevation view to a minimum sight distance of thirteen
16 hundred twenty feet (1,320').

17 SECTION 14.94. AUTHORIZED USES. WINE COUNTRY – WINERY EXISTING
18 (WC-WE) ZONE.

- 19 a. ALLOWED USES for the thirty one (31) existing wineries as set forth in
20 Figure 4A of the Wine Country Policy Area attached hereto:

- 21 (1) One-family dwelling.
- 22 (2) Cottage Industry provided activities are limited to knitting, basket
23 making, sewing, quilting, pottery, scrap booking and cooking
24 classes or services; no more than one full-time employee engages in
25 cottage industry activities on site at any one time; no more than 10
26 customers visit the site at any given time; no customer lodging
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1 occurs on site without an approved Cottage Inn, Bed and Breakfast
2 Inn or Country Inn.

3 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and
4 herb gardening; orchards; apiaries; the drying, processing and
5 packing (other than canning) of fruits, nuts, vegetables and other
6 horticultural products where such drying, processing or packing is in
7 conjunction with an agricultural operation or an incidental
8 commercial use as defined in this ordinance and further provided
9 that the permanent buildings and structures used in conjunction with
10 such processing operations are constructed in compliance with the
11 requirements of Ordinance No. 457.

12 (4) The systematic rotation of animals for grazing is allowed so long as the
13 total number of animals does not exceed the maximum allowed
14 pursuant to Section 14.94.a.(5) herein. Notwithstanding the foregoing,
15 there shall be no limit to the allowable number of sheep, goats or cattle
16 which may be temporarily grazed on any premises when the grazing is
17 for the purpose of cleaning up unharvested crops, provided that such
18 grazing is not conducted for more than four weeks in any six month
19 period and that the total number of sheep, goats or cattle permanently
20 kept on the premises does not exceed the maximum allowed.

21 (5) The non-commercial keeping, raising or boarding of horses, cattle,
22 sheep, and goats on lots 20,000 square feet or larger and 100 feet in
23 width, provided they are kept not less than 50 feet from any
24 dwelling units other than a dwelling unit located on the same lot.
25 The number of such animals is not to exceed five (5) animals per
26 gross acre of all the land available. The provisions of this subsection
27 apply to mature breeding stock, maintenance stock and similar farm
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1 stock, and shall not apply to the offspring thereof, if such offspring
2 are being kept solely for sale, marketing or slaughtering prior to the
3 age of maturity. In all cases the allowable number of animals per
4 acre shall be rounded to the nearest whole number.

- 5 (6) Future Farmers of America or 4-H projects.
- 6 (7) Outside storage of materials, such as irrigation equipment and
7 farming machinery, is allowed as an accessory use with no limit
8 provided the materials are used in conjunction with a farm.
9 Otherwise, the outside storage of materials is allowed as an
10 accessory use on lots smaller than one-half acre provided the
11 amount is limited to 100 square feet with a maximum height of six
12 feet and is allowed as an accessory use on lots one-half acre or
13 larger provided the amount is limited to 200 square feet with a
14 maximum height of six feet.

15 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The
16 following uses are permitted provided a plot plan has first been approved
17 pursuant to Section 18.30 of this ordinance.

- 18 (1) In addition to the principal dwelling, an additional one family
19 dwelling may be permitted for each ten acres of a farm. Any such
20 additional dwelling shall be located on a lot being farmed and may
21 be occupied by the owner, operator or employee of the farming
22 operation as a one family dwelling provided that:
 - 23 a. The dwelling is not rented or offered for lease.
 - 24 b. The dwelling is located not less than 50 feet from any lot
25 line.
 - 26 c. The dwelling is screened from view from the front lot line by
27 shrubs or trees.

- 1 d. The arrangement of the dwelling, sanitary facilities and
2 utilities conforms with all requirements of law including
3 requirements of the County Public Health Department and
4 the County Building and Safety Department.
- 5 e. The total number of such additional dwellings for any farm
6 shall not exceed four.

7 (2) A temporary stand for the display and sale of agricultural products
8 of any authorized use that are produced on the lot where such stand
9 is located or are produced on contiguous lots owned or leased by the
10 owner or occupant of the premises. The temporary stand shall be
11 operated by the producer of the agricultural products. The duration
12 of sales from the temporary stand shall not exceed a period of three
13 continuous months or a total of six months during any calendar year.
14 The stand shall not exceed 300 square feet and shall not include any
15 permanent building or structure. Off-street parking shall be
16 provided as required in Section 18.12 of Ordinance No. 348, except
17 that no paving shall be required.

18 (3) Cottage Inn provided the use is conducted within a one family
19 dwelling unit, is secondary to the principal use of the one family
20 dwelling as a residence and employs no more than two persons who
21 are not residents of the one family dwelling.

22 (4) The following appurtenant and limited incidental commercial uses,
23 only in conjunction with an established on-site vineyard and a
24 minimum parcel size of five (5) gross acres:

25 a. Wine tasting area;

26 b. Restaurant not to exceed three thousand two hundred (3,200)
27 square feet;

1 c. An outdoor patio area and ancillary uses in conjunction with
2 the restaurant;

3 a-d. Bed and Breakfast Inn;

4 b-e. Spa and cooking school only in conjunction with a Bed and
5 Breakfast Inn.

6 (5) The following appurtenant and limited incidental commercial uses,
7 only in conjunction with an established on-site vineyard and a
8 minimum parcel size of ten (10) gross acres:

9 a. Special Occasion Facility or Country Inn;

10 b. Spa and cooking school in conjunction with a Country Inn

11 (6) Class I, II, III and IV winery.

12 c. **CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE**
13 **PERMIT.** The following uses are permitted provided a conditional use
14 permit has been approved pursuant to Section 18.28 of this ordinance:

15 (1) Farm Labor Camp

16 **SECTION 14.95. DEVELOPMENT STANDARDS.**

17 a. **General Standards.** The following standards shall apply to all uses and
18 development in the WC-WE Zone, except for residential subdivisions tract
19 and parcel maps tentatively approved prior to the effective date of
20 Ordinance No. 348.4729. Such subdivisions maps shall comply with the
21 development standards of their previous zoning classifications in Ordinance
22 No. 348:

23 (1) **LOT SIZE.** The minimum lot size for subdivisions shall be 20-10 gross
24 acres. On flag lots, the minimum lot size shall be determined by
25 excluding that portion of a lot that is used solely for access to the
26 portion of a lot used as a building site.

