



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

APRIL 18, 2018

**Planning
Commissioners
2018**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger
Chairman

4th District
Bill Sanchez
Vice-Chairman

5th District
Eric Kroencke

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

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit 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 provide your name and address and state that you agree with the previous speaker(s).

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

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

CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

- 1.0** CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
- 1.1** **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32816** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 13.34 Acres – Zoning: General Residential (R-3) – Approved Project Description: Schedule "A" subdivision of 13.34 acres into 84 multi-family residential lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32816, extending the expiration date to April 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2** **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32817** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) – Community Development: Medium High Density Residential (CD-MHDR) – Community Development: Commercial Retail (CD-CR) – Open Space: Recreational (OS-R) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 35.74 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule "A" subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32817, extending the expiration date to February 8, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.3** **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Community Development: Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 24.84 Acres – Zoning: Specific Plan (SP 293) – Approved Project Description: Schedule "A" subdivision of 24.84 acres into 252 condominium units within 84 individual buildings – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32818, extending the expiration date to March 1, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.4 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32485** – Applicant: Vista Hills 14, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Soboba Avenue, and westerly of Lake Street – 4.76 Acres – Zoning: One Family Dwelling (R-1) – Approved Project Description: Schedule “A” Subdivision of 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one (1) open space lot used as a detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32485, extending the expiration date to March 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.5 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32272** – Applicant: Vir Prabhu Dhalla – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Thompson Road, easterly of Washington Street, and southerly of Yates Road – 12 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” – subdivision of 12 acres into 42 single-family dwelling units with 7,200 sq. ft. minimum lot sizes and one (1) detention basin – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32272, extending the expiration date to May 23, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34477** – Applicant: Jorge H. Orozco-Sanchez – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Open Space: Recreation (OS-R) – Location: Southerly of Soft Winds Drive and easterly of Retreat Parkway – 6.75 Acres – Zoning: SP (Specific Plan No. 317, Planning Area Nos. 11 and 12) – Approved Project Description: Proposes a Schedule “A” subdivision of 6.75 gross acres into five (5) residential lots, with a minimum lot size of 7,200 sq. ft., a 0.36-acre tot lot, and three (3) open space lots. Under proposed Specific Plan No. 317, Amendment No. 1, the proposed project will be located within proposed Planning Areas 12 and 14 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 34477, extending the expiration date to January 9, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29322** – Applicant: Brian Hardy – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Business Park (CD-BP) (0.25-0.60 FAR) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Recreation (OS-R) – Location: Southerly of Alicante Drive, easterly of Trumble Road, northerly of Grand Avenue, and westerly of Juniper Flats Road – 43.4 Acres – Zoning: Specific Plan (SP No. 260) – Approved Project Description: Schedule “A” subdivision of 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 sq. ft. and four (4) open space lots for water detention/quality purposes, a 14 foot wide reginal trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29322, extending the expiration date to April 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.8 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33743** – Applicant: The Woods (Riverside) Venture, LLP – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Commercial Retail (CD-CR) – High Density Residential (CD-HDR) – Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue – 5.61 Acres – Zoning: Specific Plan 293 Planning Areas 38A, 38B, and 39 (Winchester Hills) – Approved Project Description: Schedule “A” subdivision of 5.61 acres into one (1) lot for 57 condominium units and one (1) recreation area – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33743, extending the expiration date to February 4, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.9 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31008** – Applicant: Sun Holland, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Craig Road, westerly of Eucalyptus Road, and southerly of Holland Road – 160 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule ‘A’ subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 31008, extending the expiration date to April 13, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.10 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36599** – Applicant: Brown Brothers c/o Mike Brown – Third Supervisorial District – Rancho California Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Rural Mountainous (R-RM) (10 acre min.) – Location: South of Via

Carmelo, easterly of Cordova, westerly of Exa Ely Road, and northerly of Rope Road – 78.75 Acres – Zoning: Residential Agriculture – 5 Acre Min. (R-A-5) – Approved Project Description: Schedule “D” subdivision of 78.75 acres of land into 15 lots with a minimum lot size of five (5) acres – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36599, extending the expiration date to March 24, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.11 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32027** – Applicant: Omni Financial, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, and easterly of Eucalyptus Road – 25.7 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 25.7 acres into 82 residential lots, and four (4) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32027, extending the expiration date to March 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners’ request).
- NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 3.1 **SURFACE MINING PERMIT NO. 152, REVISION NO. 2 – Intent to Consider an Addendum to a Mitigated Negative Declaration** – EA42940 – Applicant: Hanson Aggregates, LLC – Second Supervisorial District – El Cerrito Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral (OS-MIN) – Location: Northerly of Cajalco Road, southerly of Highway 91, easterly of Interstate 15, and westerly of Eagle Canyon Road – 128 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (M-R-A) – **REQUEST:** This Amended Surface Mining Permit proposes to set the hours of operation of mining activities greater than 300 feet inside the property boundary to 24 hours per day, 7 days a week, and the hours of operation of mining activities less than 300 feet inside the property boundary to between the hours of 6:00 a.m. and 10:00 p.m., 7 days a week. In addition, it proposes to permit transporting operations 24 hours a day, 7 days a week, with the exception of along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road, which shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday. Continued from October 4, 2017, December 6, 2017, and February 21, 2018. Project Planner: Dan Walsh at (951) 955-6187 or email at dwalsh@rivco.org.
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO. 26308 – Intent to Adopt a Negative Declaration** – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Avenue, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) – Watercourse, Watershed, and Conversation Areas (W-1) – **REQUEST:** General Plan Amendment No. 1223, proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P), and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 sq. ft. retail store (Dollar General) on 2 acres. No alcohol sales. The retail store will consist of 46 parking spaces (including 2 ADA), signage, and a bio-retention and infiltration basin. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 5.0 WORKSHOPS:
- NONE**
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR’S REPORT
- 8.0 COMMISSIONERS’ COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s): TR32816

Applicant(s):

Area Plan: Harvest Valley/Winchester

The Woods (Riverside) Venture, LLP

Zoning Area/District: Winchester Area

Representative(s):

Supervisorial District: Third District

Jim Lytle

Project Planner: Gabriel Villalobos



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 13.34 acres into 84 multi-family residential lots. The project is located northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32816**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 11, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32816 was originally approved at Planning Commission on March 1, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7152 where both applications were approved on April 11, 2006.

The Third Extension of Time was received February 16, 2018, ahead of the expiration date of April 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 5, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of four (4) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 5, 2018) indicating the acceptance of the four (4) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The 1st and 2nd extensions of time granted 1 year each for a total of 2 years. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will grant another 3 years, extending the tentative tract map's expiration date to April 11, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

3rd EOT for TR32816

Vicinity Map






Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

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

REPORT PRINTED ON... 3/12/2018 2:31:04 PM

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Extension of Time Environmental Determination

Project Case Number: TR32816
 Original E.A. Number: 40000
 Extension of Time No.: 3rd EOT
 Original Approval Date: April 11, 2006
 Project Location: North of Domenigoni Parkway, East of Leon Rd., and South of Olive Ave

Project Description: Schedule A subdivision of 13.34 acres into 84 multi-family residential lots

On April 11, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Gabriel Villalobos, Project Planner

Date: 4/9/18
 For Charissa Leach, Assistant TLMA Director

THE WOODS

The Woods (Riverside) Venture, L.L.P.

March 5, 2018

To: Gabriel Villalobos

From: Jim Lytle

Re: Acceptance of EOT-3 Conditions of Approval for CASE TR32816

Mr. Villalobos:

I am the applicant for the EOT Case TR32816. I accept the following conditions of approval associated with this Extension of Time Request.

Accepted EOT-3 Conditions

1. **Prior to Final Map**
50-E-HEALTH.1 – REQ E HEALTH DOCUMENTS
50-TRANS.1 – FINAL ACCESS AND MAINT

2. **Prior to Grading Permit Issuance**
60.BS GRADE.1 – REQ BMP SWPPP WQMP
60.TRANS.1 – FINAL WQMP FOR GRADING

3. **Prior to Building Permit Issuance**
80.TRANS.1 – WQMP AND MAINTENANCE

4. **Prior to Building Final Inspection**
90.BS GRADE.1 – WQMP REQUIRED
90-TRANS.1 – WQMP COMP AND BNS REG

Regards,


Jim Lytle

The Woods (Riverside) Venture, L.L.P.

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562
TEL 951.696.0600 • FAX 951.834.9801

Plan: TR32816E03

Parcel: 461280036

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR32816E03

Parcel: 461280036

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s): TR32817

Applicant(s):

Area Plan: Harvest Valley/Winchester

The Woods (Riverside) Venture, LLP

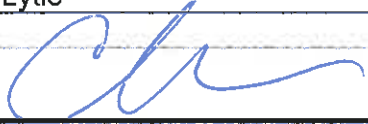
Zoning Area/District: Winchester Area

Representative(s):

Supervisorial District: Third District

Jim Lytle

Project Planner: Gabriel Villalobos



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area. The project is located northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32817**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 8, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32817 was originally approved at Planning Commission on February 8, 2006. It proceeded to the Board of Supervisors and was received and filed on March 28, 2006.

The Third Extension of Time was received January 31, 2018, ahead of the expiration date of February 8, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 9, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 9, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extensions of time each granted 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will grant another 3 years, extending the tentative tract map's expiration date to February 8, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

3rd EOT for TR32817

Vicinity Map



Legend

-  Parcels
-  County Centerlines
-  Blue Line Streams
-  City Areas



0 752 1,505 Feet

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

Notes

REPORT PRINTED ON... 2/23/2018 2:13:23 PM

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Extension of Time Environmental Determination

Project Case Number: TR32817
 Original E.A. Number: 39999
 Extension of Time No.: 3rd EOT
 Original Approval Date: February 8, 2006
 Project Location: North of Domenigoni Parkway, east of Leon Rd, and south of Olive Ave
 Project Description: Schedule A subdivision of 35.74 acres into 34 multi-family residential lots, a recreation area, a common open space area, a school, a park, and a retail area.

On February 8, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 4/2/18
 For Charissa Leach, Assistant TLMA Director

THE WOODS

The Woods (Riverside) Venture, L.L.P.

February 8, 2018

To: Gabriel Villalobos

From: Jim Lytle

Re: Acceptance of EOT-3 Conditions of Approval for CASE TR32817

Mr. Villalobos:

I am the applicant for the EOT Case TR32817. I accept the following conditions of approval associated with this Extension of Time Request.

Accepted EOT-3 Conditions

1. **Prior to Map Recordation**
50-HEALTH.1 – EOT 3 – REQ E HEALTH DOCUMENTS
50-TRANS.1 – EOT 3 – FINAL ACCESS AND MAINTENANCE
2. **Prior to Grading Permit Issuance**
60.BS.GRADE.1 – EOT 3 – REQ BMP SWPPP WQMP
60.TRANS.1 – EOT 3 – FINAL WQMP FOR GRADING
3. **Prior to Building Permit Issuance**
80-TRANS.1 – EOT 3 – WQMP AND MAINTENANCE
4. **Prior to Building Final Inspection**
90.BS.GRADE.1 – EOT 3 – WQMP REQUIRED
90.TRANS.1 – EOT 3 – WQMP COMP AND BNS REG

Regards,



Jim Lytle

The Woods (Riverside) Venture, L.L.P.

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562
TEL 951.696.0600 • FAX 951.834.9801

Plan: TR32817E03

Parcel: 461280036

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS ✓ Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT ✓ Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP ✓ Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING ✓ Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR32817E03

Parcel: 461280036

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE ✓ Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED ✓ Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG ✓ Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Plan: TR32817E03

Parcel: 461280036

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR32817E03

Parcel: 461280036

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
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Transportation

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Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s): TR32818

Area Plan: Harvest Valley/Winchester


Zoning Area/District: Winchester Area

Supervisory District: Third District

Project Planner: Gabriel Villalobos

Applicant(s):
The Woods (Riverside) Venture, LLP

Representative(s):
Jim Lytle



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 24.84 acres into 252 condominium units within 84 individual buildings. The project is located northerly of Domenigoni Parkway, easterly of Leon Rd., and southerly of Olive Ave.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32818**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32818 was originally approved at Planning Commission on March 1, 2006. It proceeded to the Board of Supervisors along and was approved on March 28, 2006.

The Third Extension of Time was received February 16, 2018, ahead of the expiration date of March 1, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 5, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 5, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

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EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The 1st and 2nd extensions of time each granted 1 year for a total of 2 years. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will grant another 3 years, extending the tentative tract map's expiration date to March 1, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

3rd EOT for TR32818

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blue line Streams
- City Areas

Notes

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



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Extension of Time Environmental Determination

Project Case Number: TR32818
 Original E.A. Number: 40001
 Extension of Time No.: 3rd EOT
 Original Approval Date: March 1, 2006
 Project Location: Northerly of Patton Avenue, easterly of Blalock Place, and westerly of Eucalyptus Road

Project Description: Schedule "A" subdivision of 24.84 acres into 252 condominium units proposing 84 buildings.

On March 1, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 4/2/18
 For Charissa Leach, Assistant TLMA Director

THE WOODS

The Woods (Riverside) Venture, L.L.P.

March 5, 2018

To: Gabriel Villalobos

From: Jim Lytle

Re: Acceptance of EOT-3 Conditions of Approval for CASE TR32818

Mr. Villalobos:

I am the applicant for the EOT Case TR32818. I accept the following conditions of approval associated with this Extension of Time Request.

Accepted EOT-3 Conditions

1. **Prior to Final Map**
50-E-HEALTH.1 – REQ E HEALTH DOCUMENTS
50-TRANS.1 – FINAL ACCESS AND MAINT

2. **Prior to Grading Permit Issuance**
60.BS GRADE.1 – REQ BMP SWPPP WQMP
60-TRANS.1 – FINAL WQMP FOR GRADING

3. **Prior to Building Permit Issuance**
80-TRANS. 1 – WQMP AND MAINTENANCE

4. **Prior to Building Final Inspection**
90.BS GRADE.1 – WQMP REQUIRED
90-TRANS.1 – WQMP COMP AND BNS REG

Regards,


Jim Lytle

The Woods (Riverside) Venture, L.L.P.

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562
TEL 951.696.0600 • FAX 951.834.9801

Plan: TR32818E03

Parcel: 461280036

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR32818E03

Parcel: 461280036

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.4

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s):	TR32485	Applicant(s):	
Area Plan:	San Jacinto Valley	Applicant(s):	Vista Hills 14, LLC
Zoning Area/District:	Little Lake District	Representative(s):	
Supervisorial District:	Third District	Representative(s):	Harry Bigham
Project Planner:	Gabriel Villalobos		


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one open space lot used as a detention basin. The project is located northerly of Mayberry Avenue, southerly of Acacia Avenue, easterly of Soboba Avenue, and westerly of Lake Street.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32485**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 30, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32485 was originally approved at Planning Commission on March 30, 2005. It proceeded to the Board of Supervisors and was approved on July 26, 2005.

The Fourth Extension of Time was received February 21, 2018, ahead of the expiration date of March 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 1, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 1, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first, second, and third extensions of time each granted 1 year for a total of 3 years. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this fourth extension of time will grant another 3 years, extending the tentative tract map's expiration date to March 30, 2021. If a final map has not been recorded prior to this date, no additional extensions will be granted.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

4th EOT for TR32485

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

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

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Extension of Time Environmental Determination

Project Case Number: TR32485

Original E.A. Number: 39589

Extension of Time No.: 4th EOT

Original Approval Date: March 30, 2005

Project Location: North of Mayberry Avenue, South of Acacia Avenue, East of Soboba Avenue, and West of Lake Street

Project Description: Schedule "A" Subdivision of 4.76 acres into 17 single-family residential units with 7,200 sq. ft. minimum lot sizes and one open space lot used as a detention basin.

On March 30, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
Gabriel Villalobos, Project Planner

Date: 4/9/18
For Charissa Leach, Assistant TLMA Director

Vista Hills 14, LLC
5404 Napa Street – Suite 200
San Diego, CA 92110

March 1, 2018

Gabriel Villalobos
Riverside County Planning Dept.
4080 Lemon St. – 12th Floor
Riverside, CA 92501

RE: TR32485 4th Extension of Time Request for Tentative Tract Map No. 32485

Dear Mr. Villalobos,

Please be advised that I, Walid Romaya, the Extension of Time Applicant, accepts the following additional (7) new recommended Conditions listed below:

- 50. REQ E Health Documents
- 50. Final Access and Maintenance
- 60. REQ BMP SWPPP WQMP
- 60. Final WQMP For Grading
- 80. WQMP and Maintenance
- 90. WQMP Required
- 90. WQMP COMP and BNS REG

Please do not hesitate to give me a call on my cell at (619) 944-1689 if you have any questions or concerns in this matters.

Sincerely,



Walid E. Romaya
Vista Hills 14, LLC

Cc: File

Plan: TR32485E04

Parcel: 552080002

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT4 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT4 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT4 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT4 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR32485E04

Parcel: 552080002

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT4 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT4 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT4 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT4 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.5

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s): TR32272

Applicant(s):

Area Plan: Southwest

Vir Prabhu Dhalla

Zoning Area/District: Rancho California Area

Representative(s):

Supervisorial District: Third District

Project Planner: Gabriel Villalobos

A handwritten signature in blue ink, appearing to read 'CL', is written over a horizontal line.

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 12 acres into 42 single-family dwelling units with 7,200 square foot minimum lot sizes and one detention basin. The project is located northerly of Thompson Road, easterly of Washington Street, and southerly of Yates Road.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32272**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 23, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32272 was originally approved at Planning Commission on March 22, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6952 where both applications were approved on May 23, 2006.

The Third Extension of Time was received February 26, 2018, ahead of the expiration date of May 23, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 11, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 11, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extensions of time each granted 1 year for a total of 2 years. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will grant another 3 years, extending the tentative tract map's expiration date to May 23, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

3rd EOT for TR32272

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

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



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Notes

Extension of Time Environmental Determination

Project Case Number: TR32272
Original E.A. Number: 39506
Extension of Time No.: 3rd EOT
Original Approval Date: May 23, 2006
Project Location: North of Thompson Road, East of Washington Street, and South of Yates Road
Project Description: Schedule A - subdivision of 12 acres into 42 single-family dwelling units with 7,200 square foot minimum lot sizes and one detention basin.

On May 23, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 4/2/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: prabhu dhalla <vpd47@aol.com>
Sent: Sunday, March 11, 2018 10:39 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR32272 3rd EOT

THE FOLLOWING CONDITIONS ARE ACCEPTABLE TO ME

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

THANKS

VIR PRABHU DHALLA
4343 MARKET ST.
RIVERSIDE, CA 92501

-----Original Message-----

From: Villalobos, Gabriel <GVillalo@rivco.org>
To: vpd47 <vpd47@aol.com>
Sent: Thu, Mar 1, 2018 3:49 pm
Subject: Recommended Conditions for TR32272 3rd EOT

Attn: Vir Prabhu Dhalla
4343 Market St
Riverside, CA 92501

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32272.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



How are we doing? [Click the Link and tell us](#)

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[County of Riverside California](#)

Plan: TR32272E03

Parcel: 472210002

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR32272E03

Parcel: 472210002

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.6

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s):	TR34477	Applicant(s):	
Area Plan:	Temescal Canyon	Applicant(s):	Jorge H. Orozco-Sanchez
Zoning Area/District:	Glen Ivy Area	Representative(s):	
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 6.75 gross acres into five residential lots, with a minimum lot size of 7,200 square feet, a 0.36-acre tot lot, and three open space lots. The project is located southerly of Soft Winds Drive and easterly of Retreat Parkway.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34477**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 9, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 34477 was originally approved at Planning Commission on October 4, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 6948 where both applications were approved on January 9, 2007.