- 1 (2) LOT WIDTH. Lots shall have a minimum average width of two
2 hundred feet (200').
- 3 (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- 4 (4) SETBACKS. The following setback requirements shall apply.
- 5 a. The minimum front setback for buildings and structures shall
6 be fifty feet (50') from the property line.
- 7 b. The minimum side setback for buildings and structures shall
8 be thirty feet (30') from the property line.
- 9 c. The minimum rear setback for buildings and structures shall
10 be thirty feet (30') from the property line.
- 11 d. The minimum road right of way setback for buildings and
12 structures shall be fifty feet (50') from the road right of way,
13 except when the site is located next to Rancho California
14 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,
15 Pauba Road, De Portola Road, Buck Road, Borel Road,
16 Butterfield Stage Road, Calle Contento Road, Camino Del
17 Vino Road, and Highway 79 South where the minimum road
18 right of way setback requirement shall be one hundred feet
19 (100'). The minimum one hundred foot (100') setback
20 requirement does not apply when it makes a single lot
21 undevelopable for a one family dwelling. In such an event,
22 the minimum fifty foot (50') setback requirement shall apply
23 to the lot.
- 24 e. The minimum road right of way setback for permanent
25 buildings and structures used in conjunction with drying,
26 processing, and packing operations shall fifty feet (50'),
27 except when the site is located next to Rancho California
28

1 Road, Monte De Oro Road, Anza Road, Glen Oaks Road,
2 Pauba Road, De Portola Road, Buck Road, Borel Road,
3 Butterfield Stage Road, Calle Contento Road, Camino Del
4 Vino Road, and Highway 79 South where the minimum
5 setback requirement shall be one hundred feet (100').

6 f. The minimum road right of way setback for all Special
7 Occasion Facility buildings and structures shall be one
8 hundred feet (100'), except when the site is located next to
9 Rancho California Road, Monte De Oro Road, Anza Road,
10 Glen Oaks Road, Pauba Road, De Portola Road, Buck Road,
11 Borel Road, Butterfield Stage Road, Calle Contento Road,
12 Camino Del Vino Road, and Highway 79 South where the
13 minimum setback requirement shall be three hundred feet
14 (300').

15 g. The minimum road right of way setback for all winery
16 buildings and structures shall be fifty feet (50'), except when
17 the site is located next to Rancho California Road, Monte De
18 Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De
19 Portola Road, Buck Road, Borel Road, Butterfield Stage
20 Road, Calle Contento Road, Camino Del Vino Road, and
21 Highway 79 South where the minimum setback requirement
22 shall be one hundred feet (100').

23 (5) HABITABLE STORIES. The number of habitable stories above a
24 building's lowest above ground finished floor shall not exceed two
25 (2).

26 (6) HEIGHT.

1 a. The maximum height for a building shall not exceed forty
2 thirty feet (30'40'); ~~except where the project design~~
3 ~~incorporates terraced lots then the maximum height of the~~
4 ~~building shall not exceed forty feet (40') when measured~~
5 ~~from the lowest finished graded pad.~~ Architectural elements
6 such as spires, minarets, chimneys or similar structures may
7 exceed the prescribed height limits where such structures do
8 not provide additional floor space.

9 b. The maximum height for a structure shall not exceed fifty
10 feet (50'), unless a greater height is approved pursuant to
11 Section 18.34 of this ordinance. In no event, however, shall a
12 structure exceed seventy-five (75') in height, unless a
13 variance is approved pursuant to Section 18.27 of this
14 ordinance.

15 (7) Site layouts and building designs shall minimize noise impacts on
16 surrounding properties and comply with Ordinance No. 847.

17 (8) Drainage channels shall be constructed to avoid undermining or
18 eroding the roadbed.

19 (9) Curbs, gutters and streetlights shall be constructed in accordance
20 with Temecula Valley Wine Country Design Guidelines.

21 (10) Site layout and design shall be consistent with existing and planned
22 recreational trails and bike paths set forth in the General Plan and
23 the Temecula Valley Wine Country Design Guidelines.

24 (11) All utilities shall be installed underground except electrical lines
25 rated at 33kV or greater which may be installed above ground.

26 (12) All exterior lighting shall comply with applicable requirements of
27 Ordinance Nos. 655 and 915.
28

1 (13) All exterior lighting, including spotlights, floodlights, electric
2 reflectors and other means of illumination for signs, structures,
3 landscaping, parking, loading, unloading and similar areas, shall be
4 focused, directed, and arranged to prevent glare and direct
5 illumination of streets or adjoining property.

6 (14) On-site advertising signs shall be consistent with Temecula Valley
7 Wine Country Design Guidelines and comply with all applicable
8 County signage requirements.

9 (15) All residential developments shall record a Right-to-Farm covenant,
10 pursuant to Ordinance No. 625 to protect the vineyard uses from
11 residential encroachment and conflicting land uses.

12 b. Special Occasion Facility Standards. In addition to the General Standards,
13 the following standards shall apply to all special occasion facilities in the
14 WC-WE zone:

15 (1) Buildings and structures shall be designed in a rural, equestrian or
16 wine country theme consistent with the Temecula Valley Wine
17 Country Design Guidelines.

18 (2) Loading, trash, and service areas shall be screened by structures or
19 landscaping and shall be located and designed in such a manner as
20 to minimize noise and odor impacts to adjacent properties.

21 (3) Automobile parking spaces shall comply with Section 18.12 of
22 Ordinance No. 348 and shall be consistent with the rural standards
23 of Temecula Valley Wine Country Policy Area of the Riverside
24 County General Plan and the Temecula Valley Wine Country
25 Design Guidelines.

26 (4) No amplified sound shall be permitted, except when an exception to
27 Ordinance No. 847 has been applied for and approved.
28

1 (5) All special occasion facilities shall conduct a noise study or an
2 acoustical analysis if an outdoor facility is proposed. Based on such
3 study or analysis, the Planning Director may require as a condition
4 of approval that the project applicant enter into a good neighbor
5 agreement with the surrounding neighbors.

6 (6) Outside storage areas and the material therein shall be screened with
7 structures or landscaping.

8 (7) All roof mounted mechanical equipment shall be screened from the
9 ground elevation view to minimum sight distance of thirteen
10 hundred twenty feet (1,320').

11 c. Lodging Facility Standards. In addition to the General Standards, the
12 following standards shall apply to all lodging facilities in the WC-WE zone:

13 (1) A maximum of two (2) guest rooms or guest suites per gross acre
14 shall be permitted for a lodging facility.

15 (2) Buildings and structures shall be designed in a rural, equestrian or
16 wine country theme consistent with the Temecula Valley Wine
17 Country Design Guidelines.

18 (3) Loading, trash, and service areas shall be screened by structures or
19 landscaping and shall be located and designed in such a manner as
20 to minimize noise and odor impacts to adjacent properties.

21 (4) Automobile parking spaces shall comply with Section 18.12 of
22 Ordinance No. 348 and shall be consistent with the rural standards
23 of the Temecula Valley Wine Country Policy Area of the Riverside
24 County General Plan and the Temecula Valley Wine Country
25 Design Guidelines.

26 (5) Outside storage areas and the material therein shall be screened with
27 structures or landscaping.
28

1 (6) All roof mounted mechanical equipment shall be screened from the
2 ground elevation view to a minimum sight distance of thirteen
3 hundred twenty feet (1,320').

4 d. Winery Standards. In addition to the General Standards, the following
5 standards shall apply to all wineries in the WC-WE zone:

6 (1) A total of seventy-five percent (75%) of the net project area shall be
7 planted in vineyards prior to issuance of certificate of occupancy or
8 final inspection, whichever occurs first. Fifty percent (50%) of the
9 vineyard requirement shall be planted prior to issuance of building
10 permit for the winery.

11 (2) To achieve the seventy-five (75%) percent requirement, fifteen
12 percent (15%) of the net project area may include the planting of
13 olive trees and the remaining sixty percent (60%) of the net project
14 area shall be planted in vineyards.

15 (3) The seventy-five (75%) planting requirement shall not include water
16 features, natural or manmade lakes or the planting of grapevines in
17 parking lots, but may include planting in the road right of way as
18 may be approved by the Director of Transportation or his designee.

19 (4) Vineyards used to meet the above planting requirement shall have a
20 minimum average density of 450 vines per acre. Olive trees used to
21 meet the above planting requirement shall have a minimum average
22 density of 100 olive trees per acre.

23 (5) The seventy-five (75%) planting requirement shall be maintained for
24 the life of the permit.

25 (6) No amplified sound shall be permitted outdoors, unless an exception
26 to Ordinance No. 847 has been applied for and approved.
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- 1 (7) Prior to obtaining a Certificate of Occupancy, a winery operator
2 shall obtain all applicable permits or licenses required by the
3 California Department of Beverage Control.
- 4 (8) ~~Seventy-five (75%) of the~~ The grapes utilized in wine production
5 and retail wines sales shall ~~meet the following minimum~~
6 ~~requirement: seventy five percent (75%) shall~~ be grown in
7 Riverside County, except ~~for the~~ following:
- 8 a. ~~When the Board of Supervisors declares an Agricultural~~
9 Emergency for the Temecula Valley Wine Country Area.
10 The declaration shall be for a specific period of time and any
11 winery within the Temecula Valley Wine Country Area
12 Policy Area may take advantage of the exemption.
- 13 b. ~~During the~~ The first ~~three~~ years from the plot plan's or
14 conditional use permit's effective date.
- 15 (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine
16 must be produced on the winery's ~~premisses~~ site.
- 17 (10) A Class I Winery shall be less than 1,501 square feet in size.
- 18 (11) Class II, III and IV Wineries shall be at least fifteen hundred (1,500)
19 square feet in size and shall produce at least three thousand five
20 hundred (3,500) gallons of wine annually as determined by the
21 County Agricultural Commissioner.
- 22 (12) Prior to the issuance of a building permit for any incidental
23 commercial uses, the winery shall be constructed.
- 24 (13) Prior to the issuance of a certificate of occupancy for any incidental
25 commercial uses, the winery shall be operational.
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- 1 (14) Buildings and structures shall be designed in a rural, equestrian or
2 wine country theme consistent with the Temecula Valley Wine
3 Country Design Guidelines.
- 4 (15) Automobile parking spaces shall comply with Section 18.12 of
5 Ordinance No. 348 and shall be consistent with the rural standards
6 of the Temecula Valley Wine Country Policy Area of the Riverside
7 County General Plan and the Temecula Valley Wine Country
8 Design Guidelines.
- 9 (16) Loading, trash, and service areas shall be screened by structures or
10 landscaping and shall be located and designed in such a manner as
11 to minimize noise and odor impacts to adjacent properties.
- 12 (17) Outside storage areas shall be screened from view by structures or
13 landscaping.
- 14 (18) All roof mounted mechanical equipment shall be screened from the
15 ground elevation view to a minimum sight distance of thirteen
16 hundred twenty feet (1,320').

17 SECTION 14.96. AUTHORIZED USES. WINE COUNTRY – EQUESTRIAN (WC-E)
18 ZONE.

19 a. ALLOWED USES. The following uses are allowed:

- 20 (1) One-family dwelling.
- 21 (2) Cottage Industry provided activities are limited to knitting, basket
22 making, sewing, quilting, pottery, scrap booking and cooking
23 classes or services; no more than one full-time employee engages in
24 cottage industry activities on site at any one time; no more than 10
25 customers visit the site at any given time; no customer lodging
26 occurs on site without an approved Cottage Inn.