The Second Extension of Time was received December 19, 2017, ahead of the expiration date of January 9, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 21, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of two (2) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 21, 2018) indicating the acceptance of the two (2) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The 1st extension of time granted 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this second extension of time will grant another 3 years, extending the tentative tract map's expiration date to January 9, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for TR34477

Vicinity Map




Legend

- Parcels
- County Centerlines
- Blue-line Streams
- City Areas

Notes

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



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TRACT NO. 34477

BEING A SUBDIVISION OF LOT 43 OF TRACT NO. 30211 A, PER MAP FILED IN BOOK 371, PAGE 25-27 OF SALES RECORDS OF RIVERSIDE COUNTY, IN SECTION 21 TOWNSHIP 4 SOUTH RANGE 6 WEST S24

adkan
ENGINEERS

MAY 2018

NOTE

DRAINAGE EASEMENTS SHALL BE SET: FREE OF BUILDINGS AND OBSTRUCTIONS

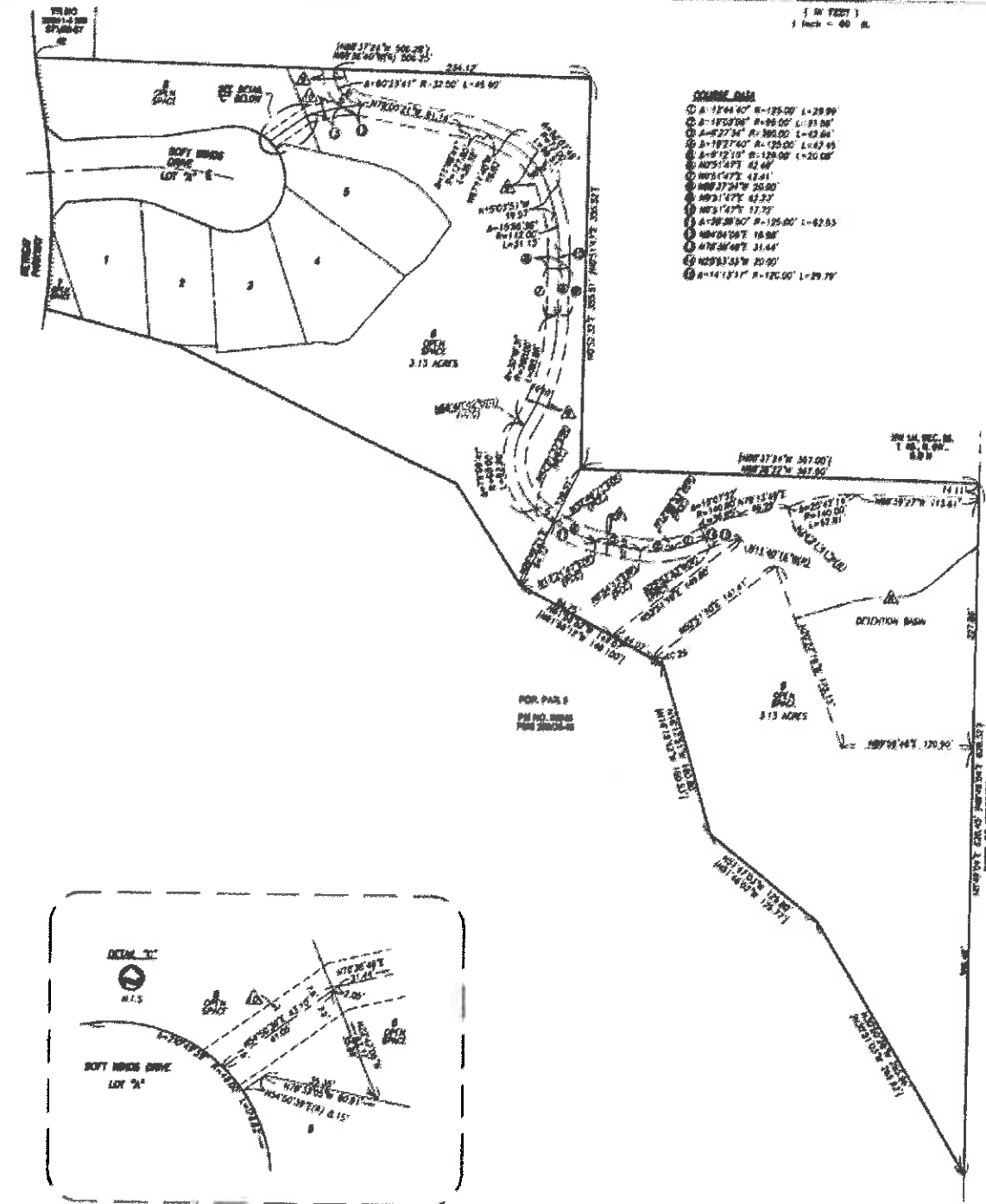
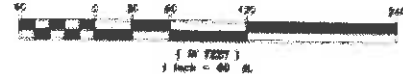
SEE SHEET 2 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND ENVIRONMENTAL RESTRICTIONS, ETC.

SEE SHEET 3 FOR EASEMENT RIGHTS

EASEMENT DESIGN

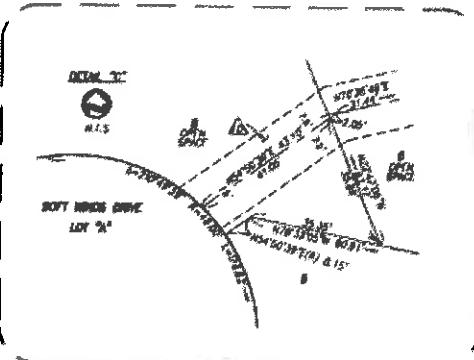


GRAPHIC SCALE



SOURCE DATA

1	A=1244.50'	B=125.00'	L=28.99'
2	A=1859.06'	B=86.00'	L=31.80'
3	A=827.94'	B=395.00'	L=43.84'
4	A=1827.60'	B=125.00'	L=42.05'
5	A=172.10'	B=139.00'	L=20.00'
6	A=275.497'	B=42.44'	
7	A=1031.472'	B=42.44'	
8	A=1007.724'	B=25.00'	
9	A=1031.472'	B=42.27'	
10	A=1031.472'	B=12.70'	
11	A=38.20307'	B=125.00'	L=42.53'
12	A=1031.472'	B=18.88'	
13	A=1031.472'	B=31.44'	
14	A=1031.472'	B=20.90'	
15	A=1412.11'	B=120.00'	L=29.70'



Extension of Time Environmental Determination

Project Case Number: TR34477
 Original E.A. Number: 40805
 Extension of Time No.: 2nd EOT
 Original Approval Date: October 4, 2006
 Project Location: Southerly of Soft Winds Drive, and easterly of Retreat Parkway

Project Description: Schedule A subdivision of 6.75 gross acres into five residential lots, with a minimum lot size of 7,200 square feet, a 0.36 acre tot lot, and three open space lots.

On October 4, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 4/11/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Jorge Orozco <jorgeos72@hotmail.com>
Sent: Wednesday, February 21, 2018 2:15 PM
To: Michael Brendecke; Villalobos, Gabriel; Gibbon, Jarrod
Subject: Re: Recommended Conditions for TR34477 2nd EOT

I accept the revised conditions provided today for the extension of Time for TR 34477

I appreciate your assistance on this matter.

Thank you.

Jorge Orozco.

From: Michael Brendecke <MBrendecke@adkan.com>
Sent: Wednesday, February 21, 2018 1:38 PM
To: Villalobos, Gabriel; Gibbon, Jarrod
Cc: 'jorgeos72@hotmail.com'
Subject: RE: Recommended Conditions for TR34477 2nd EOT

Gabriel,

I have discussed with the property owner/applicant, cc'd hereon and they accept the revised conditions provided today for the extension of Time for TR 34477. Please let me know if you need anything further to move this forward for approval.

Thanks,

Michael Brendecke, P.E., P.L.S.

Project Manager

adkan Engineers

6879 Airport Drive

Riverside, CA 92504

Tel: 951.688.0241

Cel: 951.446.3000

Fax: 951.688.0599

mbrendecke@adkan.com

www.adkan.com

From: Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]
Sent: Wednesday, February 21, 2018 9:46 AM
To: Michael Brendecke <MBrendecke@adkan.com>; Gibbon, Jarrod <JGIBBON@RIVCO.ORG>
Subject: RE: Recommended Conditions for TR34477 2nd EOT

Here you go, the conditions regarding the WQMP have been waived.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



How are we doing? Click the Link and tell us

From: Michael Brendecke [<mailto:MBrendecke@adkan.com>]
Sent: Wednesday, February 21, 2018 8:52 AM
To: Gibbon, Jarrod <JGIBBON@RIVCO.ORG>; Villalobos, Gabriel <GVillalo@rivco.org>
Subject: RE: Recommended Conditions for TR34477 2nd EOT

Thanks Jarrod.

Gabriel,
Can you get me an updated set of conditions for the EOT and I will get the client to approve?

Thanks,

Michael Brendecke, P.E., P.L.S.

Project Manager
adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Cel: 951.446.3000
Fax: 951.688.0599
mbrendecke@adkan.com
www.adkan.com

From: Gibbon, Jarrod [<mailto:JGIBBON@RIVCO.ORG>]
Sent: Wednesday, February 21, 2018 6:26 AM
To: Michael Brendecke <MBrendecke@adkan.com>; Villalobos, Gabriel <GVillalo@rivco.org>
Subject: RE: Recommended Conditions for TR34477 2nd EOT

Michael,
You are correct on your comments. A WQMP will not be required because you are using the same pads that were created previously for this project.

Jarrod

From: Michael Brendecke [<mailto:MBrendecke@adkan.com>]
Sent: Tuesday, February 20, 2018 4:33 PM
To: Villalobos, Gabriel <GVillalo@rivco.org>

Cc: Gibbon, Jarrod <JGIBBON@RIVCO.ORG>

Subject: RE: Recommended Conditions for TR34477 2nd EOT

Gabriel,

We would like to move this forward for approval, however, I have a few comments on the conditions provided:

050 – Transportation. 1 – EOT@ Final Access and Maint: **A WQMP was requested at the time of the first EOT and after discussions with flood control and trans, it was determined that a WQMP would not be required since the project was previously rough graded. Can we please have this item removed?**

060 – Transportation. 1 EOT2 – Final WQMP: **Same as above**

080 – Transportation. 1 EOT2 – WQMP and Maintenance: **Same as above**

090 – BS-Grade. 1 EOT2 WQMP Required: **Same as above**

090 – Transportation. 1 EOT2 – WQMP Comp and BNS Reg – **Same as above**

Jarrold,

Can you chime in here on your thoughts?

Thanks,

Michael Brendecke, P.E., P.L.S.

Project Manager

adkan Engineers

6879 Airport Drive

Riverside, CA 92504

Tel: 951.688.0241

Cel: 951.446.3000

Fax: 951.688.0599

mbrendecke@adkan.com

www.adkan.com

From: Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]

Sent: Monday, January 29, 2018 4:37 PM

To: Michael Brendecke <MBrendecke@adkan.com>

Subject: Recommended Conditions for TR34477 2nd EOT

Attn: Jorge H. Orozco-Sanchez
4338 Palazzo Ln
Corona, CA 92883

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34477.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these

conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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County of Riverside California

Plan: TR34477E03

Parcel: 282150017

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT2 - REQ E HEALTH DOCUMENTS

Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

EOT2 - REQ BMP SWPPP WQMP

Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.7

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s):	TR29322	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Applicant(s):	Brian Hardy
Zoning Area/District:	Homeland Area	Representative(s):	
Supervisorial District:	Third District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 sq. ft. and 4 open space lots for water detention/quality purposes, a 14 foot wide regional trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260. The project is located southerly of Alicante Drive, easterly of Trumble Road, northerly of Grand Avenue, and westerly of Juniper Flats Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29322**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 3, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 29322 was originally approved at Planning Commission on January 10, 2007. It proceeded to the Board of Supervisors along with Specific Plan No. 260 Amendment No. 1 and Change of Zone No. 6786 where all applications were approved on April 3, 2007.

The Second Extension of Time was received February 21, 2018, ahead of the expiration date of April 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 3, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first extension of time granted 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this second extension of time will grant another 3 years, extending the tentative tract map's expiration date to April 3, 2021. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for TR29322

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

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



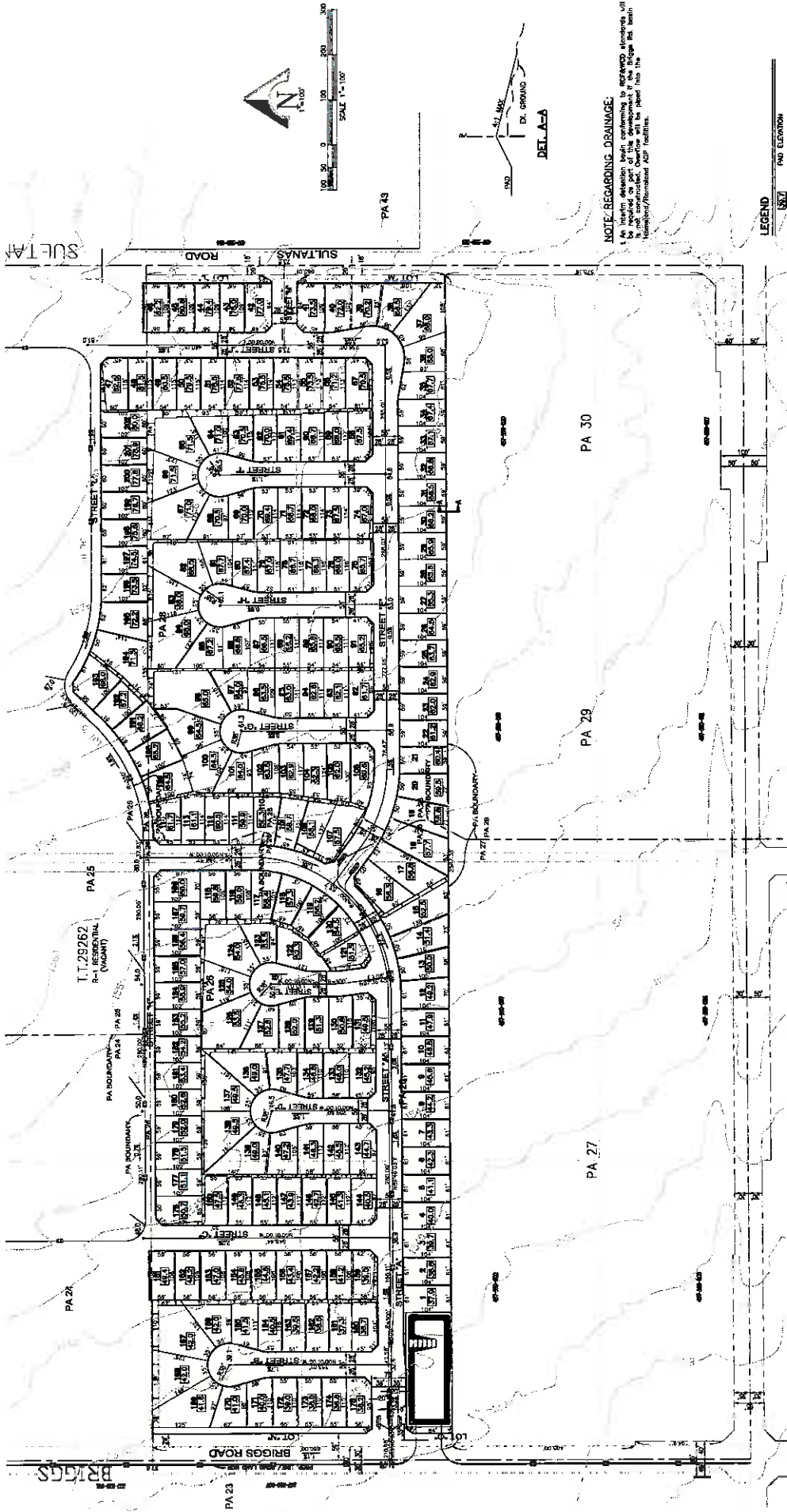
0 752 1,505 Feet

REPORT PRINTED ON... 3/12/2018 12:52:04 PM

© Riverside County GIS

TENTATIVE MAP

TRACT No.29322



NOTE REGARDING DRAINAGE:
 An interim detention basin containing an approved stormwater management plan shall be provided on site. The basin shall be designed in accordance with the requirements of the National Stormwater Management Association (NSMA) and the National Stormwater Management Association (NSMA) Handbook/Recommended ADP facilities.

LEGEND
 [Symbol] 2:1 MAX. SLOPE
 [Symbol] 1:1 MAX. SLOPE
 [Symbol] DIRECTION OF FLOW

<p>Underground Service Alert CALL BEFORE YOU DIG 1-800-4-A-DIG 277-2600</p> <p>TWO HOURLY CONSTRUCTION TOLLING</p>	<p>PRIVATE ENGINEERING NOTE THIS TENTATIVE MAP IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE TENTATIVE MAP. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE TENTATIVE MAP. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.</p>	<p>REGISTERED CIVIL ENGINEER NO. 17260 DATE: _____</p>	<p>PROCESSED UNDER THE JURISDICTION OF: REGISTERED CIVIL ENGINEER NO. 17260 DATE: _____</p>	<p>CANTY PSOMAS CIVIL ENGINEERING - PLANNING - SURVEYING 880 LOMA AVENUE, SUITE 110, DIVERSIS, CALIFORNIA 92521 TEL: (951) 515-2200 FAX: (951) 515-2201</p>	<p>REVISIONS NO. DATE BY _____</p>	<p>DATE: APRIL 2006</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO. 1088400</p>	<p>TRACT 29322</p>	<p>TENTATIVE MAP</p>	<p>FOR: ASBRY FINANCIAL</p>	<p>FILE NO. _____</p>	<p>DATE: 2 OF 2</p>

Extension of Time Environmental Determination

Project Case Number: TR29322

Original E.A. Number: 38625

Extension of Time No.: 2nd EOT

Original Approval Date: April 3, 2007

Project Location: Southerly of Alicante Drive, Easterly of Trumble Road, Northerly of Grand Avenue, and Westerly of Juniper Flats Road

Project Description: Schedule A - subdivision of 43.4 acres into 202 single family residential lots with a minimum lot size of 6,000 sq. ft. and 4 open space lots for water detention/quality purposes, a 14 foot wide regional trail, and expanded exterior parkway landscaping within proposed planning areas 26 and 28 in the Specific Plan No. 260.

On April 3, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 4/12/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Brian Hardy <bhardy@richlandcommunities.com>
Sent: Friday, March 02, 2018 3:38 PM
To: Villalobos, Gabriel
Cc: Regine Osorio; Adam Rush
Subject: RE: Recommended Conditions for TR29322 2nd EOT

Yes – thank you.

Thank you!

Brian Hardy
949.698.2191
bhardy@Richlandcommunities.com

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Thursday, March 1, 2018 10:54 AM
To: Brian Hardy <bhardy@richlandcommunities.com>
Subject: Recommended Conditions for TR29322 2nd EOT

Attn: Brian Hardy
3161 Michelson Drive, Suite 425
Irvine, CA 92612

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29322.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- | | |
|----------------------------|---------------------------|
| 50. REQ E HEALTH DOCUMENTS | 80. WQMP AND MAINTENANCE |
| 50. FINAL ACCESS AND MAINT | 90. WQMP REQUIRED |
| 60. REQ BMP SWPPP WQMP | 90. WQMP COMP AND BNS REG |
| 60. FINAL WQMP FOR GRADING | |

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for

arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-8184



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[County of Riverside California](#)

Plan: TR29322E02

Parcel: 457330007

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT2 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT2 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT2 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit. If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR29322E02

Parcel: 457330007

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT2 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT2 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT2 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT2 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**

Agenda Item No.:

1.8


Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s):	TR33743	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Representative(s):	
Zoning Area/District:	Winchester Area		
Supervisory District:	Third District		
Project Planner:	Gabriel Villalobos		

Applicant(s):
The Woods (Riverside) Venture, LLP

Representative(s):
Jim Lytle


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 5.61 acres into one lot for 57 condominium units and one recreation area. The project is located northerly of Domenigoni Parkway, easterly of Leon Rd, and southerly of Olive Ave.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33743**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 4, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 33743 was originally approved at Planning Commission on February 4, 2009. It proceeded to the Board of Supervisors and was received and filed on April 21, 2009.

The Third Extension of Time was received January 31, 2018, ahead of the expiration date of February 4, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 9, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 9, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extension of time each granted 1 year for a total of 2 years. Upon an approval action by the Planning Commission, subsequent receive and file by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will grant another 3 years, extending the tentative tract map's expiration date to February 4, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

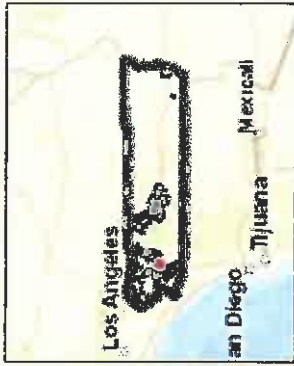
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

3rd EOT for TR33743

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

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

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Extension of Time Environmental Determination

Project Case Number: TR33743
 Original E.A. Number: 40493
 Extension of Time No.: 3rd EOT
 Original Approval Date: February 4, 2009
 Project Location: North of Domenigoni Parkway, East of Leon Rd., and South of Olive Ave
 Project Description: Schedule A subdivision of 5.61 acres into one lot for 57 condominium units and one recreation area.

On February 4, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 4/9/18
 For Charissa Leach, Assistant TLMA Director

THE WOODS

The Woods (Riverside) Venture, L.L.L.P.

February 8, 2018

To: Gabriel Villalobos

From: Jim Lytle

Re: Acceptance of EOT-3 Conditions of Approval for CASE TR33743

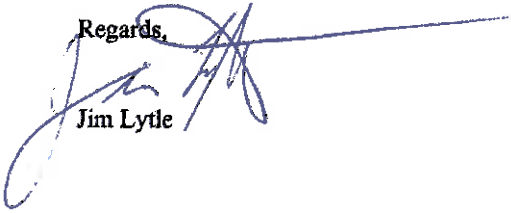
Mr. Villalobos:

I am the applicant for the EOT Case TR33743. I accept the following conditions of approval associated with this Extension of Time Request.

Accepted EOT-3 Conditions

1. **Prior to Map Recordation**
50.HEALTH.1 – EOT 3 – REQ E HEALTH DOCUMENTS
50.TRANS.1 – EOT 3 – FINAL ACCESS AND MAINTENANCE
2. **Prior to Grading Permit Issuance**
60.BS.GRADE.1 – EOT 3 – REQ BMP SWPPP WQMP
60.TRANS.1 – EOT 3 – FINAL WQMP FOR GRADING
3. **Prior to Building Permit Issuance**
80.TRANS.1 – EOT 3 – WQMP AND MAINTENANCE
4. **Prior to Building Final Inspection**
90.BS.GRADE.1 – EOT 3 – WQMP REQUIRED
90.TRANS.1 – EOT 3 – WQMP COMP AND BNS REG

Regards,


Jim Lytle

The Woods (Riverside) Venture, L.L.L.P.
41391 Kalmia Street, Suite 200 • Murrieta, CA 92562
TEL 951.696.0600 • FAX 951.834.9801

Plan: TR33743E03

Parcel: 461280035

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS ✓ Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT ✓ Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP ✓ Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING ✓ Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR33743E03

Parcel: 461280035

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE ✓ Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED ✓ Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG ✓ Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Plan: TR33743E03

Parcel: 461280035

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR33743E03

Parcel: 461280035

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.9

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s):	TR31008	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Applicant(s):	Sun Holland, LLC
Zoning Area/District:	Winchester Area	Representative(s):	
Supervisory District:	Third District	Representative(s):	William Lo
Project Planner:	Gabriel Villalobos		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots. The project is located northerly of Craig Road, westerly of Eucalyptus Road, and southerly of Holland Road.

PROJECT RECOMMENDATION

APPROVAL of the **FIFTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31008**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 13, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 31008 was originally approved at Planning Commission on January 14, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6746 where both applications were approved on April 13, 2004.

The Fifth Extension of Time was received October 31, 2017, ahead of the expiration date of April 13, 2018. The applicant and the County discussed conditions of approval and reached consensus on November 9, 2017.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (November 9, 2017) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first, second, third, and fourth extensions of time each granted 1 year for a total of 4 years. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this fifth extension of time will grant another 2 years, extending the tentative tract map's final expiration date to April 13, 2020.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

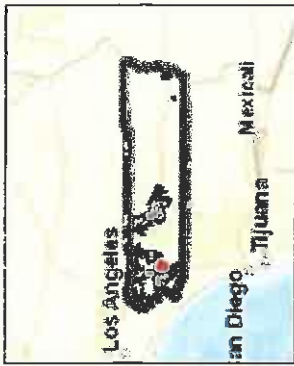
FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

5th EOT for TR31008 Vicinity Map



Legend

- County Centerlines
- Blueline Streams
- City Areas

Notes

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

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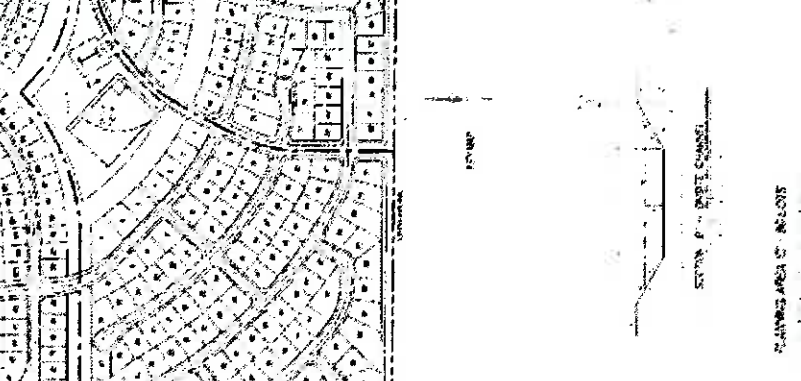
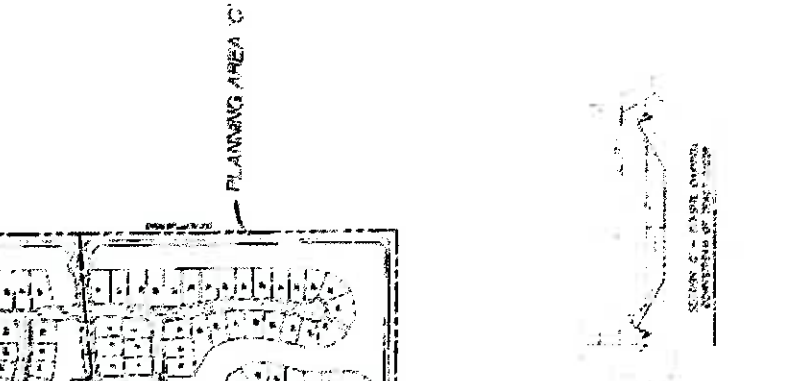
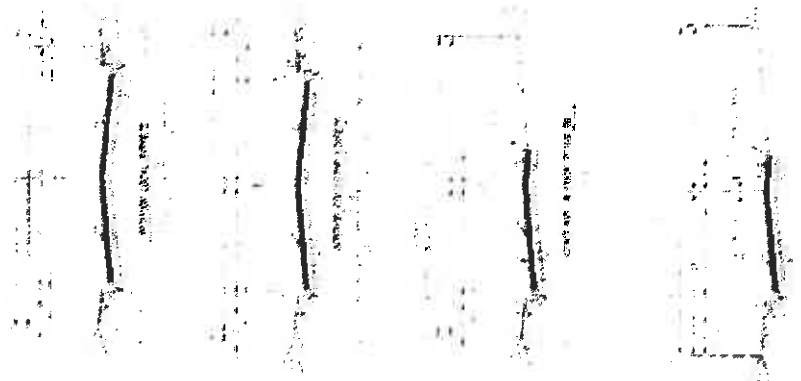
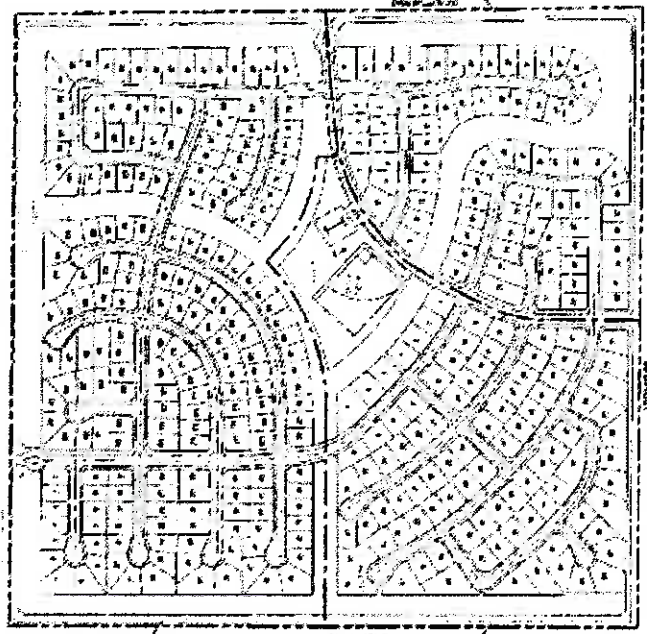
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IN THE COUNTY OF RIVERSIDE

GENERAL NOTES

- 1. SITE BOUNDARY
- 2. LOT LINES
- 3. EASEMENTS
- 4. RIGHTS OF WAY
- 5. ADJACENT PROPERTY
- 6. EXISTING UTILITIES
- 7. EXISTING BUILDINGS
- 8. EXISTING DRIVEWAYS
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TITLE SHEET

COUNTY OF RIVERSIDE

Extension of Time Environmental Determination

Project Case Number: TR31008
 Original E.A. Number: 38874
 Extension of Time No.: 5th EOT
 Original Approval Date: April 13, 2004
 Project Location: North of Craig Road, West of Eucalyptus Road, and South of Holland Road
 Project Description: Schedule A - subdivision of 160 acres into 366 residential lots with a 7,200 sq. ft. minimum, a 5.3 acre park site, and 29.33 acres of open space/drainage lots.

On April 13, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 4/9/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: William Lo <bl@billoconsulting.com>
Sent: Thursday, November 09, 2017 6:43 AM
To: Villalobos, Gabriel
Cc: lrm@markhamdmg.com; Frank Artiga (frank@acsconsultinginc.com)
Subject: Tract 31008 Fifth EOT Request (2-tear extension 4/13/18 - 4/13/20)

Mr. Villalobos:

Thank you for your email yesterday regarding the conditions needed for the extension of Tract 31008. We have reviewed them and they are acceptable. Please proceed with the extension as you deem appropriate.

Should you have any questions or need additional information, please don't hesitate to contact me.

Thank you.

Bill Lo

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6

EOT5 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 32

EOT5 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

50. PRIOR TO MAP RECORDATION

50.TRANS. 32 EOT5 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 17 EOT5 - REQ BMP SWPPP WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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08:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 EOT5 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

atersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 EOT5 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8 EOT5 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 9 EOT5 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

11/08/17
08:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR31008

Parcel: 466-310-026

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9

EOT5 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**


Agenda Item No.:

1.10

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s):	TR36599	Applicant(s):	
Area Plan:	REMAP	Applicant(s):	Brown Brothers
Zoning Area/District:	Rancho California Area	Representative(s):	
Supervisory District:	Third District	Representative(s):	Mike Brown
Project Planner:	Gabriel Villalobos		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 78.75 acres of land into 15 residential lots with a minimum lot size of five (5) acres. The project is located south of Via Carmelo, east of Cordova, west of Exa Ely Rd, and north of Rope Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36599**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 24, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 36599 was originally approved at Planning Commission on December 3, 2014. It proceeded to the Board of Supervisors along with Change of Zone No. 7809 where both applications were approved on March 24, 2015.

The First Extension of Time was received January 24, 2018, ahead of the expiration date of March 24, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 14, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 14, 2018) indicating the acceptance of the one (1) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. Upon an approval action by the Planning Commission, subsequent receive and file by the Board of Supervisors, and the conclusion of the 10-day appeal period, this first extension of time will grant 3 years, making the tentative tract map's expiration date March 24, 2021. If a final map has not been recorded prior to this date, the second extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

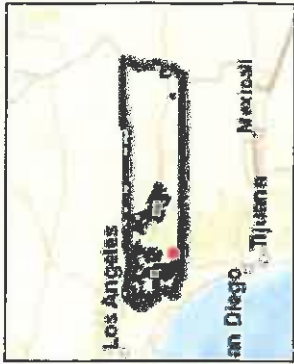
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for TR36599

Vicinity Map



Legend

- County Centerlines
- Blueline Streams
- City Areas

Notes

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Extension of Time Environmental Determination

Project Case Number: TR36599
 Original E.A. Number: 42629
 Extension of Time No.: 1st EOT
 Original Approval Date: March 24, 2015
 Project Location: South of Via Carmelo, east of Cordova, west of Exa Ely Rd and north of Rope Rd
 Project Description: a Schedule "D" subdivision of 78.75 acres of land into 15 lots with a minimum lot size of five (5) acres

On March 24, 2015, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Gabriel Villalobos, Project Planner

Date: 3/28/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Sherrie L. Munroe <slm@markhamdmg.com>
Sent: Wednesday, March 14, 2018 4:09 PM
To: Villalobos, Gabriel
Cc: Larry R. Markham; Kim Moring
Subject: FW: Approval of conditions

Hi Gabriel,

See below from property owner. We approve the revised extension of time conditions, please schedule for hearing.

Thanks,

Sherrie Munroe
MDMG
41635 Enterprise Circle N., Suite B
Temecula, CA 92590
951-296-3466 ext. 213
slm@markhamdmg.com

-----Original Message-----

From: James Brown [mailto:bigjimbrown2@gmail.com]
Sent: Wednesday, March 14, 2018 3:53 PM
To: Sherrie L. Munroe
Subject: Approval of conditions

Hello Sherrie.

I have reviewed the extension of time conditions of approval for tract TR36599.

On behalf of the Brown Brothers I approve them.

Thank you,

Jim Brown

Sent from my iPhone

Plan: TR36599E01

Parcel: 915260002

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT1 - REQ E HEALTH DOCUMENTS

Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
EXTENSION OF TIME REPORT**


Agenda Item No.:

1.11

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Number(s):	TR32027	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Applicant(s):	Omni Financial, LLC
Zoning Area/District:	Winchester Area	Representative(s):	
Supervisory District:	Third District	Representative(s):	Kimberlee Kay
Project Planner:	Gabriel Villalobos		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 25.7 acres into 82 residential lots and 4 open space lots. The project is located northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, and easterly of Eucalyptus Road.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32027**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 3, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32027 was originally approved at Planning Commission on December 7, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 7031 where both applications were approved on March 3, 2009.

The Third Extension of Time was received February 23, 2018, ahead of the expiration date of March 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 23, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 23, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

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EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extensions of time each granted 1 year for a total of 2 years. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will grant another 3 years, making the tentative tract map's expiration date March 3, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

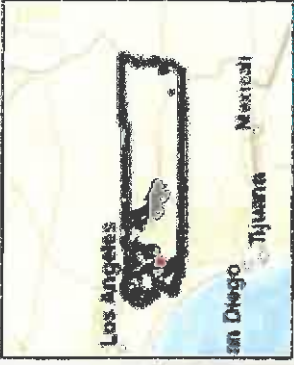
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

3rd EOT for TR32027

Vicinity Map





Legend

- Parcels
- County Centerlines
- Blue-line Streams
- City Areas

Notes

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

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Extension of Time Environmental Determination

Project Case Number: TR32027
 Original E.A. Number: 39744
 Extension of Time No.: 3rd EOT
 Original Approval Date: March 3, 2009
 Project Location: Northerly of Craig Road, southerly of Holland Road, westerly of Holcomb Road, easterly of Eucalyptus Road
 Project Description: Schedule "A" – to subdivide 25.7 acres into 82 residential lots and 4 open space lots

On March 3, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Kimberlee Kay <kkay@shermanandboone.com>
Sent: Friday, March 23, 2018 3:31 PM
To: Villalobos, Gabriel
Cc: Martin Boone
Subject: RE: Recommended Conditions for TR32027 3rd EOT

Good Afternoon Gabriel.

Omni Financial, LLC is in agreement with the 7 conditions as noted on your Conditions of Approval.

Please proceed with the extension.

Respectfully,

Kimberlee Kay

Sherman & Boone Realtors, Inc.
Omni & Orbis Financial (s) LLC
REO Asset Manager
1260 41st Avenue, Suite O
Capitola, CA 95010
831-464-5013 direct
831-462-1618 fax
831-246-1848 cellular

email: kkay@shermanandboone.com

DRE No. 00889114

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From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Friday, March 23, 2018 2:50 PM
To: Kimberlee Kay <kkay@shermanandboone.com>
Cc: Martin Boone <martin@shermanandboone.com>; David Leonard <leonarddla@earthlink.net>
Subject: RE: Recommended Conditions for TR32027 3rd EOT

Good Morning Kimberlee,

Yes the same 7 are applied to each extension of time application. IF they have already been applied they would be considered "Met" so the condition wouldn't need to be satisfied multiple times. I think so long as you accept that these 7 conditions are still required prior to map recordation or construction we should be fine, if you can send a written response acknowledging and accepting the conditions so that I can include it in the staff report that should be all that would be required from your end/the applicant to process this request. Thanks and have a great weekend!

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



How are we doing? Click the Link and tell us

From: Kimberlee Kay [<mailto:kkay@shermanandboone.com>]
Sent: Friday, March 23, 2018 11:57 AM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Cc: Martin Boone <martin@shermanandboone.com>; David Leonard <leonarddla@earthlink.net>
Subject: FW: Recommended Conditions for TR32027 3rd EOT

Good Morning Gabriel.

Attached please find the conditions of approval for our second extension of time. It appears to me that the conditions you have for EOT three are the same as EOT 2, so we do not have any objections to these noted conditions, unless they can be eliminated, since they were already approved with the previous extension. Less paperwork for you :)

Thank you

Sincerely,

Kimberlee Kay

Sherman & Boone Realtors, Inc.

Omni & Orbis Financial (s) LLC

REO Asset Manager

1260 41st Avenue, Suite O

Capitola, CA 95010

831-464-5013 direct

831-462-1618 fax

831-246-1848 cellular

email: kkay@shermanandboone.com

DRE No. 00889114

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From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Friday, March 23, 2018 11:38 AM
To: martin@shermanandboone.com
Cc: kkay@shermanandboone.com
Subject: Recommended Conditions for TR32027 3rd EOT

Attn: Martin Boone
c/o Kimberlee Kay
1260 41st Ave, Suite O
Capitola, CA 95010

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32027.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. **If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions.** This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- 50. REQ E HEALTH DOCUMENTS
- 50. FINAL ACCESS AND MAINT
- 60. REQ BMP SWPPP WQMP
- 60. FINAL WQMP FOR GRADING
- 80. WQMP AND MAINTENANCE
- 90. WQMP REQUIRED
- 90. WQMP COMP AND BNS REG

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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[County of Riverside California](#)

Plan: TR32027E03

Parcel: 466310019

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcfood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT3 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT3 - WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT3 - WQMP COMP AND BNS REG Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.:
 Area Plan: Temescal Canyon
 Zoning District: El Cerrito
 Supervisorial District: Second
 Project Planner: Dan Walsh
 Planning Commission: April 18, 2018
 Continued from February 21, 2018

Revision No. 2 to Surface Mining Permit No. 152
 Environmental Assessment No. 42940
 Applicant: Hanson Aggregates, LLC.
 Engineer/Representative: Mark Harrison



Charissa Leach P.E.
 Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION:

This Revision No. 2 to Surface Mining Permit No. 152R1 (SMP No. 152R2) proposes to allow weekend operations at the existing Eagle Valley Quarry. SMP No. 152R1 currently permits operations Monday through Friday only. The existing quarry site is zoned Mineral Resources and Related Manufacturing (M-R-A). Pursuant to Section 12.62.g. of Ordinance No. 348, surface mining operations located 300 feet or closer to the property's outer boundary may operate between the hours of 6:00 a.m. and 10:00 p.m. of any day. Operations that are located more than 300 feet from the outer boundary may operate twenty-four hours a day. Applicant Hanson Aggregates LLC ("Hanson") seeks to modify existing conditions "10.Every.1" and "10.Planning.9", to read as follows:

1. Pursuant to Section 12.62.g. of Ordinance No. 348, mining operations located more than 300 feet from the outer boundary of the property are permitted to operate twenty-four (24) hours a day. Mining operations located less than 300 feet from the outer boundary of the property are permitted to operate between the hours of 6:00 a.m. and 10:00 p.m. of any day.
2. Transporting operations are permitted twenty-four (24) hours a day, except along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road. Transporting operations along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday.

Hanson does not seek any other modification to the approved SMP No.152R1.

PROJECT LOCATION:

SMP No. 152R2, the Eagle Valley Quarry, is located north of Cajalco Road, south of Highway 91, east of Interstate 15 and west of Eagle Canyon Road within the El Cerrito community and the City of Corona Sphere of Influence.

PROJECT BACKGROUND:

The Eagle Valley Quarry is operated by Hanson Aggregates and consists of approximately 128 acres, of which 116 acres will be disturbed for mining operations, and 12 acres will be utilized as setback from the property boundary. SMP No. 152 was first permitted on December 11, 1984, with a permit life of 30 years.

On June 18, 2014, the County approved an extension of the permit's life for an additional 66 years through December 31, 2080. In addition to the time period extension, SMP No. 152R1 included the following actions: (1) adopting the referenced 2013 Eagle Valley Quarry Reclamation Plan; and (2) adopting a previous modification to SMP No. 152 (S-1) that was reviewed and approved by the County under their Substantial Conformance process, but was not reviewed by the California Department of Conservation (CDC) Office of Mine Reclamation (OMR), the State agency that oversees mining and related reclamation activities conducted pursuant to the State Surface Mining and Reclamation Act of 1975 (SMARA, PRC Section 2710 et seq.). Specifically, revisions approved under S-1 included modified quarry slope criteria based on a previous analysis of slope stability dated June 7, 2005, which resulted in steeper allowable slopes and a corresponding increase of aggregate reserves at the site. The County also prepared and adopted a mitigated negative declaration in connection with the 2014 approvals ("MND").