- 1 (3) Class I Equestrian Establishment provided the facility's average
2 daily visitor trips do not exceed one hundred (100) per day.
- 3 (4) Vineyards, equine lands, nurseries (wholesale only), greenhouses,
4 orchards, aviaries, apiaries, field crops, tree crops, berry and bush
5 crops, vegetable, flower and herb gardening on a commercial scale. The
6 drying, packing (other than canning), freezing and other accepted
7 methods of processing the produce resulting from such allowed uses,
8 when such processing is primarily in conjunction with a farming
9 operation and further provided that the permanent buildings and
10 structures used in conjunction with such processing operations are ~~set~~
11 ~~back a minimum of fifty feet (50') from any lot line~~ are constructed in
12 compliance with the requirements of Ordinance No. 457.
- 13 (5) The noncommercial keeping or raising of not more than 12 mature
14 female crowing fowl on lots from 20,000 square feet to 40,000 square
15 feet. The noncommercial keeping or raising of not more than 50 mature
16 female crowing fowl and ten mature male crowing fowl on lots 40,000
17 square feet or larger
- 18 (6) The noncommercial keeping or raising of cattle, horses, sheep, goats
19 including the grazing and supplementary feeding of such animals,
20 provided they are kept, fed and maintained a minimum of 50 feet from
21 any property line. The maximum number of animals allowed, except
22 for sheep and goats, shall be five (5) per acre of the total area of the
23 premises. The maximum number of sheep or goats shall be 15 per acre
24 of the total area of the premises. The provisions of this subsection apply
25 to mature breeding stock, maintenance stock and similar farm stock,
26 and shall not apply to the offspring thereof, if such offspring are being
27 kept solely for sale, marketing or slaughtering prior to the age of
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1 maturity. In all cases the allowable number of animals per acre shall be
2 rounded to the nearest whole number.

3 (7) The systematic rotation of animals for grazing is allowed so long as the
4 total number of animals does not exceed the maximum allowed
5 pursuant to Section 14.96.a.(6) herein. Notwithstanding the foregoing,
6 there shall be no limit to the allowable number of sheep which may be
7 temporarily grazed on any premises when the grazing is for the purpose
8 of cleaning up unharvested crops, provided that such grazing is not
9 conducted for more than four weeks in any six month period and that
10 the total number of sheep permanently kept on the premises does not
11 exceed the maximum allowed.

12 (8) Poultry (excluding crowing fowl) and rabbits for the use of the
13 occupants of the premises only. All poultry and rabbits shall be kept in
14 an enclosed area located not less than 50 feet from any lot line.

15 (9) On lots 20,000 square feet or larger, the noncommercial keeping,
16 raising or breeding of guinea pigs, parakeets, chinchillas, or other
17 similar small fowl or animals (excluding crowing fowl and mink),
18 provided that all such uses are kept and maintained in an enclosed area
19 located not less than 50 feet from any lot line.

20 (10) On lots of not less than 20,000 square feet or larger, the noncommercial
21 keeping or raising of not more than two (2) miniature pigs.

22 (11) Farms or facilities for the selective or experimental breeding and
23 raising of horses, cattle, sheep, and goats subject to the limitations
24 set forth in subsection a.(6) herein.

25 (12) Future Farmers of America or 4-H projects.

26 (13) Outside storage of materials, such as irrigation equipment and
27 farming machinery, is allowed as an accessory use with no limit
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1 provided the materials are used in conjunction with a farm.
2 Otherwise, the outside storage of materials is allowed as an
3 accessory use on lots smaller than one-half acre provided the
4 amount is limited to 100 square feet with a maximum height of six
5 feet and is allowed as an accessory use on lots one-half acre or
6 larger provided the amount is limited to 200 square feet with a
7 maximum height of six feet.

8 b. CONDITIONALLY PERMITTED USES WITH A PLOT PLAN. The
9 following uses are permitted provided a plot plan has first been approved
10 pursuant to Section 18.30 of this ordinance.

11 (1) In addition to the principal dwelling, an additional one family
12 dwelling may be permitted for each ten acres of a farm. Any such
13 additional dwelling shall be located on a lot being farmed and may
14 be occupied by the owner, operator or employee of the farming
15 operation as a one family dwelling provided that:

- 16 a) The dwelling is not rented or offered for lease.
 - 17 b) The dwelling is located not less than 50 feet from any lot
18 line.
 - 19 c) The dwelling is screened from view from the front lot line by
20 shrubs or trees.
 - 21 d) The arrangement of the dwelling, sanitary facilities and
22 utilities conforms with all requirements of law including
23 requirements of the County Public Health Department and
24 the County Building and Safety Department.
 - 25 e) The total number of such additional dwellings for any farm
26 shall not exceed four.
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1 (2) A temporary stand for the display and sale of agricultural products
2 of any authorized use that are produced on the lot where such stand
3 is located or are produced on contiguous lots owned or leased by the
4 owner or occupant of the premises. The temporary stand shall be
5 operated by the producer of the agricultural products. The duration
6 of sales from the temporary stand shall not exceed a period of three
7 continuous months or a total of six months during any calendar year.
8 The stand shall not exceed 300 square feet and shall not include any
9 permanent building or structure. Off-street parking shall be
10 provided as required in section 18.12 of Ordinance No. 348, except
11 that no paving shall be required.

12 (3) Cottage Inn provided the use is conducted within a one family
13 dwelling unit, is secondary to the principal use of the one family
14 dwelling as a residence and employs no more than two persons who
15 are not residents of the one family dwelling.

16 (4) Class I, II winery

17 (5) A Class II Equestrian Establishment that includes one or more of the
18 following appurtenant and incidental equestrian uses only in
19 conjunction with an established onsite equine land and a minimum
20 parcel size of ten (10) gross acres:

21 a. Petting Zoo;

22 b. Polo-grounds;

23 c. Horse show facility

24 (6) A Class II Equestrian Establishment that includes one or more of the
25 following appurtenant and incidental equestrian uses only in
26 conjunction with an established onsite equine land and a minimum
27 parcel size of twenty (20) gross acres:
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- a. Petting Zoo;
- b. Polo-grounds;
- c. Horse show facility;
- d. Western style store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop; and
- e. Delicatessen or restaurant; drive thru restaurants shall not be permitted.

c. **CONDITIONALLY PERMITTED USES WITH A CONDITIONAL USE PERMIT.** The following uses are permitted provided that a conditional use permit has first been approved pursuant to Section 18.28 of this ordinance.