For this SMP No. 152R2, the County has prepared an addendum to the adopted MND, which is attached hereto as Environmental Assessment No. 42940. This addendum relies on the prior environmental review, and determines that allowing weekend and holiday operations will result in no new potential environmental impacts. This conclusion is based on the fact that the same amount of the previously approved activity under SMP No. 152R1 is not being increased and could now be distributed over 365 potential work days under SMP No. 152R2 rather than the 261 days approved under SMP No. 152R1.

This application is before the Planning Commission because County Ordinance No. 555 requires that an application to make changes to original conditions of approval be processed as a revised permit and be considered in accordance with the procedures for the original permit. Surface mining permits are considered by the Planning Commission, therefore, revised permits to approved surface mining permits are also considered by the Planning Commission.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Open Space-Mineral Resource (OS-MIN).
2. Surrounding General Plan Land Use (Ex. #5): City of Corona to the north and east of the subject site, Open Space-Mineral Resource (OS-MIN) and City of Corona to the south, Open Space-Mineral Resource (OS-MIN) to the west of the subject site.
3. Existing Zoning (Ex. #2): Mineral Resources and Related Manufacturing (M-R-A).
4. Surrounding Zoning (Ex. #2): City of Corona to the north and east, Mineral Resources (M-R) and City of Corona to the south and Manufacturing Heavy-10 Acre Minimum Lot Size (M-H-10) to the west.
5. Existing Land Use (Ex. #1): Mining Operation.
6. Surrounding Land Use (Ex. #1): Vacant land to the north, east, and south; Mining operations and vacant land to the west.
7. Project Data: Total Acreage: 128 acres

Total Proposed Lots: N/A
Proposed Min. Lot Size: N/A
Schedule: N/A

8. Environmental Concerns:

None. The proposed modification or second revision to SMP No. 152R1 will not result in any new or intensified environmental impacts. See attached EA42940.

RECOMMENDATIONS:

CONSIDER the attached **ADDENDUM (EA42940)** to the Mitigated Negative Declaration adopted on July 15, 2014 for EA42525 and find, based on the findings and conclusions in the Addendum, that all potentially significant effects have been adequately analyzed in the earlier Mitigated Negative Declaration and that although some changes or additions are necessary, none of the conditions described in State CEQA Guidelines Section 15162 exist.

APPROVE Revision No. 2 to Surface Mining Permit No. 152, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in this staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached EA42940, which is incorporated herein by reference.

1. The project site has a General Plan Land Use Designation of Open Space-Mineral Resource (OS-MIN) and is located within the Temescal Canyon Area Plan.
2. The proposed use, a mining operation, is consistent with the Open Space-Mineral Resource (OS-MIN) designation as this land use designation allows for mineral extraction processing facilities designated on the basis of the Surface Mining and Reclamation Act of 1975 (SMARA).
3. The project site is surrounded by properties which are designated Open Space-Mineral Resource (OS-MIN) and the City of Corona.
4. The project site has a Zoning Classification of Mineral Resources and Related Manufacturing (M-R-A).
5. The proposed use, a mining operation, is a permitted use in the M-R-A Zone pursuant to County Ordinance No 348 Article XIIb, Section 12.60 B. provided the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555, which has not been revoked or suspended.
6. The proposed use, a mining operation, is consistent with the development standards set forth in the Mineral Resource and Related Manufacturing (M-R-A) Zone as the mining operation is located on 128 acres (minimum standard is 5 acres) with a lot width in excess of 200 feet (minimum standard is 200 feet), setback on all sides of the mining operation are not less than 50 feet (minimum standard is 50 feet) and no buildings or structures exceed fifty (50) feet in height (maximum-height standard is 75 feet).
7. The mining permit application contains all exhibits and documentation required pursuant to the County's Mining Ordinance No. 555 (Ord. No. 555) Section 4.a..

8. The mining permit exhibits contain all of the information required pursuant to Ord. No. 555 Sections 5 and 6.
9. This project has been properly noticed and advertised as required pursuant to Ord. No. 555.
10. The project site is surrounded by properties that are zoned Manufacturing Heavy-10 Acre Minimum Lot Size (M-H-10).
11. Based on the findings in the attached addendum (EA42940) to Environmental Assessment No. 42525, all potentially significant effects have been adequately analyzed in the earlier adopted Mitigated Negative Declaration and although some changes or additions are necessary, none of the conditions described in State CEQA Guidelines Section 15162 exist.
12. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
13. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU as this project does not contemplate any changes to development standards, it creates no need for additional County or City expenditures, is in compliance with the MSHCP and TUMF, and is consistent with the City's General Plan logical development of the area (Mixed Use: Industrial/Commercial) .

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space-Mineral Resource (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 the requirements of Ord. No 555.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, emails or phone calls in support or opposition have been received by County staff regarding this project. However, In response to the County's public notice for this project, staff did receive a phone call and two emails voicing complaints about another mining operation located to southwest of the project site.

2. The project site **is not** located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. The County Recreation and Parks District; or,
 - c. An area with the potential for liquefaction.

3. The project site **is** located within:
 - a. A High Moderate Fire Area; and,
 - b. The City of Corona sphere of influence;

4. The subject site is currently designated as Assessor's Parcel 278-140-013 and 278-150-006.

5. The project was filed with the Planning Department on 8/12/2016.

6. This project was reviewed by the Land Development Committee (LDC) at the regular LDC meeting held on 11/03/16.

7. This project was originally scheduled for the 10/04/17 Planning Commission meeting. At the request of the Applicant, the project was continued to the date certain of the 12/06/17 Planning Commission hearing to allow them more time to review their Conditions of Approval.

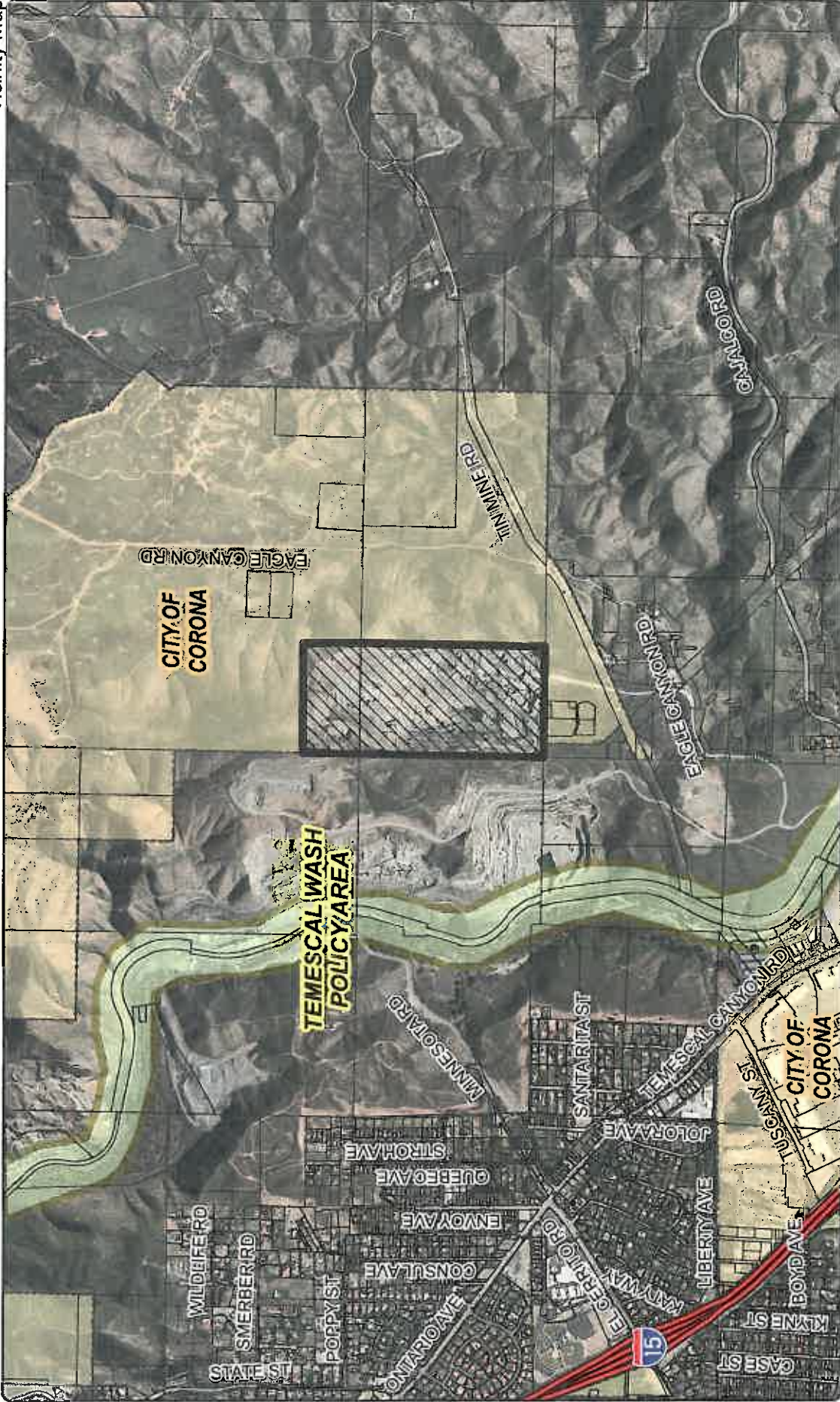
8. At the request of the Applicant, the project was continued a second time to the date certain of the 2/21/18 Planning Commission meeting to allow them time to reach out to the local community who have expressed concerns to them about the pending amendment. As stated above, staff has received no communication on this project in support or opposition.

9. Again, at the request of the Applicant, the project is being continued to the date certain of 4/18/18 as they have finally secured a meeting with the Temescal Canyon group on 4/11/18.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
SMP00152R2
VICINITY/POLICY AREAS**

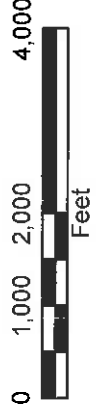
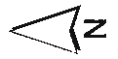
Supervisor: Tavaglione
District 2

Date Drawn: 08/15/2017
Vicinity Map



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing for land use designations for unincorporated Riverside County. This new General Plan has certain different types of land use than is provided for in the previous General Plan. The County of Riverside Planning Department offices in Riverside at (951) 955-2000 (Western County) or in Palm Desert at (760) 962-8277 (Eastern County) or Website <http://planning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00152R2

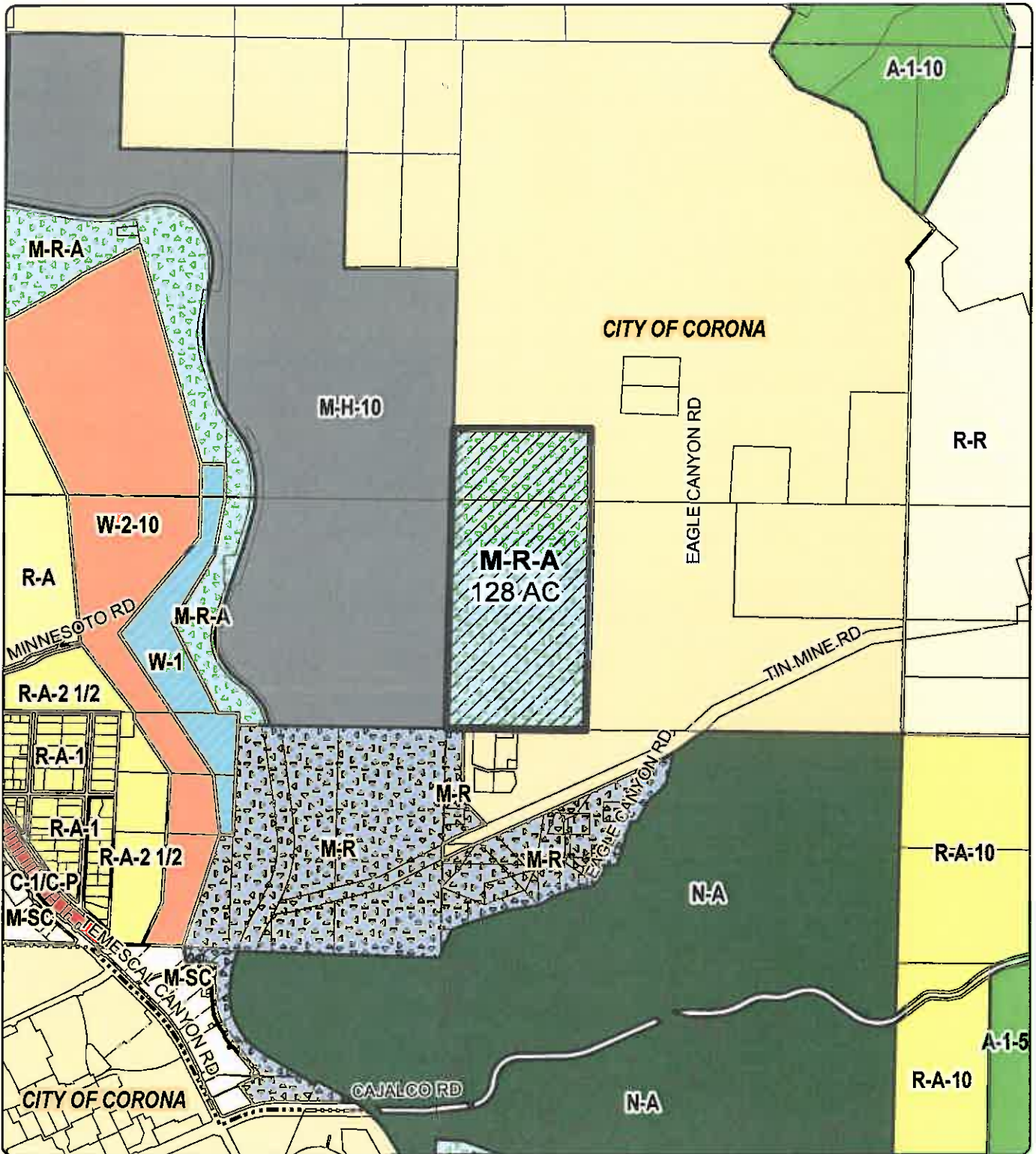
EXISTING ZONING

Supervisor: Tavaglione

District 2

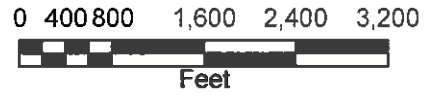
Date Drawn: 08/15/2017

Exhibit 2



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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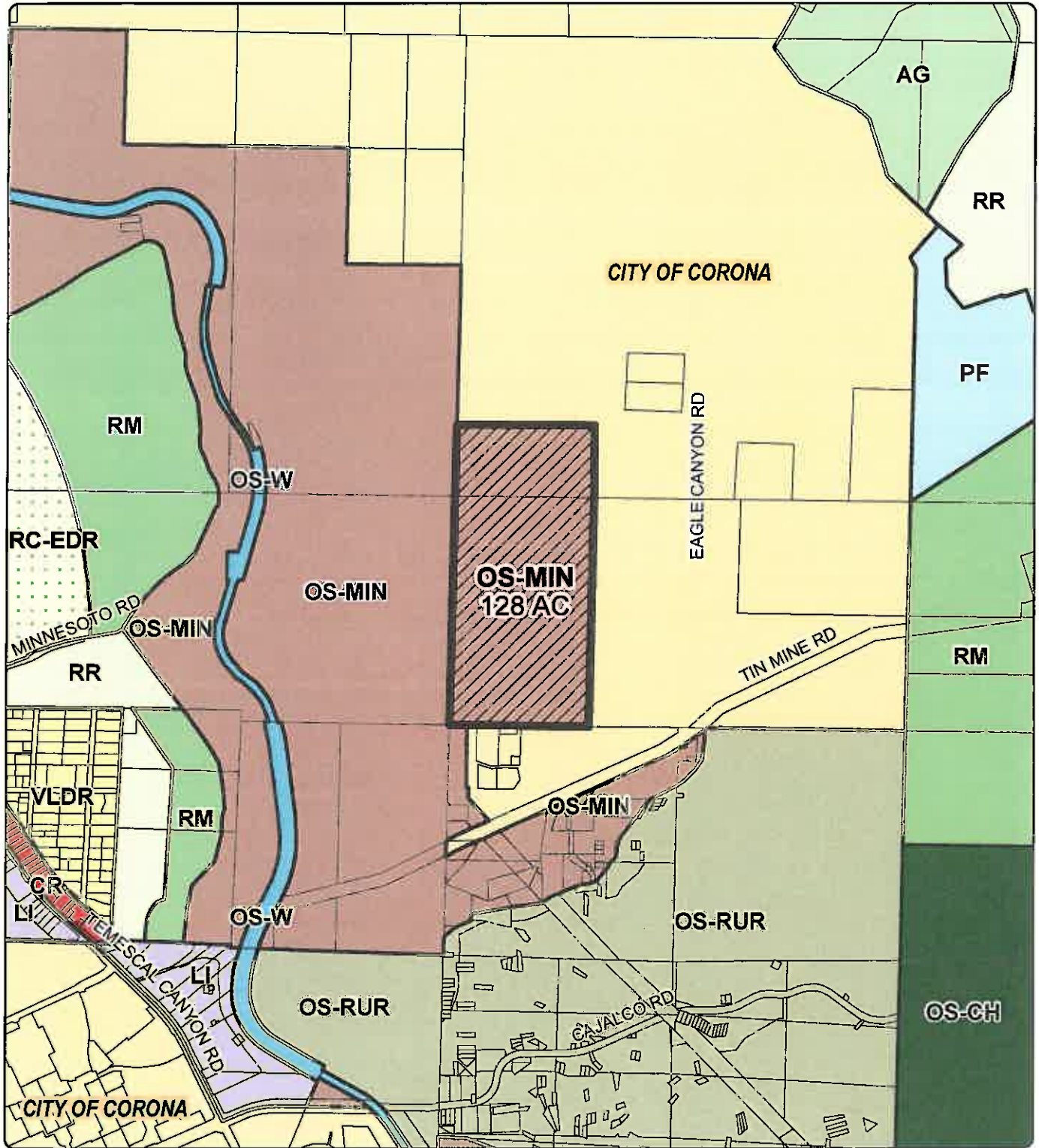
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00152R2

EXISTING GENERAL PLAN

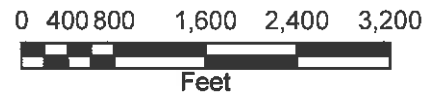
Supervisor: Tavaglione
District 2

Date Drawn: 08/15/2017
Exhibit 5



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00152R2

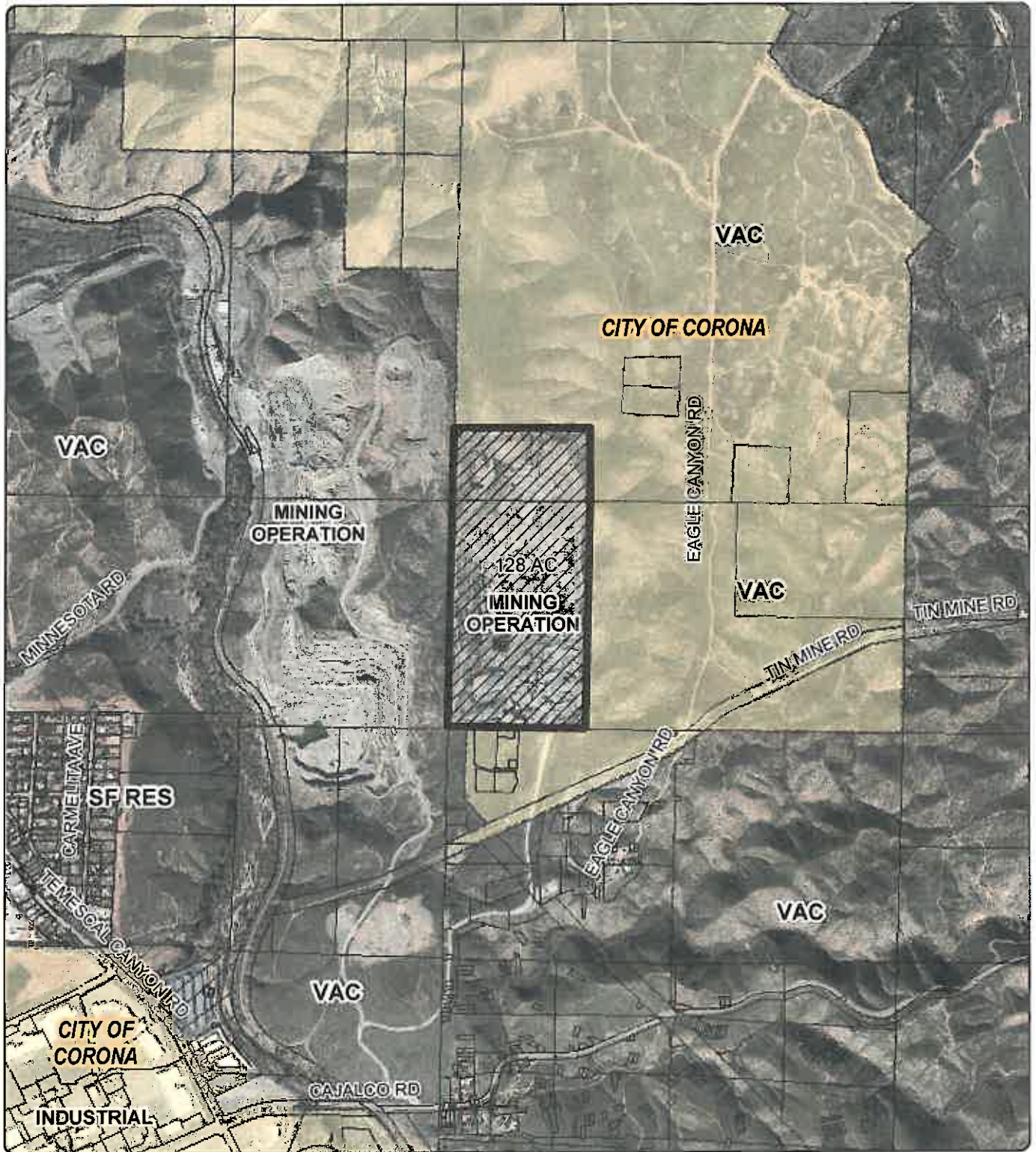
LAND USE

Supervisor: Tavaglione

District 2

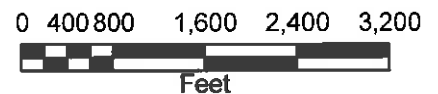
Date Drawn: 08/15/2017

Exhibit 1



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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Riverside County Parcel Report
Selected parcels: 278-140-013, 278-150-006
[Disclaimer](#)