- (1) Farm labor camp.
- (2) A Class II Equestrian Establishment that includes one or more of the following appurtenant and incidental equestrian uses only in conjunction with an established onsite equine land and a minimum parcel size of fifty (50) gross acres:
 - a. Petting Zoo;
 - b. Polo-grounds;
 - c. Horse show facility;
 - d. Western style store, such as but not limited to, saddle and harness shop, tack shop, feed and grain store, custom-crafted equestrian goods shop;
 - e. Delicatessen or restaurant; drive thru restaurants shall not be permitted;
 - f. Horse racing track or rodeo arena;

1 g. Animal hospital that provides temporary boarding facilities
2 for the purposes of boarding sick or injured animals.

3 (3) A Class II Equestrian Establishment that includes one or more of the
4 following appurtenant and incidental equestrian uses only in
5 conjunction with an established onsite equine land and a minimum
6 parcel size of hundred (100) gross acres:

7 a. Petting Zoo;

8 b. Polo-grounds;

9 c. Horse show facility;

10 d. Equine equipment, service and supply store, such as but not
11 limited to, saddle and harness shop, tack shop, feed and grain
12 store, custom-crafted equestrian goods shop;

13 e. Delicatessen or restaurant; drive thru restaurants shall not be
14 permitted;

15 f. Horse racing track or rodeo arena;

16 g. Animal hospital that provides temporary boarding facilities
17 for the purposes of boarding sick or injured animals;

18 h. Special Occasion Facility

19 SECTION 14.97. DEVELOPMENT STANDARDS.

20 a. General Standards. The following standards shall apply to all uses and
21 development in the WC-E Zone:

22 (1) LOT SIZE. The minimum lot size for subdivisions shall be 10 gross
23 acres. On flag lots, the minimum lot size shall be determined by
24 excluding that portion of a lot that is used solely for access to the
25 portion of a lot used as a building site.

26 (2) LOT WIDTH. Lots shall have a minimum average width of two
27 hundred feet (200').
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- (3) LOT DEPTH. The minimum average lot depth shall be 100 feet.
- (4) SETBACKS. The following setback requirements shall apply.
 - a. The minimum front setback for buildings and structures shall be fifty feet (50') from the property line.
 - b. The minimum side setback for buildings and structures shall be thirty feet (30') from the property line.
 - c. The minimum rear setback for buildings and structures shall be thirty feet (30') from the property line.
 - d. The minimum road right of way setback for buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum road right of way setback shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
 - e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del

Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').

f. The minimum road right of way setback for all Special Occasion Facility buildings and structures shall be one hundred feet (100'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be three hundred feet (300').

g. The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').

(5) HABITABLE STORIES. The number of habitable stories above a building's lowest above ground finished floor shall not exceed two (2).

(6) HEIGHT.

a. The maximum height for a building shall not exceed ~~forty thirty~~ feet (340'), ~~except where the project design incorporates terraced lots, then the maximum height of a building shall not exceed forty feet (40') when measured~~

~~from the lowest finished graded pad.~~ Architectural elements such as spires, minarets, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space

b. The maximum height for a structure shall exceed fifty feet (50') in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

- (7) Site layouts and building designs shall minimize noise impacts on surrounding properties and comply with Ordinance No. 847.
- (8) Drainage channels shall be constructed to avoid undermining or eroding the roadbed.
- (9) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines.
- (10) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (11) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (12) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.

1 (13) On-site advertising signs shall be consistent with Temecula Valley
2 Wine Country Design Guidelines and comply with all applicable
3 County signage requirements.

4 (14) All residential developments shall record a Right-to-Farm covenant,
5 pursuant to Ordinance No. 625 to protect the vineyard and equine
6 uses from residential encroachment and conflicting land uses.

7 b. Special Occasion Facility Standards. In addition to the General Standards,
8 the following standards shall apply to all special occasion facilities in the
9 WC-E zone:

10 (1) Buildings and structures shall be designed in a rural, equestrian or
11 wine country theme consistent with the Temecula Valley Wine
12 Country Design Guidelines.

13 (2) Loading, trash, and service areas shall be screened by structures or
14 landscaping and shall be located and designed in such a manner as
15 to minimize noise and odor impacts to adjacent properties.

16 (3) Automobile parking spaces shall comply with Section 18.12 of
17 Ordinance No. 348 and shall be consistent with the rural standards
18 of Temecula Valley Wine Country Policy Area of the Riverside
19 County General Plan and the Temecula Valley Wine Country
20 Design Guidelines.

21 (4) No amplified sound shall be permitted outdoors, except for the
22 following:

23 a. Polo grounds;

24 b. Horse racing track;

25 c. Rodeo arena; or

26 d. An Exception to Ordinance No. 847 has been applied for and
27 approved
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1 (5) All special occasion facilities shall conduct a noise study or an
2 acoustical analysis if an outdoor facility is proposed. Based on such
3 study or analysis, the Planning Director may require as a condition
4 of approval that the project applicant enter into a good neighbor
5 agreement with the surrounding neighbors.

6 (6) Outside storage areas and the material therein shall be screened with
7 structures or landscaping.

8 (7) All roof mounted mechanical equipment shall be screened from the
9 ground elevation view to minimum sight distance of thirteen
10 hundred twenty feet (1,320').

11 c. Class II Equestrian Establishment Standards. In addition to the General
12 Standards, the following standards shall apply to all Class II Equestrian
13 Establishments in the WC-E zone:

14 (1) At least seventy-five percent (75%) of the net project area shall be
15 set-aside for permanent equine lands prior to issuance of certificate
16 of occupancy or final inspection for the Class II Equestrian
17 Establishment, whichever occurs first.

18 (2) Buildings and structures shall be designed in a rural, equestrian or
19 wine country theme consistent with the Temecula Valley Wine
20 Country Design Guidelines and in a manner that provides a sanitary
21 and healthful environment for the horses.

22 (3) Automobile parking spaces shall comply with Section 18.12 of this
23 ordinance and shall be consistent with the rural standards of the
24 Temecula Valley Wine Country Policy Area of the Riverside
25 County General Plan and the Temecula Valley Wine Country
26 Design Guidelines.

- (4) Corrals, exercise rings, arenas, and any other disturbed soil area shall be regularly watered or otherwise treated to prevent the emanation of dust.
- (5) Manure disposal shall be managed to discourage breeding grounds for flies and pests.
- (6) If on-site composting can be achieved, the compost area shall be sited at least fifty feet (50') from waterways and hundred feet (100') from any property line.

d. Winery Standards. In addition to the General Standards, the following standards shall apply to all wineries in the WC-E zone:

- (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.

- 1 (5) The seventy-five (75%) planting requirement shall be maintained for
2 the life of the permit.
- 3 (6) No amplified sound shall be permitted outdoors, unless an exception
4 to Ordinance No. 847 has been applied for and approved.
- 5 (7) Prior to obtaining a Certificate of Occupancy, a winery operator
6 shall obtain all applicable permits or licenses required by the
7 California Department of Beverage Control.
- 8 (8) ~~Seventy-five (75%) of the~~ The grapes utilized in wine production
9 and retail wines sales shall ~~meet the following minimum~~
10 ~~requirement:—seventy five percent (75%) shall—~~ be grown in
11 Riverside County, except ~~during for~~ the following:
- 12 a. When the Board of Supervisors declares an Agricultural
13 Emergency for the Temecula Valley Wine Country Area.
14 The declaration shall be for a specific period of time and any
15 winery within the Temecula Valley Wine Country Area
16 Policy Area may take advantage of the exemption.
- 17 b. ~~During t~~The first ~~three—~~years from the plot plan's or
18 conditional use permit's effective date.
- 19 (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine
20 must be produced on the winery's ~~premissesite~~.
- 21 (10) A Class I Winery shall be less than 1,501 square feet in size.
- 22 (11) A Class II Winery shall be at least fifteen hundred (1,500) square
23 feet in size and shall produce at least three thousand five hundred
24 (3,500) gallons of wine annually as determined by the County
25 Agricultural Commissioner.
- 26 (12) Prior to the issuance of a building permit for any incidental
27 commercial uses, the winery shall be constructed.
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- 1 (13) Prior to the issuance of a certificate of occupancy for any incidental
2 commercial uses, the winery shall be operational.
- 3 (14) Buildings and structures shall be designed in a rural, equestrian or
4 wine country theme consistent with the Temecula Valley Wine
5 Country Design Guidelines.
- 6 (15) Automobile parking spaces shall comply with Section 18.12 of
7 Ordinance No. 348 and shall be consistent with the rural standards
8 of the Temecula Valley Wine Country Policy Area of the Riverside
9 County General Plan and the Temecula Valley Wine Country
10 Design Guidelines.
- 11 (16) Loading, trash, and service areas shall be screened by structures
12 or landscaping and shall be located and designed in such a manner
13 as to minimize noise and odor impacts to adjacent properties.
- 14 (17) Outside storage areas shall be screened from view by structures
15 or landscaping.
- 16 (18) All roof mounted mechanical equipment shall be screened from the
17 ground elevation view to a minimum sight distance of thirteen
18 hundred twenty feet (1,320').

19 SECTION 14.98. AUTHORIZED USES. WINE COUNTRY – RESIDENTIAL (WC-R)
20 ZONE.

21 a. ALLOWED USES. The following uses are allowed:

- 22 (1) One-family dwelling.
- 23 (2) Cottage Industry provided activities are limited to knitting, basket
24 making, sewing, quilting, pottery, scrap booking and cooking
25 classes or services; no more than one full-time employee engages in
26 cottage industry activities on site at any one time; no more than 10
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1 customers visit the site at any given time; no customer lodging
2 occurs on site without an approved Cottage Inn.

3 (3) Vineyards; groves; equine lands; field crops; flower, vegetable, and
4 herb gardening; orchards; apiaries; the drying, processing and
5 packing (other than canning) of fruits, nuts, vegetables and other
6 horticultural products where such drying, processing or packing is in
7 conjunction with an agricultural operation or an incidental
8 commercial use as defined in this ordinance and further provided that
9 the permanent buildings and structures used in conjunction with such
10 processing operations are constructed in compliance with the
11 requirements of Ordinance No. 457. -

12 (4) The systematic rotation of animals for grazing is allowed so long as the
13 total number of animals does not exceed the maximum allowed
14 pursuant to Section 14.98.a.(5) herein. Notwithstanding the foregoing,
15 there shall be no limit to the allowable number of sheep, goats or cattle
16 which may be temporarily grazed on any premises when the grazing is
17 for the purpose of cleaning up unharvested crops, provided that such
18 grazing is not conducted for more than four weeks in any six month
19 period and that the total number of sheep, goats or cattle permanently
20 kept on the premises does not exceed the maximum allowed.

21 (5) The noncommercial keeping, raising or boarding of horses, cattle,
22 sheep, and goats on lots 20,000 square feet or larger and 100 feet in
23 width, provided they are kept not less than 50 feet from any
24 dwelling unit other than a dwelling unit located on the same lot. The
25 number of such animals is not to exceed five (5) animals per gross
26 acre of all the land available. The provisions of this subsection apply
27 to mature breeding stock, maintenance stock and similar farm stock,
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1 and shall not apply to the offspring thereof, if such offspring are being
2 kept solely for sale, marketing or slaughtering prior to the age of
3 maturity. In all cases the allowable number of animals per acre shall be
4 rounded to the nearest whole number.

5 (6) Farms or establishments for the selective or experimental breeding
6 and raising of horses, cattle, sheep, and goats subject to the
7 limitations set forth in section a.(5) herein.

8 (7) Future Farmers of America or 4-H projects.