Report Date: Thursday, October 06, 2016

MAPS/IMAGES



PARCEL

APN(s)	278-140-013-4 278-150-006-9	Supervisorial District 2011	JOHN TAVAGLIONE, DISTRICT 2
		Supervisorial District 2001	JOHN TAVAGLIONE, DISTRICT 2
Previous APN(s)	278-140-013: 278140001	Township/Range	T4SR6W SEC 10 T4SR6W SEC 3
	278-150-006: 278150001		
Address	No address available	Elevation Range	1,100 - 1,680
Mailing Address	278-140-013: C/O MARVIN F POER & CO P O BOX 52427 ATLANTA GA, CA 30355	Thomas Bros. Map Page/Grid	PAGE: 774 GRID: B2 PAGE: 774 GRID: B3 PAGE: 774 GRID: C2 PAGE: 774 GRID: C3
	278-150-006: C/O MARVIN F POER & CO P O BOX 52427 ATLANTA GA, CA 30355		
Legal Description	278-140-013: Recorded Book/Page: PM 129/73 Subdivision Name: PM 19354	Indian Tribal Land	Not in Tribal Land

PARCEL

Lot/Parcel: 1
 Block: Not Available
 Tract Number: Not Available

278-150-006:
 Recorded Book/Page:
PM 129/73
 Subdivision Name: PM
 19354
 Lot/Parcel: 1
 Block: Not Available
 Tract Number: Not Available

Lot Size	278-140-013: Recorded lot size is 30.96 acres 278-150-006: Recorded lot size is 96.82 acres	City Boundary/Sphere	Not within a City Boundary City Sphere: CORONA Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable
Property Characteristics	No Property Description Available	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
		County Service Area	Not in a County Service Area

PLANNING

Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	OS-MIN	Agricultural Preserve	EAGLE VALLEY, 2
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	Not in a Redevelopment Area
Area Plan (RCIP)	Temescal Canyon	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
<u>Zoning Classifications (ORD. 348)</u>	Zoning: M-R-A CZNumber: 0	Zoning Districts and Zoning Areas	EL CERRITO, DIST
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	Not in a Community Advisory Council Area

ENVIRONMENTAL

<u>CVMSHCP (Coachella Valley Multi-Species)</u>	NOT WITHIN THE COACHELLA VALLEY	WRMSHCP (Western Riverside County)	Not in a Cell Group
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ENVIRONMENTAL

Habitat Conservation Plan) Plan Area

MSHCP FEE AREA
MSHCP Plan Area

Multi-Species Habitat Conservation Plan) Cell Group

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area

Not in a Conservation Area

WRMSHCP Cell Number 2208
2306
2307

CVMSHCP Fluvial Sand Transport Special Provision Areas

Not in a Fluvial Sand Transport Special Provision Area

HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process) None

WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area

None

Vegetation (2005) Coastal Sage Scrub
Developed or Disturbed Land
Grassland

FIRE

Fire Hazard Classification (Ord. 787)

HIGH
MODERATE

Fire Responsibility Area SRA

DEVELOPMENT FEES

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area

RBBD (Road & Bridge Benefit District) Not in a District

WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION

DIF (Development Impact Fee Area Ord. 659) TEMESCAL CANYON

Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. NORTHWEST

SKR Fee Area (Stephen's Kangaroo Rat Ord. 663.10) In or partially within an SKR Fee Area

Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)

NOT WITHIN THE EASTERN TUMF FEE AREA

DA (Development Agreements) Not in a Development Agreement Area

TRANSPORTATION

Circulation Element Ultimate Right-of-Way

Not in a Circulation Element Right-of-Way

Road Book Page 31

Transportation Agreements Not in a Transportation Agreement

TRANSPORTATION

CETAP (Community and Environmental Transportation Acceptability Process) Corridors

HYDROLOGY

Flood Plan Review	Not Required	Watershed	SANTA ANA RIVER
Water District	WMWD	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		

GEOLOGIC

Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	WITHIN A 1/2 MILE OF Cajalco Canyon Fault		
Liquefaction Potential	No potential for Liquefaction exists		
Subsidence	Not in Subsidence Area		

MISCELLANEOUS

School District	ALVORD UNIFIED	Tax Rate Areas	278-140-013: ALVORD UNIFIED SCHOOL CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 152 FLOOD CONTROL ADMIN FLOOD CONTROL ZN 2 GENERAL GENERAL PURPOSE MWD WEST 1302999 NW MOSQUITO & VECTOR CNTL DIST RIV CO REGIONAL PARK & OPEN SP RIV CORONA RESOURCE CONSERVATION RIVERSIDE CITY COMMUNITY COLLEGE RIVERSIDE CO OFC OF
Communities	El Cerrito		
Lighting (Ord. 655)	Not Applicable		
2010 Census Tract	041409		
Farmland	GRAZING LAND OTHER LANDS		
Special Notes	No Special Notes		

MISCELLANEOUS

EDUCATION
 SO. CALIF,JT
 (19,30,33,36,37,56)
 WESTERN MUNICIPAL
 WATER
 WMWD IMP DIST G

278-150-006:
 ALVORD UNIFIED
 SCHOOL
 CO FREE LIBRARY
 CO STRUCTURE FIRE
 PROTECTION
 CO WASTE RESOURCE
 MGMT DIST
 CSA 152
 FLOOD CONTROL
 ADMIN
 FLOOD CONTROL ZN 2
 GENERAL
 GENERAL PURPOSE
 MWD WEST 1302999
 NW MOSQUITO &
 VECTOR CNTL DIST
 RIV CO REGIONAL
 PARK & OPEN SP
 RIV CORONA
 RESOURCE
 CONSERVATION
 RIVERSIDE CITY
 COMMUNITY COLLEGE
 RIVERSIDE CO OFC OF
 EDUCATION
 SO. CALIF,JT
 (19,30,33,36,37,56)
 WESTERN MUNICIPAL
 WATER
 WMWD IMP DIST G

PERMITS/CASES/ADDITIONAL

Building Permits

Case #	Description	Status
108907	GRADIN PLN CK - ACCESS RD	FINALED
114526	CONST LEACH FIELD FOR ROCK QUARRY	FINALED
120790	SURFACE MINING	FINALED
149783	SURFACE MINING SM 152	FINALED
177080	SURFACE MINING 152	FINALED
219877	RELOCATE ELEC SERV. 200 AMP SERVICE	FINALED
221416	2,000 AMP ELEC SVC-COMMERCIAL HW12/05/88	FINALED
222107	X	APPLIED
222362	2000 AMP PERMIT DIFF.	FINALED
224760	SURFACE MINING SMP 152	ISSUED
269583	SURFACE MINING 152	ISSUED
307515	SMP #152 ANNUAL RENEWAL	ISSUED
325904	ADD. ELECTRIC 1200 AMP SERVICE	FINALED
328372	TEMP USE PERM SERVICE - 1200 AMP	FINALED
335093	SURFACE MINING #152/ANNUAL RENEWAL	ISSUED
353004	SPECIAL INSPECTON SURFACE MINING #152	ISSUED

PERMITS/CASES/ADDITIONAL

385508	SURFACE MINING #152/ANNUAL RENEWAL	ISSUED
398395	SPECIAL INSPECTION SMP 152	ISSUED
407323	ELECTRIC SERVICE UPGRADE	FINALED
BEL070132	PANEL UPGRADE	FINAL
BGR000183	SMP152 ANNUAL INSPECTION 99/2000	FINAL
BGR000887	ANNUAL SPECIAL INSP 2001 SMP00152	FINAL
BGR010093	SURFACE MINE ANNUAL INSPECTION 2000	FINAL
BGR010659	SURFACE MINE SPECIAL INSPECTION 2002	FINAL
BGR020940	Surface Mine Annual Inspection Permit FY-03	FINAL
BGR031014	Surface Mine Annual Inspection FY-04	FINAL
BGR041401	SPECIAL INSPECTION FOR SURFACE MINING 2005	FINAL
BGR051238	Surface Mine Annual Inspections 7-1-05/6-30-06	FINAL
BGR060889	Surface Mine Annual Inspections 7-1-06/6-30-07	FINAL
BGR070669	2007/2008 ANNUAL SURFACE MINE INSPECTION SMP00152	FINAL
BGR080261	2008/2009 ANNUAL SURFACE MINING INSPECTION SMP152	FINAL
BGR090151	2009/2010 ANNUAL SURFACE MINING INSPECTION SMP152	FINAL
BGR100153	2010/2011 ANNUAL SURFACE MINING INSPECTIONS-SMP152	FINAL
BGR110090	2011/2012 ANNUAL SURFACE MINING INSPECTIONS	FINAL
BGR980344	SURFACE MINING PERMIT (ANNUAL INSPECTION)	FINAL
BIC080051	000226	COMPLETE
BIC110523	022595	COMPLETE
BIC110523	022595	COMPLETE
BIC160491	022595	PAID
BMP120010	SURFACE MINE/BIC ANNUAL INSPECTION 022595 SMP152	FINAL
BMP120010	SURFACE MINE/BIC ANNUAL INSPECTION 022595 SMP152	FINAL
BMP130161	SURFACE MINE/BC ANNUAL INSPECTION 022595 SMP152	FINAL
BMP130161	SURFACE MINE/BC ANNUAL INSPECTION 022595 SMP152	FINAL
BMP140075	2014 ANNUAL INSPECTION FOR SMP00152 EAGLE VALLEY	FINAL
BMP140075	2014 ANNUAL INSPECTION FOR SMP00152 EAGLE VALLEY	FINAL
BMP140076	Not Available	APPLIED
BMP150106	2015 ANNUAL SURFACE MINING PERMIT SMP00152R1 EAGLE	ISSUED
BMP150106	2015 ANNUAL SURFACE MINING PERMIT SMP00152R1 EAGLE	ISSUED
BMP160182	2016 ANNUAL SURFACE MINE INSPECTION SMP00152R1	APPLIED
BMP160182	2016 ANNUAL SURFACE MINE INSPECTION SMP00152R1	APPLIED

Environmental Health Permits

PERMITS/CASES/ADDITIONAL

Case #	Description	Status
No Environmental Health Permits	Not Applicable	Not Applicable

Planning Cases

Case #	Description	Status
CFG05901	CALIF FISH & GAME FPR EA42525	PAID
CFG05901	CALIF FISH & GAME FPR EA42525	PAID
CFG06306	EA42940	APPLIED
CFG06306	EA42940	APPLIED
EA42525	EA FOR SMP00152R1	APPROVED
EA42525	EA FOR SMP00152R1	APPROVED
EA42940	EA FOR SMP00152R2	APPLIED
SMP00152	Surface Mining Permit for Eagle Valley Quarry	DRT
SMP00152R1	EXTEND LIFE OF SMP00152 & AMEND RECLAMATION PLAN	APPROVED
SMP00152R1	EXTEND LIFE OF SMP00152 & AMEND RECLAMATION PLAN	APPROVED
SMP00152R2	MODIFY COA OF SMP152R1 TO BRING QUARRY TO CONFORM.	APPLIED
SMP00152S1	REVISE TO PROVIDE CONSISTENCY W/SLOPE GRADE REQMTS	APPROVED
SMP00152S1	REVISE TO PROVIDE CONSISTENCY W/SLOPE GRADE REQMTS	APPROVED
SSR00683	SLOPE STABILITY REPORT FOR (SMP00152)	RECEIVED

Code Cases

Case #	Description	Status
No Code Cases	Not Applicable	Not Applicable

REVISED RECLAMATION PLAN

for the

EAGLE VALLEY QUARRY

SMP00152R1
CA MINE ID # 91-33-0035

Submitted to:



4080 Lemon Street
Riverside, CA 92502

Prepared For:

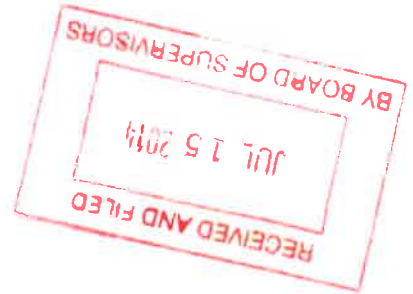


P.O. Box 639069
San Diego, CA 92163

Prepared By:



3511 Camino Del Rio South, Suite 403
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MARCH 2014

CASE: SMP00152R2

EXHIBIT: C

DATE: 4/18/2018

PLANNER: dljones



Meeting

Comment Agenda

Final

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Revised Project Description
Eagle Valley Quarry - Hanson Aggregates
SMP 00152R1; CA Mine ID #91-33-0035

1.0 INTRODUCTION

The Eagle Valley Quarry is an existing operation located north of Cajalco Road, east of Interstate 15, and west of Lake Mathews. The site is tucked into a nook of unincorporated land adjacent to the City of Corona (Figure 1 & 2). This quarry supplies the local market with aggregate materials that are critical for construction and development uses. Operations on the site are regulated by Surface Mining Permit No. 152 (SMP 152) and the associated Reclamation Plan. The Conditions of Approval for SMP 152, approved by the Board of Supervisors on December 11, 1984, state that the permit shall become null and void 30 years after final County approval of the permit (Condition 41).

SMP 152 has been modified once through the County's Substantial Conformance process: S1. S1 involved revisions to the mine plan to gain consistency between permit conditions and the mine plan. Design slope grading details were modified pursuant to the submittal and approval of a geotechnical investigation (SSR No. 683).

1.1 Proposed Permit Revision

The purpose of this application is to revise the existing SMP to extend the life of the permit and to amend the reclamation plan. Hanson is asking that the life of the permit be extended by 66 years from the current date of expiration in 2014. This would give a completion date to mining and reclamation of December 31, 2080. The previous Substantial Conformance (S1) included revisions to the mine plan. Although this revised plan was approved by the County, it was not reviewed by the Department of Conservation, Office of Mine Reclamation (OMR). It is unclear why the revised plan was not sent to OMR for review. Therefore, the same plan is being submitted with this application for a revised SMP.

Activities that are proposed with this Revised SMP application are the same as the activities that are currently conducted on the site, except for a change in the hours of operation. Currently, the approved hours of operation are from 6 am to sunset. The revised proposal calls for extending the hours of operation to 24 hours per day, Monday through Friday. No operations would be allowed on the weekends or holidays. The proposed SMP amendment would extend the life of the permit, address the modified design slope grading details that were approved in S1 and increase the hours of operations. The modified design will allow the operator to improve the recovery of the mineral resource from within the permitted footprint and extend the life of the operations for an additional 60 years.

No new processing equipment would be introduced to the site. This application does not include increased production or truck trips. Because the intensity of operations would continue unchanged, no new environmental impacts would be expected. The extended permit term will reduce the potential environmental impacts that would otherwise be expected from the development of a new extraction site.

Figure 2
Eagle Valley
Quarry

 Project Site



0 150 300 600
Feet

1 inch = 600 feet

Enviro MINE Inc.

Date: March 2013
Parcels: Riverside County
Aerial: 2010, USDA NAIP



1.2 Current Activities

The current mining operation is operated by Hanson Aggregates and consists of an active rock quarry that is removing the underlying bedrock for use for construction aggregate. It is estimated that the site contains approximately 34.5 million cubic yards (65.6 million tons) of suitable construction aggregate material. The current Conditions of Approval under SMP00152 do not specify a maximum production rate. Over the past twelve years the site has produced an annual sales rate of 1.1 million tons with a maximum of 1.6 million tons in 2006. Assuming an average production rate of 1.1 million tons annually, a 60- year supply of material is available for extraction. However, the maximum production rate experience (1.6 million tons per year) is the basis for this application.

Most of the extraction has taken place in the southwestern portion of the site with processing and stockpiling occurring in the southeastern section. In recent years, extractive operations have progressed into the northern portions of the site.

The on-going operations have resulted in the creation of a series of cut slopes with intervening catch benches. Blasting is required to fracture and loosen the hard bedrock and is designed to facilitate creation of the benches. Blasting is conducted by a contractor and explosives are transported to the site when blasting is scheduled. Refer to the blasting section and the attached blasting plan in Appendix F for more details.

The final surface configuration will see heights of cuts of up to 50 feet, with intervening 10-foot to 15-foot wide catch benches. The final slope configuration will result in an overall inclination that is no steeper than 1:1 (horizontal:vertical). Slopes in the upper 50 feet (approximately) will consist of a 1.5:1 (H:V) inclination. Design slope requirements are outlined in SSR No. 683. These conditions were adopted with SMP-152-S1. See attached Geotechnical Evaluations in Appendix J for further details on slope configurations.

The processing plant located in the southeastern portion of the site is composed of a primary and secondary crusher, as well as multiple screen decks and assorted conveyors to stack finished products. The processing plant area is located on an approximate 15-acre area with activities including processing, stockpiling, and loading for export from the site. Other activities on the site include a small equipment storage area located within the northeastern portion of the site.

The plant area is currently located at the southeast corner, however as operations continue the plant will be relocated. The plant will be relocated to the bottom of the pit while the southeast corner of the site is mined. A specific location for the plant relocation has not been identified at this time.

2.0 LEGAL DESCRIPTION

The property is approximately 128 acres located in Sections 3 and 10 of Township 4 South, Range 6 West. The site is located on assessor parcels 278-140-013 and 278-150-006. The legal description of the property is as follows (Figure 3):

Parcel 1: The westerly 1600.00 feet of the Northwest $\frac{1}{4}$ of Section 10, Township 4 South, Range 6 West, San Bernardino Base Meridian, as shown in the Sectionalized Survey of the Rancho El Sobrante De San Jacinto recorded in Book 1, page 8 of Maps, records of San Bernardino County, California.

Parcel 2: The Southerly 842.97 feet of the Westerly 1600.00 feet of the Southwest $\frac{1}{4}$ of Section 3, Township 4 South, Range 6 West, as shown in the Sectionalized Survey of the Rancho El Sobrante De San Jacinto recorded in Book 7, page 10 of maps, records of San Bernardino County, California.

2.1 Access

Present access to the site is gained by exiting Interstate 15 to Cajalco Road and continuing east for approximately one mile until Eagle Canyon Road. After turning left onto Eagle Canyon Road, signs guide the way to the entry of the site. Eagle Canyon Road is the only access road to the site. It is a private, 30-foot wide, paved roadway that runs from Cajalco Road on the south, into the Eagle Valley Quarry. Eagle Canyon Road is also used by the neighboring mining operation, 3M, and it provides access to the east. Due to this, there are no plans to reclaim the road.

A Grant of Easement Agreement was signed by Minnesota Mining and Manufacturing Company, as grantor, and Boral Resources, Inc., as grantee on April 27, 1995. This agreement allows for a privately maintained road on lands owned by 3M Corporation. This private road provides the only access to the Eagle Valley Quarry. See Grant of Easement Agreement, Appendix B.