9 (8) Outside storage of materials, such as irrigation equipment and
10 farming machinery, is allowed as an accessory use with no limit
11 provided the materials are used in conjunction with a farm.
12 Otherwise, the outside storage of materials is allowed as an
13 accessory use on lots smaller than one-half acre provided the
14 amount is limited to 100 square feet with a maximum height of six
15 feet and is allowed as an accessory use on lots one-half acre or
16 larger provided the amount is limited to 200 square feet with a
17 maximum height of six feet.

18 b. **CONDITIONALLY PERMITTED USES WITH A PLOT PLAN.** The
19 following uses are permitted provided a plot plan has first been approved
20 pursuant to Section 18.30 of this ordinance.

21 (1) In addition to the principal dwelling, an additional one family
22 dwelling may be permitted for each ten acres of a farm. Any such
23 additional dwelling shall be located on a lot being farmed and may
24 be occupied by the owner, operator or employee of the farming
25 operation as a one family dwelling provided that:

26 a. The dwelling is not rented or offered for lease.
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- b. The dwelling is located not less than 50 feet from any lot line.
- c. The dwelling is screened from view from the front lot line by shrubs or trees.
- d. The arrangement of the dwelling, sanitary facilities and utilities conforms with all requirements of law including requirements of the County Public Health Department and the County Building and Safety Department.
- e. The total number of such additional dwellings for any farm shall not exceed four.

(2) A temporary stand for the display and sale of agricultural products of any authorized use that are produced on the lot where such stand is located or are produced on contiguous lots owned or leased by the owner or occupant of the premises. The temporary stand shall be operated by the producer of the agricultural products. The duration of sales from the temporary stand shall not exceed a period of three continuous months or a total of six months during any calendar year. The stand shall not exceed 300 square feet and shall not include any permanent building or structure. Off-street parking shall be provided as required in Section 18.12 of Ordinance No. 348, except that no paving shall be required.

(3) Cottage Inn provided the use is conducted within a one family dwelling unit, is secondary to the principal use of the one family dwelling as a residence and employs no more than two persons who are not residents of the one family dwelling

(4) Class I, II winery.

- 1 c. Wine Country Clustered subdivision that complies with Ordinance No. 460
2 and the development standards set forth in the WC-R zone.
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4 SECTION 14.99. DEVELOPMENT STANDARDS.

- 5 a. General Standards. The following standards shall apply to all uses and
6 development in the WC-R Zone, except for residential subdivisions tract
7 ~~and parcel maps~~ tentatively approved prior to the effective date of
8 Ordinance No. 348.4729. Such subdivisions maps shall comply with the
9 development standards of their previous zoning classifications in Ordinance
10 No. 348:

- 11 (1) LOT SIZE. Except for Wine Country Clustered Subdivisions, the
12 minimum lot size for subdivisions shall be 5 gross acres. On flag lots,
13 the minimum lot size shall be determined by excluding that portion of a
14 lot that is used solely for access to the portion of a lot used as a building
15 site.
- 16 (2) LOT WIDTH. Except for Wine Country Clustered Subdivisions, lots
17 shall have a minimum average width of two hundred feet (200').
- 18 (3) LOT DEPTH. Except for Wine Country Clustered Subdivisions, the
19 minimum average lot depth shall be 100 feet.
- 20 (4) SETBACKS. The following setback requirements shall apply.
- 21 a. The minimum front setback for buildings and structures shall
22 be fifty feet (50') from the property line.
- 23 b. The minimum side setback for buildings and structures shall
24 be thirty feet (30') from the property line.
- 25 c. The minimum rear setback for buildings and structures shall
26 be thirty feet (30') from the property line.
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- d. The minimum road right of way setback for all buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100'). The minimum one hundred foot (100') setback requirement does not apply when it makes a single lot undevelopable for a one family dwelling. In such an event, the minimum fifty foot (50') setback requirement shall apply to the lot.
- e. The minimum road right of way setback for permanent buildings and structures used in conjunction with drying, processing, and packing operations shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and Highway 79 South where the minimum setback requirement shall be one hundred feet (100').
- f. The minimum road right of way setback for all winery buildings and structures shall be fifty feet (50'), except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Glen Oaks Road, Pauba Road, De Portola Road, Buck Road, Borel Road, Butterfield Stage Road, Calle Contento Road, Camino Del Vino Road, and

1 Highway 79 South where the minimum setback requirement
2 shall be one hundred feet (100').

3 (5) HABITABLE STORIES. The number of habitable stories above a
4 building's lowest above ground finished floor shall not exceed two
5 (2).

6
7 (6) HEIGHT.

8 a. The maximum height for a building shall not exceed forty
9 ~~thirty~~ feet (340'), ~~except when the project design~~
10 ~~incorporates terraced lots, then the maximum height of the~~
11 ~~building shall not exceed forty feet (40') when measured~~
12 ~~from the lowest finished graded pad.~~ Architectural elements
13 such as spires, minarets, chimneys or similar structures may
14 exceed the prescribed height limits where such structures do
15 not provide additional floor space.

16 b. The maximum height for a structure shall not exceed fifty
17 feet (50') in height, unless a greater height is approved
18 pursuant to Section 18.34 of this ordinance. In no event,
19 however, shall a structure exceed seventy-five (75') feet in
20 height, unless a variance is approved pursuant to Section
21 18.27 of this ordinance.

22 (7) Site layouts and building designs shall minimize noise impacts on
23 surrounding properties and comply with Ordinance No. 847.

24 (8) Drainage channels shall be constructed to avoid undermining or
25 eroding the roadbed.

26 (9) Curbs, gutters and streetlights shall be constructed in accordance
27 with Temecula Valley Wine Country Design Guidelines.
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- (10) Site layout and design shall be consistent with existing and planned recreational trails and bike paths set forth in the General Plan and the Temecula Valley Wine Country Design Guidelines.
- (11) All utilities shall be installed underground except electrical lines rated at 33kV or greater which may be installed above ground.
- (12) All exterior lighting shall comply with applicable requirements of Ordinance Nos. 655 and 915.
- (13) All exterior lighting, including spotlights, floodlights, electric reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare and direct illumination of streets or adjoining property.
- (14) On-site advertising signs shall be consistent with Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (15) All residential developments shall record a Right-to-Farm covenant, pursuant to Ordinance No. 625 to protect the vineyard uses from residential encroachment and conflicting land uses.

b. Wine Country Clustered Subdivision Development Standards.