3.0 UTILITIES

3.1 Water and Wastewater

The project site is within the service area of the Eagle Valley Mutual Water Company. A pre-existing standpipe is located along Eagle Canyon Road (access road). Santa Ana River Rock Company constructed a six-inch pipeline from the standpipe to the project site in 1984. This pipeline was built to provide water to the site. The standpipe is used to fill the on-site water truck for dust suppression.

Wastewater services are currently not available to the site. Wastewater disposal is accomplished through a septic system.

3.2 Electricity and Telephone

Electrical service is provided by the Southern California Edison Company. Telephone service is currently available to the project site and is provided by Pacific Bell.

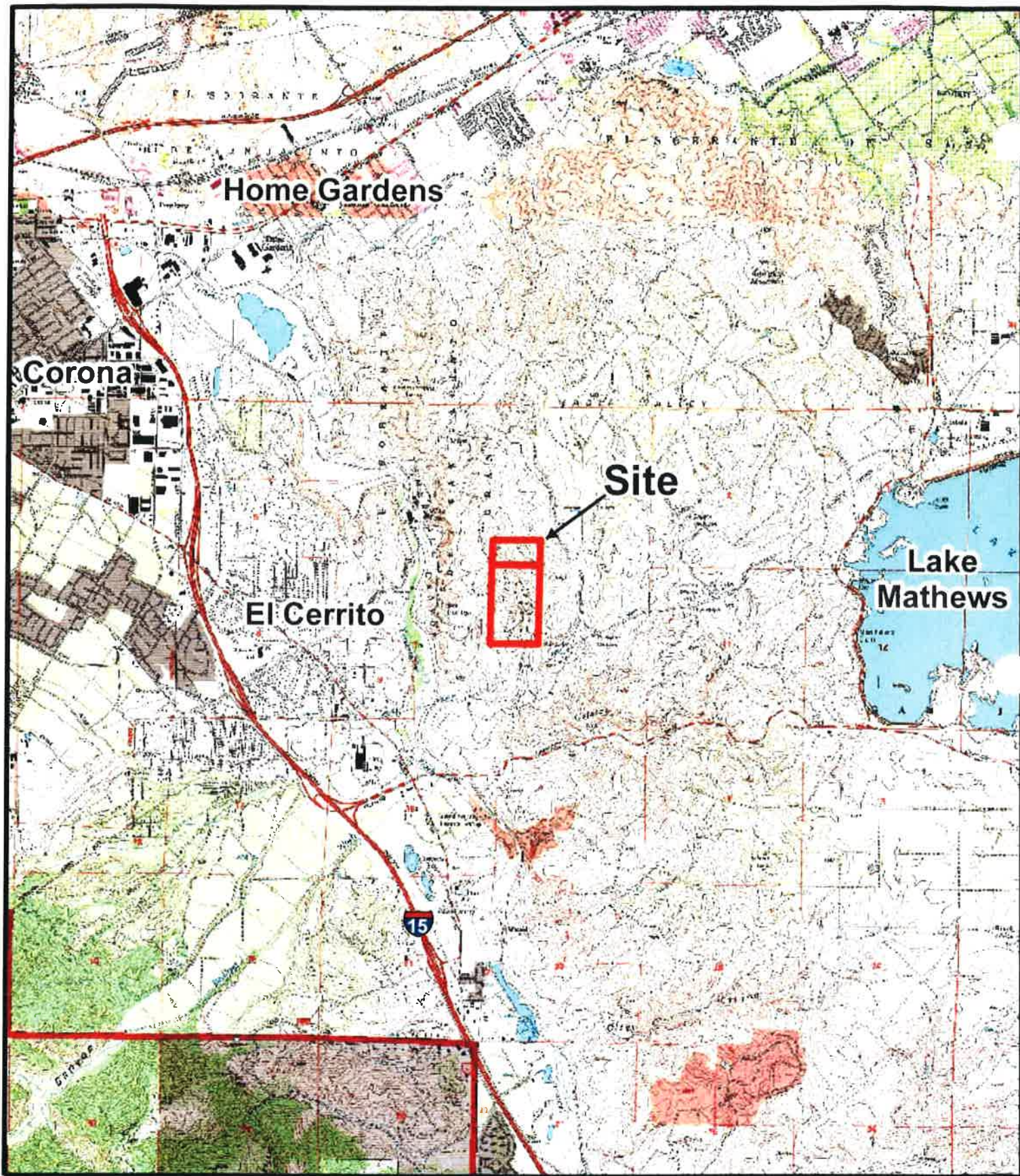
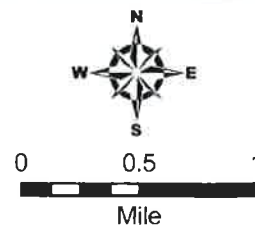


Figure 3

Eagle Valley Quarry



Date: March 28, 2012
Section 3, 10; Township 4S; Range 6W
Source: USGS Quad 24K 7.5 min, Lake Mathews & Corona South



3.3 Fire and Police Services

A County maintained fire station is located at the intersection of Cajalco Road and Temescal Canyon Road, approximately two miles drive from the project site. Access to the site from the fire station is provided by Eagle Canyon Road.

Police protection services are provided by the Riverside County Sheriff's Department from the Corona substation.

3.4 Gas

The site does not have access to natural gas. Propane is delivered when needed and stored on-site within the maintenance sheds.

Diesel is delivered to fill any on-site vehicles when necessary. A small (50-gallon) gasoline tank is maintained for onsite vehicles and small tools. This tank is found within the maintenance sheds.

4.0 LAND USE AND ZONING

The County of Riverside General Plan governs allowable land uses on the Eagle Valley Quarry site. The General Plan designation for the site is Open Space-Mineral Resource (OS-MIN). The site is zoned Mineral Resources and Related Manufacturing (M-R-A). This designation allows for mining, quarrying, rock crushing, ore reduction plants, batch plants, specialty processing for mineral products, manufacturing of block, pipe, tile, brick, cement, plaster, and asphalt concrete.

4.1 Surrounding Land Uses

The surrounding land uses are primarily open space and mining. Adjacent to the project site on the west, the 3M Corporation operates a rock quarrying and crushing operation. South of the project site is the Metropolitan Water District's (MWD) Lower Feeder Line. This is a 120-inch pipeline located approximately 300 feet south of the site, extending to the west from Lake Mathews. The nearest major residential area is the community of El Cerrito, located approximately one mile to the west.

4.2 Site Topography

The 128-acre site is typical of the hilly ridges on the eastern side of the Temescal Valley. Onsite elevations range from 1,690 feet near the northwest corner of the site, to the final excavation pit elevation of 900 feet above mean sea level.

The site can be described as a south-tilted bowl, flanked on the north, west, and east by high ridges. A lower ridge is located south of the project site. These ridges act to physically isolate the project area from surrounding properties.

5.0 VISIBILITY

The site is located east of 3M Corporation's rock quarrying and crushing operation. A ridge between the two operations blocks views of the Eagle Valley Quarry from the west. The site is visible from the southwest along Interstate 15; however, due to the extended distance to the site, operations at the site are not clearly noticeable and it is difficult to differentiate the Eagle Valley Quarry from the 3M operations. The existing operations are visible for a short distance on Cajalco Road east of the site. However, due to the extended distance to the site and natural features in the foreground, the mining operations are not clearly discernible. The natural landscape obscures views of the site from the south and north.

6.0 GEOLOGY

Bedrock materials underlying the site consist of fine grained to very fine grained igneous rocks known as the Estelle Mountain Volcanics, a heterogeneous mixture of rhyolite flows, shallow intrusive rocks, and volcanoclastic rocks. In general, bedrock materials are moderately to slightly fractured and weathered, with steeply dipping to near vertical joint systems which generally trend to the northeast, or northwest, and dip to the southeast and southwest. Figure 4 shows the geology of the site and surrounding areas.

As shown in Figure 5, the majority of the site is classified by the California Division of Mines and Geology as MRZ-2 (crushed PCC aggregate), but not designated. This classification was granted in recognition of the importance of the high quality aggregate resources found to the south of the City of Corona. There are no significant metallic ore materials within the site, and none have been previously mined.

Design slope requirements are outlined in SSR No. 683. These conditions were adopted with SMP-152-S1. The approved slope design allows for a maximum slope inclination of 45 degrees with 10 to 15-foot wide benches, at a maximum vertical spacing of 50 feet. Slopes in the upper 50 feet (approximately) will consist of a 1.5:1 (H:V) inclination. The final slope configuration will result in an overall inclination that is no steeper than 1:1. This design will yield approximately 34.5 million cubic yards (65.6 million tons) for extraction. See attached Geotechnical Evaluations in Appendix J for details on the sites slope stability and groundwater.

Faults, landslides or other potential geologic hazards have not been mapped in the past and have not been noted during mining. There are no known active or potentially active faults within or immediately adjacent to the site. The property is, however, subject to significant ground shaking from earthquakes along the regional fault system. Fracturing of bedrock materials could result in localized block fall during a significant earthquake. This hazard has been mitigated through the use of terraced quarry faces and by following MSHA guidelines.

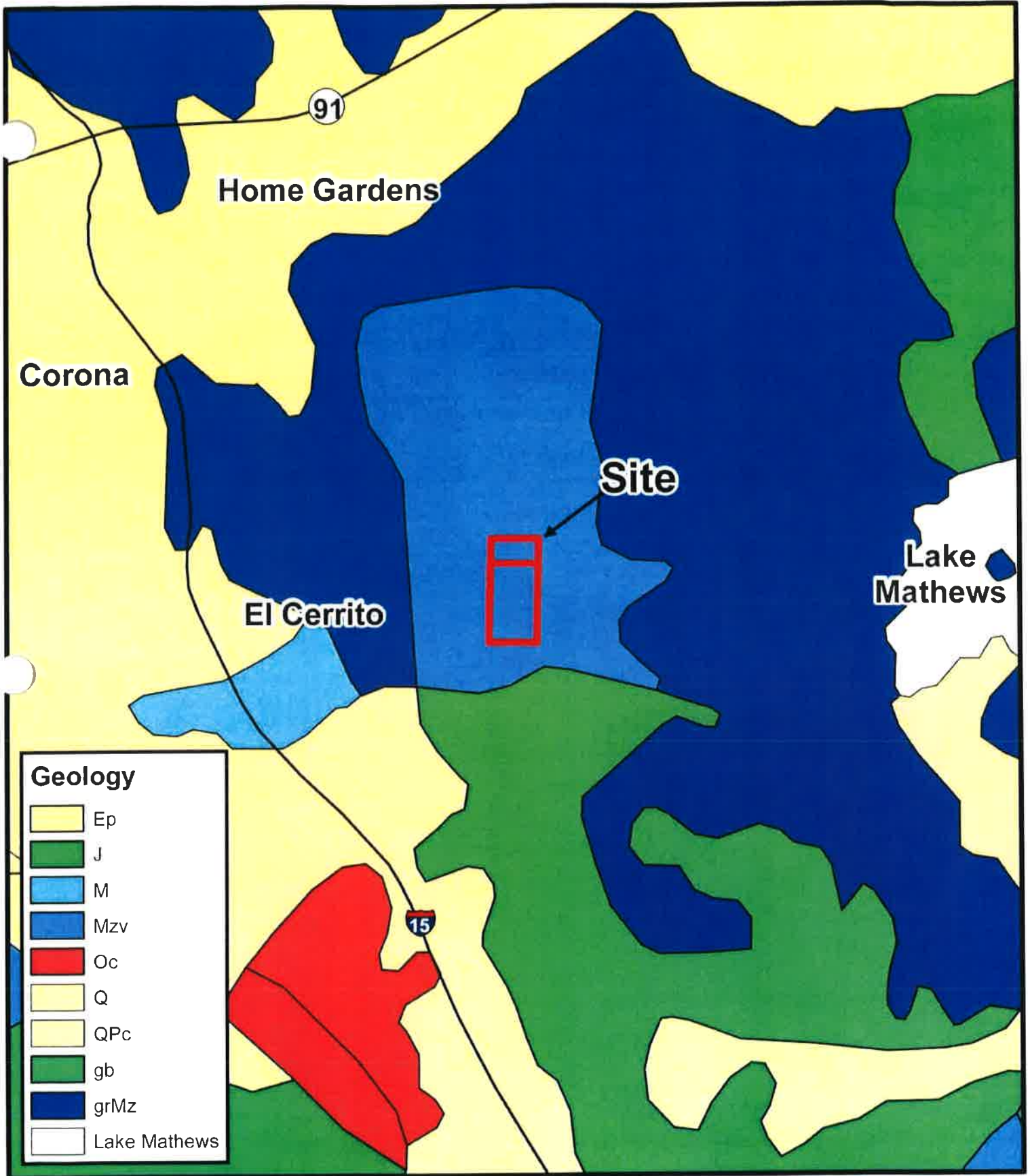
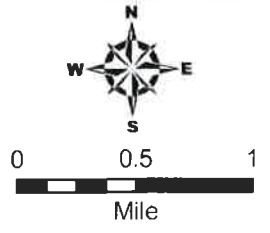


Figure 4

Eagle Valley Quarry Geology



Date: April 3, 2012
 Source: SANDAG



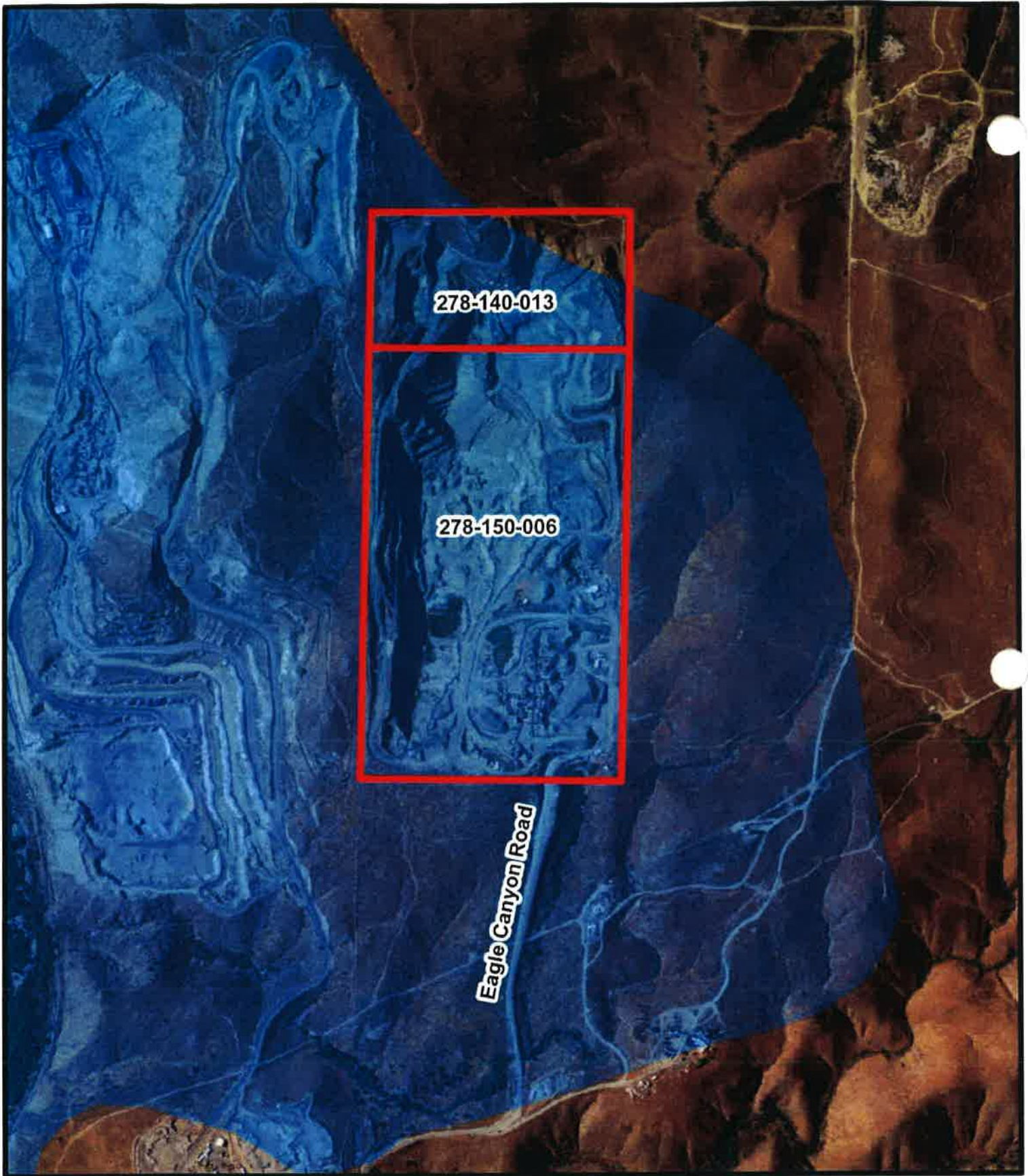
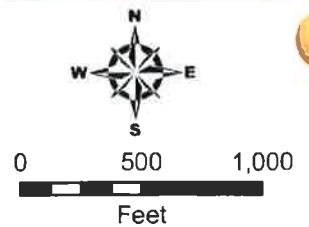


Figure 5

Eagle Valley Quarry MRZ Classification

- Eagle Valley Quarry
- MRZ-2 Classification



7.0 HYDROLOGY

The Eagle Valley Quarry is located within the Santa Ana River watershed, and the Lake Mathews Hydrologic Subarea. The site is not within a recognized floodway, 100-year floodplain, an area subject to flash flooding, or an area of groundwater recharge. See the attached WQMP in Appendix D for more information regarding the sites hydrology.

7.1 Onsite Drainage

The project's runoff flow rate, volume, velocity and duration for the post-development condition do not exceed the pre-development condition for the 2-year 24-hour and 10-year 24-hour rainfall events. The project does not propose new impervious surfaces and will retain all storm runoff within the pit at project completion. As a result, there should be no untreated discharge to downstream properties from the project site.

Due to the sites hard rock surface the potential for erosion is minimized. Drainage from natural precipitation is captured in the pit and directed into two retention/infiltration/detention basins within the pit floor and near the scale house. Over the course of a given water year, collected water is utilized for aggregate processing and dust control purposes. Water utilized for materials washing is recycled. As a result, very little make-up water is required to operate the site. See the attached WQMP in Appendix D for further details.

7.2 Offsite Drainage

Any possible pollutants that could be defined as urban runoff are monitored to ensure that they are properly managed and maintained. Storm runoff in the existing condition would be captured mostly by the quarry pit and partially by the plant ponds. Runoff from the plant site can overflow the scale house detention basin and into an un-named drainage. The receiving waters below the project are Temescal Creek and its un-named drainages within the Santa Ana River, Prado Basin Management Zone, Tidal Prism of Santa Ana River, and Newport Slough.

7.3 Groundwater

Groundwater has not been encountered during mining operations due to the low permeability of the rock and the elevation of the site. No wells are located on the site and groundwater from other sources is not used in the operations. A geotechnical groundwater evaluation was completed for the site and has been attached in Appendix J.

8.0 SOILS

With minor exceptions, the site has been fully disturbed by the ongoing mining operations and native topsoil has been removed. Previous to mining, the majority of soils on the site were represented by the Temescal Rocky Loam and Terrace escarpments. These soils are shallow and are located in areas with substantial bedrock exposure. The soil is relatively thin to absent with profiles consisting of fine clayey sand. As a result, only limited quantities are available for topsoil recovery.

Retention of topsoil has been challenging due to a lack of native topsoil availability and the difficulties encountered with topsoil salvage on steep terrain. The thin topsoil depths coupled with abundant rock outcroppings reduced salvage efficiency. The site is fully disturbed with the exception of approximately 0.6 acres; topsoil has been recovered and stockpiled for reclamation purposes. Topsoil stockpiles are located in the northwestern portion of the site and are being protected for future use in reclamation. Topsoil stockpiles are clearly identified at the site, visually monitored, and properly maintained to ensure that they are not disturbed.

9.0 BIOTIC RESOURCES

Currently, the site is almost fully disturbed owing to 27 years of ongoing mining activity. Prior to mining, two biotic resource surveys were conducted. The first study was conducted by Karlin Marsh to provide a description of the existing biological setting of the site, assess projected impacts of the proposed mining operation, and to recommend measures to minimize biological impacts. The second biological survey was conducted by Dr. Richard Friesen to determine the onsite presence or absence of the Stephens kangaroo rat and, if present, its relative abundance and distribution on the site. This information was developed in support of a Mitigated Negative Declaration certified with the approval of SMP-152. See Appendix E for the Biological Assessments performed prior to mining. See Appendix H for the Vegetation Baseline Study performed in March 2013.