In addition to the General Standards, the following standards shall apply to wine country clustered subdivision in the WC-R Zone:

- (1) Site layout and design shall be consistent with the Temecula Valley Wine Country Design Guidelines to maximize unique site characteristics including, but not limited to, the natural topography, scenic vistas, soil quality and drainage patterns.
- (2) The minimum residential lot size shall be one (1) gross acre.

- (3) Prior to tentative approval of an applicable subdivision map, at least seventy five percent (75%) of net project area shall be set-aside for planting vineyards through production lots or deed restriction.
- (4) Fifty percent (50%) of the set-aside area shall be planted prior to issuance of the building permit for the first dwelling unit and remaining twenty five percent (25%) prior to finalization of the building permit for the first dwelling unit.
- (5) A wine country clustered subdivision consisting of forty (40) gross acres or more shall provide at least one (1) production lot.
- (6) A wine country clustered subdivision that includes a production lot of at least 25 gross acres may have a Class I winery.
- (7) Set-aside areas shall be maintained for production of grapes in perpetuity by any of the following: property owner's association, home owner's association or County Service Area.
- (8) On-site improvements for production lots and deed restricted areas including, but not limited to, lighting, ingress and egress shall be limited to improvements necessary to maintain the production lots and deed restricted areas.
- (9) On-site improvements for clustered lots including, but not limited to, roads, signage, parking, street furniture and exterior lighting shall be consistent with the Temecula Valley Wine Country Design Guidelines and comply with all applicable County signage requirements.
- (10) Wine Country Clustered subdivisions shall include an established on-site vineyard and comply with Ordinance No. 460.

c. Winery Standards. In addition to the General Standards, the following standards shall apply to all wineries in the WC-R zone:

- (1) A total of seventy-five percent (75%) of the net project area shall be planted in vineyards prior to issuance of certificate of occupancy or final inspection, whichever occurs first. Fifty percent (50%) of the vineyard requirement shall be planted prior to issuance of building permit for the winery.
- (2) To achieve the seventy-five (75%) percent requirement, fifteen percent (15%) of the net project area may include the planting of olive trees and the remaining sixty percent (60%) of the net project area shall be planted in vineyards.
- (3) The seventy-five (75%) planting requirement shall not include water features, natural or manmade lakes or the planting of grapevines in parking lots, but may include planting in the road right of way as may be approved by the Director of Transportation or his designee.
- (4) Vineyards used to meet the above planting requirement shall have a minimum average density of 450 vines per acre. Olive trees used to meet the above planting requirement shall have a minimum average density of 100 olive trees per acre.
- (5) The seventy-five (75%) planting requirement shall be maintained for the life of the permit.
- (6) No amplified sound shall be permitted outdoors, unless an exception to Ordinance No. 847 has been applied for and approved.
- (7) Prior to obtaining a Certificate of Occupancy, a winery operator shall obtain all applicable permits or licenses required by the California Department of Beverage Control.
- (8) Seventy-five (75%) of the ~~The~~ grapes utilized in wine production and retail wines sales shall ~~meet the following minimum~~

1 ~~requirement: seventy-five percent (75%) shall~~ be grown in
2 Riverside County, except ~~during for~~ the following:

3 a. When the Board of Supervisors declares an Agricultural
4 Emergency for the Temecula Valley Wine Country Area.
5 The declaration shall be for a specific period of time and any
6 winery within the Temecula Valley Wine Country Area
7 Policy Area may take advantage of the exemption.

8 b. ~~During t~~The first ~~three~~ years from the plot plan's or
9 conditional use permit's effective date.

10 (9) Of the wine sold by a winery, at least fifty percent (50%) of the wine
11 must be produced on the winery's site premises.

12 (10) A Class I Winery shall be less than 1,501 square feet in size.

13 (11) A Class II Winery shall be at least fifteen hundred (1,500) square
14 feet in size and shall produce at least three thousand five hundred
15 (3,500) gallons of wine annually as determined by the County
16 Agricultural Commissioner.

17 (12) Prior to the issuance of a building permit for any incidental
18 commercial uses, the winery shall be constructed.

19 (13) Prior to the issuance of a certificate of occupancy for any incidental
20 commercial uses, the winery shall be operational.

21 (14) Buildings and structures shall be designed in a rural, equestrian or
22 wine country theme consistent with the Temecula Valley Wine
23 Country Design Guidelines.

24 (15) Automobile parking spaces shall comply with Section 18.12 of
25 Ordinance No. 348 and shall be consistent with the rural standards
26 of the Temecula Valley Wine Country Policy Area of the Riverside
27
28

1 County General Plan and the Temecula Valley Wine Country
2 Design Guidelines.

3 (16) Loading, trash, and service areas shall be screened by structures or
4 landscaping and shall be located and designed in such a manner as
5 to minimize noise and odor impacts to adjacent properties.

6 (17) Outside storage areas shall be screened from view by structures or
7 landscaping.

8 (18) All roof mounted mechanical equipment shall be screened from the
9 ground elevation view to a minimum sight distance of thirteen
10 hundred twenty feet (1,320')."

11 Section 2. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days
12 after its adoption.

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14
15 BOARD OF SUPERVISORS OF THE COUNTY
16 OF RIVERSIDE, STATE OF CALIFORNIA

17 By: _____
18 Chairman

19 ATTEST: Kecia Harper-Ihem
20 CLERK OF THE BOARD

21 By: _____
22 Deputy
23 (SEAL)

24
25 APPROVED AS TO FORM
26 February _____, 2014

27 By: _____
28 KARIN WATTS-BAZAN

Principal Deputy County Counsel

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APPROVED BY BOARD 1-25-14.DOC;G:\PROPERTY\MCLACK\PLANNING AND LAND USE\WINE COUNTRY COMMUNITY PLAN\CLEAN UP
REVISIONS TO WCCP ZONING ORDINANCE APPROVED BY BOARD 1-25-14.DOC~~