9.1 On-site Biological Resources

The Eagle Valley site is disturbed in all areas except approximately 0.6 acres. As a result, fauna are not expected to be abundant on the site. The surrounding areas include species of amphibians, reptiles, birds, and mammals. Table 1 lists the observed species found on the surrounding properties prior to mining.

Fauna	Scientific Name
California Tree Frog	<i>Hyla californiae</i>
Pacific Tree Frog	<i>Hyla regilla</i>
Side-Blotched Lizard	<i>Uta stansburiana</i>
San Diego Coast Horned Lizard	<i>Phrynosoma coronatum blainvillei</i>
Southern Alligator Lizard	<i>Gerrhonotus multicarinatus</i>
Rosy Boa	<i>Lichanura trivirgata</i>
Gopher Snake	<i>Pituophis melanoleucus</i>
Common Kingsnake	<i>Lampropeltis getulus</i>

Table 1 Continued
Observed Fauna on Surrounding Properties

Fauna	Scientific Name
Red Diamond Rattlesnake	<i>Crotalus ruber</i>
White-Tailed Kite	<i>Elanus laeurus</i>
Sharp-Shinned Hawk	<i>Accipiter striatus</i>
Red-Tailed Hawk	<i>Buteo regalis</i>
Golden Eagle	<i>Aquila chrysaetos</i>
Marsh Hawk	<i>Circus cyaneus</i>
American Kestrel	<i>Falco sparverius</i>
California Quail	<i>Lophortyx californicus</i>
Ring-Billed Gull	<i>Larus delawarensis</i>
Roadrunner	<i>Geococcyx californianus</i>
Barn Owl	<i>Tyto alba</i>
White-Throated Swift	<i>Aeronautes saxatalis</i>
Anna's Hummingbird	<i>Calypte anna</i>
Western Kingbird	<i>Tyrannus verticalis</i>
Scrub Jay	<i>Aphelocoma coerulescens</i>
Common Raven	<i>Corvus corax</i>
Common Crow	<i>Corvus brachyrhynchos</i>
Bushtit	<i>Psaltriparus minimus</i>
Wrentit	<i>Chamaea fasciata</i>
Rock Wren	<i>Salpinctes obsoletus</i>
Mockingbird	<i>Mimus polyglottos</i>
California Thrasher	<i>Toxostoma redivivum</i>
Water Pipit	<i>Anthus spinoletta</i>
Common Yellowthroat	<i>Geothlypis trichas</i>
Wilson's Warbler	<i>Wilsonia pusilla</i>
Western Meadowlark	<i>Sturnella neglecta</i>
House Finch	<i>Carpodacus mexicanus</i>
Lesser Goldfinch	<i>Spinus psaltria</i>
Rufous-Sided Towhee	<i>Pipilo erythrophthalmus</i>
Brown Towhee	<i>Pipilo fuscus</i>
Lark Sparrow	<i>Chondestes grammacus</i>
Rufous-Crowned Sparrow	<i>Aimophila ruficeps</i>
White-Crowned Sparrow	<i>Zonotrichia leucophrys</i>
Fox Sparrow	<i>Passerella iliaca</i>
Song Sparrow	<i>Melospiza melodia</i>
Coyote	<i>Canis latrans</i>
California Ground Squirrel	<i>Spermophilus beecheyi</i>
Botta Pocket Gopher	<i>Thomomys bottae</i>
Stephen's Kangaroo Rat	<i>Dipodomys stephensi</i>
Canyon Mouse	<i>Peromyscus crinitus</i>
Deer Mouse	<i>Peromyscus maniculatus</i>
Desert Woodrat	<i>Neotoma lepida</i>
Brush Rabbit	<i>Sylvilagus bachmani</i>

Due to the sites current disturbance little to no flora can be found on-site. Table 2 lists the common flora found in the surrounding areas prior to mining.

Table 2 Common Flora on Surrounding Areas	
Flora	Scientific Name
Bowlesia	<i>Bowlesia incana</i>
Coastal Sagebrush	<i>Artemisia californica</i>
Tocalote	<i>Centaurea melitensis</i>
Brittlebush	<i>Encelia farinose</i>
California Sunflower	<i>Helianthus californicus</i>
Smooth Cat's Ear	<i>Hypochoeris glabra</i>
Goldfields	<i>Lasthenia chrysostoma</i>
Common Fiddleneck	<i>Amsinckia intermedia</i>
Mexican Elderberry	<i>Sambucus Mexicana</i>
Dwarf Stonecrop	<i>Crassula erecta</i>
Lance-Leaved Dudleya	<i>Dudleya lanceolata</i>
Wild Cucumber	<i>Marah macrocarpus</i>
Red-Stemmed Filaree	<i>Erodium cicutarium</i>
White-Stemmed Filaree	<i>Erodium moschatum</i>
Hispid Caterpillar Phacelia	<i>Phacelia circutaria hispida</i>
Black Sage	<i>Salvia mellifera</i>
California Plantain	<i>Plantago erecta</i>
Angelen Gilia	<i>Gilia angelensis</i>
Woolly California Buckwheat	<i>Eriogonum fasciculatum foliolosum</i>
Coast Figwort	<i>Scrophularia californica</i>
Creek Nettle	<i>Urtica holosericea</i>
Wild Hycinth	<i>Dichelostemma pulchellum</i>
Slender Wild Oat	<i>Avena barbata</i>
Red Brome	<i>Bromus rubens</i>
Foxtail Fescue	<i>Festuca megalura</i>
Goldentop	<i>Lamarckia aurea</i>

Biological impacts were addressed in a previous CEQA document that was certified during the approval process for SMP 152.

9.2 Off-site Biological Effects

The project, extension of time for ongoing mining operations, would not be expected to result in new off-site impacts to biological resources. Mining operations have been ongoing on the project site since 1985 and have resulted in the disturbance of the majority of all biological resources previously found on the property. No additional disturbance would result from extension of time for the project and no intensification of use is proposed.

10.0 MINING

10.1 Owner/Operator/Agent

10.1.1 Applicant

Name: Hanson Aggregates LLC
Address: P.O. Box 639069
San Diego, CA 92163
Telephone: 858-577-2770

10.1.2 Name of Mineral Property

Eagle Valley Quarry

10.1.3 Property Owner

Name: Boral Resources, Inc.
Address: P.O. Box 17774
Irvine, CA 92713
Telephone: 714-832-5411

10.1.4 Owners of Mineral Rights

Name: Boral Resources, Inc.
Address: P.O. Box 17774
Irvine, CA 92713
Telephone: 714-832-5411

10.1.5 Operator

Name: Hanson Aggregates LLC
Address: P.O. Box 1115
Corona, CA 92989
Telephone: 858-577-2770

10.1.6 Agent

Name: Warren R. Coalson
EnviroMINE, Inc.
Address: 3511 Camino Del Rio South, Suite 403
San Diego, CA 92108
Telephone: 619-284-8515

10.2 Mineral Commodity

The mineral commodity found on-site is granitic rock that is blasted, crushed and sorted to produce construction aggregate for concrete, asphalt and other construction application.

10.3 Mining Operation

With minor exceptions, the site has been fully disturbed by the ongoing mining operations. Mining is conducted as a single phase operation. Mineral resource recovery operations will continue to be conducted through the use of drilling and blasting to fracture rocks, followed by extraction with conventional earthmoving equipment. A bulldozer is used to push the fractured rock off the top and down the face of the slope, moving from the peak of the hill towards the bottom of the pit. A front-end loader then places the bulldozed material into off-highway haul trucks for transport to the processing plant. Processing activities include crushing and screening of extracted resources, materials washing, and stockpiling of processed aggregates. There are no mine wastes associated with this project.

All topsoil has been stockpiled in the northwestern portion of the site and is protected for reclamation purposes. The topsoil stockpile is clearly identified, visually monitored, and properly maintained to ensure that it is not disturbed. Due to the mining operations there is little to no vegetation on-site. All materials produced will be removed from the site as market conditions allow. Due to the sites geologic nature there are no mine wastes associated with this project.

10.4 Project Life

It is estimated that the site contains approximately 34.5 million cubic yards (65.6 million tons) of suitable construction aggregate material. At an estimated average annual sales rate of 592,000 cubic yards (1.1 million tons), as much as a 60- year supply of material is available for extraction. If production continues at a maximum rate the quarry reserves will be depleted in the year 2074. The maximum cut will be 750 feet with the anticipated depth of mine to be 900 feet above mean sea level.

This application is a request to extend the permit by 66 years from the current date of expiration in 2014. Depending on market demand, this would result in a closure date of December 31, 2080. The proposed extension should allow adequate time to complete mining and reclamation of the site.

10.5 Size

The Eagle Valley Quarry encompasses 128 acres. The site has been fully disturbed by the ongoing mining operations with the exception of approximately 0.6 acres which is located in the southeastern corner of the site. No new disturbance outside of the previously permitted 128-acre site boundaries is proposed.

Of the 128 acres, 116 acres are proposed to be mined. The remaining 12 acres is accounted for in the 50-foot mining setback that surrounds the mined area. Slope areas are composed of hard rock surfaces and extend to approximately 77.1 acres of the site. Revegetation of these surfaces is not possible and will only be performed on the slope benches, which is approximately 15 acres. The remainder of the site is accounted for by the access road (2.3 acres) and mine floor (21.6 acres).

10.6 Excavations

The Eagle Valley Quarry is 128 acres in size. On-site elevations range from 1,690 feet near the northwest corner of the site, to the 1,150 feet AMSL near the southeast corner of the site. The final excavation pit elevation will be 900 feet AMSL above mean sea level. The maximum cut will be 750 feet in the northwest corner of the site.

As previously stated, design slope requirements are outlined in SSR No. 683. These conditions were adopted with SMP-152-S1. The approved slope design allows for a maximum slope inclination of 45 degrees with 10 to 15-foot wide benches, at a maximum vertical spacing of 50 feet. Slopes in the upper 50 feet (approximately) will consist of a 1.5:1 (H:V) inclination. The final slope configuration will result in an overall inclination that is no steeper than 1:1. This design will yield approximately 34.5 million cubic yards (65.6 million tons) for extraction. See attached Geotechnical Evaluations in Appendix J for details on the sites slope stability.

10.7 Anticipated Production of Commodity

The mine plan is designed to yield approximately 34.5 million cubic yards (65.6 million tons) of rock suitable for construction aggregate uses. At an estimated average annual sales rate of 592,000 cubic yards (1.1 million tons), as much as a 60-year supply of material is available for extraction. For information regarding mine waste produced by the site please refer to section 10.10.

10.8 Planned Ore Processing Methods on Site

The processing plant, located in the southeastern portion of the site, is composed of a primary and secondary crusher as well as multiple screen decks and assorted conveyors to stack and sort the finished products. The processing plant area is located on an approximate 15-acre area with activities including processing, stockpiling, and loading for export from the site.

10.9 Production Water

A maximum of 47 gallons per minute is needed for materials processing and dust control. Operations consume an estimated maximum of 37 acre-feet of water per 250 working day year. Approximately 90% of the production water is recycled and an estimated 5 gallons per minute is lost to materials retention and/or evaporation. On-site ponds hold all recycled water, and collect any on-site drainage that occurs for use in the operations.

10.10 Mine Waste

There are no mining wastes associated with the project. All materials produced will be removed from the site as market conditions allow. Any unsold materials remaining following resource depletion will be graded into the final reclaimed surface.

10.11 Imported Wastes

Wastes associated with the project would include general refuse created by human activity and oils and solvents involved with equipment maintenance. General refuse is transported off of the site through a waste disposal service when needed. Any engine oil and solvents resulting from equipment maintenance are recovered by a recycling service and removed from the site.

10.12 Erosion and Sedimentation Control

The site design calls for the creation of stabilized hard rock pit slopes with catch benches at regular intervals. The site's SWPPP is designed to control erosion and sedimentation. The SWPPP calls for regular monitoring and maintenance. Because the project involves removal of hard rock resources, creating a series of durable catch benches, the potential for erosion is minimized. In addition, surface runoff within the project footprint is directed to a retention/infiltration/desiltation basin at the bottom of the pit where it is used to support the ongoing mining and processing operations.

No impervious surfaces are proposed. For further information please refer to the attached WQMP in Appendix D.

10.13 Blasting

Creation of the slopes and benches will necessitate blasting. The engineering firm of Goffman and McCormick was retained to develop a detailed blasting plan for the site following the initial approval of operations. See attached Blasting Plan in Appendix F.

Blasting limitations contained in the blasting plan are based on avoiding adverse impacts on residential structures in the project vicinity, MWD's Temescal power plant, MWD's lower feeder pipeline, and the SCE electrical transmission towers.

All explosives are stored off-site and are only brought on-site when blasting is scheduled. Quarry blasting is only conducted between the hours of 12:00 noon and 4:00 p.m., Monday through Friday, and is not conducted on holidays. If an emergency situation related to safety or weather conditions should occur, blasting may occur outside of these hours. In the unlikely event of such an emergency, adequate notification will be given to the County Sheriff, Metropolitan Water District, and SCE.

Hanson Aggregates will notify the County Sheriff, MWD, and SCE before 4:30 p.m. the day prior to blasting. The estimated time of blasting will be provided so that representatives of these agencies may be present if they desire. If requested, the blast time estimate will be confirmed and/or updated by Hanson Aggregates by 10:00 a.m. on the blasting day.

All blasting associated with the project site is monitored with at least one set of portable seismographic and airblast instrumentation. This instrumentation provides an immediate display of vibratory ground motion particle velocity in three mutually perpendicular directions, as well as a permanent record of the waveform. Airblast results will also be immediately displayed in digital form with the waveform being permanently photographically recorded.

A record of each blast, including the seismographic data, is retained for at least two years, and is available on request for inspection by the County Sheriff, MWD, and SCE.

The County Sheriff is informed prior to any blasting associated with the quarry. The Sheriff will be prepared to handle any questions or complaints related to blasting operations. Hanson Aggregates shall be notified by the County upon receipt of any complaints related to the quarry. All blasting complaints will be investigated promptly by Hanson Aggregates. Complaint records are made available to the County upon request.

10.14 Site Security and Safety

Public health and safety are protected in accordance with SMARA and the County's standards for undeveloped land. The appropriate signage and fencing has been placed on-site and is regularly maintained to ensure safety. Appropriate signs that are found on site to promote safety include speed limit, no trespassing, hard hat area signage and others. Signs vary depending on what's appropriate for that area of the site. No trespassing signs are posted at the property lines and at all entry points to the site. Access is controlled by locked gates at the entrance to the property.

10.15 Trucking

At maximum production, approximately 200 trucks per day are leaving the site. Trucks travel southbound on Eagle Canyon Road and turn right onto Cajalco Road. Interstate 15 is approximately one mile west of Eagle Canyon Road on Cajalco Road. Once on Interstate 15, trucks travel north or south depending on their given destination.

Measures are taken at the site to limit truck speed and driver awareness while on site. Measures used to reduce truck speed include speed bumps at the entrance to the site, posted speed limits and directed travel ways. Trucks leaving the site are top watered and must exit across a rumble strip to dislodge rocks that may have become lodged in the tire treads.

In addition to onsite trucking safety measures, the following safety practices are mandatory and will be strictly enforced on all HANSON AGGREGATES LLC properties and adjacent roads leading to all plants:

- Obey all posted speed limits, including in all plants.
- Seat belts shall be worn at all times.
- Exhaust brakes are prohibited in all HANSON plants.

- The unnecessary use of air horns is prohibited.
- Tailgating other motorists is prohibited.
- Avoid creating traffic congestion by running “side by side” when there are two or more lanes in the same direction.
- Avoid “caravanning” by maintaining a minimum distance of two hundred feet between trucks.
- Obey all parking regulations. Illegal parking will not be tolerated.
- Unsafe or discourteous behavior that may frighten, intimidate or irritate other motorists will not be tolerated.
- Obey all D.O.T. rules and regulations on all roads and HANSON properties.

11.0 RECLAMATION PLAN

11.1 Subsequent Uses

The reclamation plan has been designed to allow for continued use of the site after it has been reclaimed. As mining proceeds, the land is transformed incrementally from rugged steep slopes to a series of regularly spaced benches stepping down the hill with a large open pad at the bottom. This end design can be used for a use that is consistent with the underlying zoning allowances. It is anticipated that the future use will be for Industrial Development. These purposes include specialty processing for mineral products, manufacturing of block, pipe, tile, cement, plaster, and asphalt concrete.

11.2 Reclamation Schedule

The basic concept for reclamation of the project site is to rework the land by replacing topsoil on catch benches, followed by establishment of native vegetation. The following criterion comprises the guidelines for appropriate reclamation of the site.

- The project site includes 128 acres. 116 acres of the site will be mined and reclaimed. The remaining area lies within the 50' setback surrounding the mining areas.
- Reclamation of the 116 acres of mine disturbance falls into a number of different categories:
 - Final mine slopes (77.1 acres)
 - Access Road (2.3 acres)
 - Mine Floor (21.6 acres)
 - Revegetated Benches (15 acres)

Of these areas, only the inter-slope benches will be revegetated. Revegetation is limited to the benches because:

- The final mining slopes are composed of hard rock surfaces that are not conducive to placement of growth media and vegetative establishment. These slopes will be scaled and documented as stable by a registered professional. Final mining slopes will be reclaimed as they become available for reclamation (i.e., when they will no longer be modified by continued mining operations). This will result in a top-down progression for site reclamation.
- The primary haul road will be utilized to allow access to the mine floor following reclamation. Reclamation will include final grading to remove any potholes and reestablish safety berms along the road side edge.
- The floor of the mine is proposed for a future industrial use consistent with the existing land use allowances. The mine floor will be cleared of all mining equipment, debris and stockpiles. Wind and water erosion BMPs will be put in place as necessary.

- All mining operations and reclamation activities will be accomplished incrementally. Once mining has ceased in an area reclamation will begin. With this method, reclamation occurs throughout the mining process. Final reclamation will commence once reserves have been depleted in approximately 66 years from the current expiration date in 2014. Reclamation of the entire site should be completed by December 31, 2080.
- Stockpiled topsoil, recovered during the first stages of mining are intended for placement on all benches for revegetation (approximately 15 acres). Only limited quantities of topsoil were available for recovery due to the shallow soils located on-site. Topsoil stockpiles are located in the northwestern portion of the site and are clearly identified, properly maintained, and are visually monitored to ensure that they are not disturbed.
- Plant materials proposed for the site are compatible with existing native plant materials in the project vicinity.
- Native grasses and shrubs will be planted in the fall so that the seeds will have a chance to germinate and take hold prior to, and gain benefits from, winter rains.
- Performance standards are outlined in the revegetation plan.
- The following plant list and the corresponding seeding rates are provided (see Table 3). Most of the listed plants are currently found around the site; other species are compatible substitutes.

Vegetation	Scientific Name	Rate PLS(lbs/ac)
California Sagebrush	<i>Artemisia Californica</i>	3
Brittlebush	<i>Encelia farinose</i>	4
Black Sage	<i>Salvia mellifera</i>	4
California Buckwheat	<i>Eriognum fasciculatum</i>	4
Laurel sumac	<i>Malosma laurina</i>	2
California croton	<i>Croton californicus</i>	2
Bishop's Lotus	<i>Acmispon strigosus</i>	2
Red maids	<i>Calandrinia ciliate</i>	1
California brome	<i>Bromus carinatus</i>	2
Purple needlegrass	<i>Stipa pulchra (Nasella pulchra)</i>	1
Nodding needlegrass	<i>Stipa cernua (Nasella cernua)</i>	2
Oniongrass	<i>Melica imperfecta</i>	2
San Joaquin matchweed	<i>Gutierrezia sarothrae</i>	1

As final slopes are established in a given area, revegetation will be commenced on the benches. The slopes are cut into hard granite. Therefore, erosion of the slopes is not expected. Retained topsoil will be used on benches to facilitate revegetation.

If at the time of reclamation there is not a sufficient amount of topsoil, fine materials will be used for growth media. Test plots will be used to determine the best methods for establishing native vegetation on reclamation areas.

Revegetation species shall consist of the Sage Scrub mix found in Table 3. Slope areas are composed of hard rock surfaces and extend to approximately 101 acres of the site. Revegetation of these surfaces is not possible. Slope treatments are limited to scaling of the mined surface to remove loose rocks that may otherwise pose a threat to safety. Due to this approximately 15 acres (benches) will need to be revegetated. The species list in Table 3 will be applied to the benches by hand broadcasting. The seed will be hand raked into the soil. This will be followed by application of straw mulch at a rate of approximately 2,000 pounds per acre. The revegetation test plots will be used to determine the best methods for insuring revegetation success. See attached Appendix G for the Revegetation Plan and Appendix H for the Vegetation Baseline Study.

11.3 Future Mining

Mining will cease after all available resources have been extracted. It is the intent of the current mining operation to extract all viable resources while retaining a viable pad to facilitate the post mining land use. In order for future mining to occur on-site the current mining limits would have to be expanded since all available resources would have been extracted.

11.4 Public Safety

Post-mining public health and safety are protected in accordance with County standards for undeveloped land. No trespassing signs are posted at the property lines and at all entry points to the site. Access will continue to be controlled by locked gates at the entrance to the property. All appropriate fencing and signage will remain on-site post-reclamation.

11.5 Post - Reclamation

Once reclamation is complete the mine site will look like a series of regularly spaced vegetated benches stepping down the hill with a large open pad at the bottom. This end design can be used for a use that is consistent with the underlying M-R-A Zone (Mineral Uses and Related Manufacturing. It is anticipated that the future use will be for Industrial Development. Typical reclamation uses may include:

Uses Allowed by Right:

Agricultural uses, public utilities, water development and storage.

Uses Allowed with a Conditional Use Permit:

Sewage sludge/organic waste composting facilities.

A number of other uses are also permitted with the approval of a Surface Mining Permit. This would include a variety of uses commonly associated with aggregate production, such as: asphalt and/or concrete batch plants and inert debris engineered fill operations.

11.6 Drainage and Erosion Controls

Drainage and erosion will not differ much from the current on-site drainage patterns since the pit will remain. Erosion will be controlled through revegetation practices that are listed in Appendix G. In addition, the hard rock surfaces are highly resistant to erosion. Surface runoff within the project footprint will be directed to a retention/infiltration/desiltation basin at the bottom of the pit. See section 10.12 Erosion and Sedimentation Control for further details.

The project has adopted storm water protection measures to eliminate the potential for accelerated on-site erosions and sedimentation of off-site lands. The revegetation practices outlined in the revegetation plan are elements of the storm water protection measures. The revegetation plan identifies measures to establish a self-regenerating vegetative complex that is designed to control erosion and sedimentation. In addition to these plan measures, the Lead Agency conducts annual inspections to ensure implementation of these water quality protection measures.

11.7 Slopes and Slope Treatment

Site grading involves the reduction of slopes and stockpiled materials to allow topsoil replacement and revegetation. This activity will include the development of 1:1 slopes on all sides of the quarry, establishment of catch benches, rough grading of interior portions of the site, and finish grading of all impact areas. At the conclusion of mining, 1:1 slopes will be established on all sides of the quarry. Catch benches of 10 to 15 feet at 50-foot vertical intervals will be established. The maximum slope of the excavated materials will not exceed a 1:1 gradient. Due to the hard rock nature of the slopes they will not be revegetated. Slope treatments are limited to scaling of the mined surface to remove loose rocks that may otherwise pose a threat to safety. See Appendix J for Geotechnical Evaluation reports.

11.8 Pit Areas and Excavations

Any unsold material will be placed and compacted at the floor of the excavation area and final graded. Compaction of any unsold materials will prevent wind and water erosion. The pit floor will not be revegetated because it is anticipated that the future use will be for industrial purposes.

Wind and water erosion will also be mitigated through the revegetation of all benches. Cut faces are composed of hard, durable rock surfaces that are not susceptible to erosion and therefore will not be revegetated.

11.9 Ponds, Reservoirs, Tailing, Wastes

The two on-site ponds will eventually be removed through the mining process. Final reclamation will find a sump in the bottom of the pit which will be used to collect runoff from precipitation. Vector control measures will be applied to the pond through the introduction of mosquito fish (*Gambusia spp.*). This water will be available for the future industrial use of the site.

11.10 Site Clean Up

At present, operations at the site include mining, processing, and stockpiling. In addition to the physical plant apparatus, there are office trailers, maintenance buildings and storage containers.

At the conclusion of mining operations, all plant equipment, support structures, and other manmade improvements will be removed from the site. Support structures on the site include five modular office trailers and one equipment maintenance building. If any of the structures are suitable for the post mining land use, these structures may remain at the discretion of the lead agency. All residual materials and refuse will be removed from the site upon conclusion of mining operations.

11.11 Site Contaminants

Any contaminants found on-site will be cleaned up and removed. Although contaminants are not expected, potential contaminants might include fuel and oil residues resulting from fueling and equipment maintenance. Removal requirements will vary depending on the contaminant and will be removed or disposed of properly from the site and taken to an appropriate facility.

All hazardous materials and wastes are stored on lined areas. Storage of these materials is in buildings, under roofed areas, or an outdoor containment; unless their use requires the material to be temporarily stored outside. Visual inspections of oil storage containers for signs of leaks are conducted on a regular basis. Absorbent materials are available to clean up fuel, oil, and other spills if needed. An outside contractor picks up fluid wastes generated at the shop such as solvent, waste oil, and anti-freeze. All blasting wastes/residues are handled by the contracted blasting company.

11.12 Soils and Fine-Textured Waste

As stated earlier the majority of soils on the site are represented by the Temescal Rocky Loam and Terrace escarpments. These soils are shallow and are located in areas with substantial bedrock exposure. As a result, only limited quantities are available for topsoil recovery. If at the time of reclamation there is not a sufficient amount of topsoil, fine materials will be used for growth media. Test plots have been developed to determine the best methods for cultivating reclamation areas using the sage scrub mix in Table 3.

11.13 Revegetation

It is the objective of the Revegetation Plan to provide vegetative cover for final benches. Revegetation will be carried out with species capable of providing vegetative cover in order to stabilize the newly formed benches against the effects of long-term erosion. The Revegetation Plan can be found in Appendix G, the seed mix highlights species to be applied can be observed in Table 3.

11.14 Monitoring and Maintenance

Monitoring must be performed to document revegetation success. Following seeding and planting operations and prior to requesting the release of financial assurances, individual revegetation sites will be monitored for a minimum of five years. Monitoring will be performed to document that the revegetation areas achieve the success standards that are established for vegetative cover. Sample sizes must be sufficient to produce at least an 80% statistical confidence level. When the revegetated areas meet success criteria for two consecutive years without human intervention, no further monitoring will be required, and the operator may apply for release of financial assurances.

Monitoring will take place annually during the spring. Both qualitative (visual assessment) and quantitative (transect data collection) sampling will be performed by a qualified biologist. Specific data to be collected and analyzed with each technical monitoring effort include the native vegetative cover, cover of non-native species, species diversity, and plant recruitment. The various transects will be randomly located for the first sampling event and permanently marked to facilitate their use in subsequent years.

11.15 Reclamation Assurance

The project is an on-going extraction operation with currently certified financial assurances. Financial assurances are reviewed annually by the lead agency and adjusted as necessary. The current Financial Assurance Cost Estimate is in the amount of \$1,300,308.00 and the Financial Assurance Mechanism is two surety bonds in the total amount of \$1,300,308.00. The FACE is attached in Appendix I.

12.0 STATEMENT OF RESPONSIBILITY

Hanson Aggregates accepts responsibility for reclamation of the Eagle Valley Quarry as set forth in this Reclamation Plan.



Marvin Howell, Director of Land Use Planning for Hanson Aggregates

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42940
Project Case Type (s) and Number(s): SMP00152R2
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dan Walsh
Telephone Number: 951-955-6187
Applicant's Name: Hanson Aggregates, LLC.
Applicant's Address: P.O. Box 639069, San Diego, CA 92163-9069

I. PROJECT INFORMATION

Project Description:

This second revision to SMP No. 152R1 proposes to allow weekend operations at the existing Eagle Valley Quarry. SMP No. 152R1 currently permits operations Monday through Friday only. The existing quarry site is zoned Mineral Resources and Related Manufacturing (M-R-A). Pursuant to Section 12.62.g. of Ordinance No. 348, surface mining operations located 300 feet or closer to the property's outer boundary may operate between the hours of 6:00 a.m. and 10:00 p.m. of any day. Operations that are located more than 300 feet from the outer boundary may operate twenty-four hours a day. Applicant Hanson Aggregates LLC ("Hanson") seeks to modify existing conditions "10.Every.1" and "10.Planning.9", to read as follows:

1. Pursuant to Section 12.62.g. of Ordinance No. 348, mining operations located more than 300 feet from the outer boundary of the property are permitted to operate twenty-four (24) hours a day. Mining operations located less than 300 feet from the outer boundary of the property are permitted to operate between the hours of 6:00 a.m. and 10:00 p.m. of any day.
2. Transporting operations are permitted twenty-four (24) hours a day, except along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road. Transporting operations along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday.

Hanson does not seek any other modification to the approved SMP No.152R1.

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

B. Total Project Area: 128 acres.

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

C. Assessor's Parcel No(s): 278-140-013; 278-150-006

Street References:

D. Section, Township & Range Description or reference/attach a Legal Description: Township: Northwest ¼ of Section 10, and the Southwest ¼ of Section 3; Township 4 south, Range 6 west; San Bernardino Base and Meridian.

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site consists of an active, approved aggregate quarry encompassing 128 acres in the western portion of Riverside County. The site and a nearby property to the west (the 3M Rock Quarry) are industrial in nature (active mining operations), with over 99 percent of the project site previously disturbed by activities conducted under the currently approved mining plan. Adjacent areas to the north, south, and east are open space encompassing generally steep and rugged terrain. Existing land uses in more distant surrounding areas include

agriculture to the northeast, mining operations (quarries) to the northwest, Lake Matthews to the east, low-density rural residential properties to the south, and high-density urban development to the north and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Foundation Component of Open Space, with a corresponding land use designation of Open Space-Mineral Resources (OS-MIN). Project. The proposed project is consistent with the current land use designation of Open Space-Mineral Resource (OS-MIN).
- 2. Circulation:** Project-related traffic would consist of on-site heavy equipment and support vehicles, as well as off-site truck traffic for hauling processed aggregate. Although the project will allow weekend hours of operation, the project will not increase the maximum annual production limitation of SMP 152R1. It is expected that the number of vehicle trips leaving the site on any given day will decrease, reducing the intensity of what has been determined to be a less-than-significant impact.
- 3. Conservation:** Based on the current nature of the project site (an active aggregate quarrying/processing operation), the fact that the project does not permit an a geographic expansion or annual production expansion in mining, as well as the generally undeveloped nature of surrounding areas, the proposed Project will not conflict with areas identified for passive or active conservation, preservation, or reservation in the Multipurpose Open Space Element.
- 4. Safety:** The project site is not located within a 1 DO-year flood zone, or an area with identified hazards related to state or County fault zones, liquefaction, subsidence or dam inundation. The existing facility has incorporated measures to address potential fire hazards. As a result, project implementation would be in conformance with applicable policies related to fire hazards in the General Plan Safety Element.
- 5. Noise:** The County's General Plan does not differentiate between weekday and weekend noise. The relatively low volume of off-site truck traffic (200 daily total trips) would not be expected to generate substantial noise concerns along the existing access routes. The site does not currently generate noise complaints.
- 6. Housing:** The project would not construct, remove or otherwise substantially affect existing or planned housing, and would therefore not conflict with General Plan Housing Element policies.
- 7. Air Quality:** The project would allow weekend operations consistent with the County's development standards. No other aspect of the existing quarry is being altered. Importantly, maximum annual production will remain unchanged, and there will be no potential for air quality impacts that have not been previously addressed.

B. General Plan Area Plan(s): The project site is located within the Temescal Valley Area Plan of the Riverside County General Plan.

C. Foundation Component(s): The project site has a General Plan Foundation Component of Open Space.

D. Land Use Designation(s): The project site is designated as Open Space-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):** Areas adjacent to the project site are within the Temescal Valley Area Plan, areas further east are within the Lake Matthews/Woodcrest Area Plan.
- 2. Foundation Component(s):** Areas adjacent to the project site have an Open Space Foundational Component while areas further east have Open Space or Agriculture Foundation Components.

3. **Land Use Designation(s):** Land Use Designations adjacent to and surrounding the Project site include Open Space-Mineral Resources (OS-MIN) for areas under County jurisdiction, and Mixed-Use II; Industrial and Commercial for areas to the north, east and south within the City of Corona.

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:** The Project entails allowing weekend operations consistent with the County's development code. No zoning change is required.

K. **Adjacent and Surrounding Zoning:** City of Corona to the north and east, Mineral Resources (M-R) and City of Corona to the south and Manufacturing Heavy-10 Acre Minimum Lot Size (M-H-10) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "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"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact: This project will have no impact on scenic resources. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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

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

Findings of Fact: This project will have no impact on the Mt. Palomar Observatory. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact: This project will have no impact on other lighting issues. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No additional lighting will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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

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

Findings of Fact: This project will have no impact on Agricultural & Forestry Resources. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact: This project will have no impact on Forest Resources. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

AIR QUALITY Would the project				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Project Application Materials

Findings of Fact: This project will have no impact on Air Quality. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. The same amount of mining and transportation activity will be conducted over a potential 365 days per year, rather than 261 days per year. This will likely reduce the intensity of the Quarry's impacts, all of which have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Project Application Materials

Findings of Fact: This project will have no impact on Biological Resources. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: This project will have no impact on Historic Resources. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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

Source: Project Application Materials

Findings of Fact: This project will have no impact on Archaeological Resources. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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 adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: This project will have no impact on the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: This project will have no impact on Liquefaction Potential Zones. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to strong seismic ground shaking?	<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 Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: This project will have no impact on Ground-shaking Zones. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County’s development standards. The project will not result in any geographical expansion to the existing operation. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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”

Findings of Fact: This project will have no Landslide Risk. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County’s development standards. The project will not result in any geographical expansion to the existing operation. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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”

Findings of Fact: This project will cause no Ground Subsidence. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County’s development standards. The project will not result in any geographical expansion to the existing operation. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Other Geologic Hazards

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: On-site Inspection, Project Application Materials

Findings of Fact: This project will not be subject to Other Geologic Hazards. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

16. Slopes

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact: This project will have no impact on Slopes. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

17. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: This project will have no impact on Soils. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

18. Erosion

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

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

Findings of Fact: This project will have no impact on Erosion. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

19. Wind Erosion and Blowsand from project either on or off site.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Findings of Fact: This project will not result in Wind Erosion and Blowsand. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

GREENHOUSE GAS EMISSIONS Would the project

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 20. Greenhouse Gas Emissions | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Climate Action Plan, Project Application Materials

Findings of Fact: This project will have no impact on Greenhouse Gas Emissions. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. The same amount of mining and transportation activity will be conducted over a potential 365 days per year, rather than 261 days per year. This will likely reduce the intensity of the quarry's impacts, all of which have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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

Source: Project Application Materials

Findings of Fact: This project will have no impact on Hazards and Hazardous Materials. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact: This project will have no impact on Airports. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

23. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: This project will have no impact to Hazardous Fire Areas. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

HYDROLOGY AND WATER QUALITY Would the project				
24. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: This project will have no impact on Water Quality. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. There will be no operation changes that would therefore change the hydrology as previously analyzed. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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	<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
amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<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 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact: This project will have no impact on Floodplains. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. There will be no operation changes that would therefore change the hydrology as previously analyzed. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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

Findings of Fact: This project will have no impact on Land Use. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: This project will have no impact on Planning. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact: This project will have no impact on Mineral Resources. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact: This project will have no impact on Airport Noise. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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: This project will have no impact on Railroad Noise. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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: This project will have no impact on Highway Noise. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

32. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact: This project will have no impact on Other Noise. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

33. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The 2014 MND determined that, given continuing mining operations would be essentially identical to the existing operations, no project impacts were anticipated with respect to substantial increases in temporary or permanent noise levels, or exposure of people to or generation of noise levels exceeding local noise standards. (See 2014 MND, p. 52.) This site does not general noise complaints.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Here, Hanson seeks to modify the SMP 152R1 conditions of approval to allow weekend operations. The Noise Element of the County's General Plan does not differentiate between weekday and weekend noise, and therefore no new noise study is required to determine weekday vs. weekend noise measurements. Nonetheless, the Applicant took this opportunity to prepare a noise study to further emphasize that the Quarry complies with the County's noise standards.

The Quarry and the surrounding property are industrial or undeveloped in nature. The Noise Element of the Riverside County General Plan indicates that noise levels up to 75dBA CNEL are considered Normally Acceptable at industrial land uses.

dBf Associates, Inc. ("dBf") completed noise monitoring of the existing Quarry to document facility generated noise levels at the facility's property line. dBf quantified the existing onsite noise environment based on long-term unattended sound level measurements at the Quarry's southwest property line corner. The CNEL at the property line was calculated to be approximately 66 dBA, based on the sound level measurements taken by dBf. The noise produced by the Quarry was less than 75 dBA CNEL, and is thus considered Normally Acceptable by the Noise Element of the County's General Plan. The arithmetic average nighttime noise level at the property line was approximately 48 dBA Leq.

Based upon the analysis conducted by dBA, the County has concluded that the Quarry complies with all applicable noise standards. Weekend operations would not alter the 2014 MND's finding of no significant impact noise impact. The County finds that noise impacts associated with the proposed project are and will continue to be less than significant as originally analyzed. (See 2014 MND, pp. 52.)

Mitigation: None required.

Monitoring: None required.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

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

Findings of Fact: This project will have no impact on Paleontological Resources. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: This project will have no impact on Housing. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: This project will have no impact on Fire Services. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No new fire services will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: This project will have no impact on Sheriff Services. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No new sheriff services will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None required.

Monitoring: None required.

38. Schools

Source: Project Application Materials, GIS database

Findings of Fact: This project will have no impact on Schools. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No new school services will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: This project will have no impact on Libraries. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No new library services will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact: This project will have no impact on Health Services. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No new health services will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: This project will have no impact on Parks and Recreation. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

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

Findings of Fact: This project will have no impact on Recreational Trails. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<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
travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The proposed project does not alter the maximum annual production limits at the Eagle Valley Quarry. Therefore, the project will not result in any additional truck trips compared to the traffic impacts analyzed in the 2014 MND. The Quarry's potential traffic impacts as analyzed in the 2014 MND, expected to be a maximum of 250 trips per day, were found to be less than significant and in compliance with the General Plan Circulation Element and the Temescal Canyon Area Plan. (See 2014 MND, pp. 57-58.) Because the annual production limitation for Quarry will remain, the number of total trips leaving the site is expected to remain the same. Furthermore, because of the increase in available workdays, it is likely that the number of trips leaving the site on any given day will decrease, reducing the intensity of what is already a less-than-significant impact.

Approval of the project would allow weekend operations. If weekend traffic patterns in the vicinity of the Quarry were materially more intense than those on the weekdays, allowing additional trips from the Quarry during the weekends might have a different impact from what was analyzed in the 2014 MND. Accordingly, STC Traffic, Inc. (STC) completed a new analysis of weekend traffic patterns to determine if the additional vehicle trips associated with adding weekend operations would significantly affect the traffic-impact conclusions reached in the 2014 MND.

STC's collected daily traffic volume counts for a period of 24 hours on a typical weekday and on a typical weekend day. STC collected traffic data on Cajalco Road between Interstate 15 northbound ramps and Gran Oaks Road. STC determined that both weekday and weekend traffic volumes along Cajalco Road fall below the total capacity. On a typical weekend day, the ADT volume is approximately 1,209 vehicles higher (4.3 percent more) than on a typical weekday. Truck volumes on a typical weekend day are approximately 1,062 vehicles per day less (26.6 percent lower) than on a typical weekday.

STC determined that weekend operations at the Quarry could add a maximum of 250 total vehicle roundtrips per weekend day. This would add 250 inbound trips and 250 outbound trips to Cajalco Road between I-15 and Temescal Canyon Road. There is sufficient capacity to accommodate these potential additional truck trips while maintaining the current Level of Service

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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D operating condition. Weekend operations would not have a level-of-service impact. Of these 250 roundtrips, 200 of them were attributed to truck traffic in the 2014 MND (See 2014 MND, p. 11.) Even with the addition of the Quarry's traffic on the weekends, the volume of truck traffic along Cajalco Road would be approximately 17 percent less than the existing weekday truck traffic volume. Impacts related to trucks along Cajalco Road would continue to be less than weekday operating conditions even if the Quarry were to operate on weekends. **Note: The project does not alter the annual production limitation of SMP152R1. Accordingly, these weekend vehicle trips would therefore shift from currently existing weekday trips.**

Based upon the analysis conducted by STC, weekend operations would not alter the 2014 MND's finding of no significant impact to traffic operations along Cajalco Road. The County finds that traffic impacts associated with the proposed project are and will continue to be less than significant as originally analyzed. (See 2014 MND, pp. 57-58.)

Mitigation: None required.

Monitoring: None required.

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

Findings of Fact: This project will have no impact on Bike Trails. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

TRIBAL CULTURAL RESOURCES Would the project				
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45. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agency shall consider the significance to a California Native tribe.

Source: Project Application Materials

Findings of Fact: This project will have no impact on Tribal Cultural Resources. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact: This project will have no impact on Water. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No new water service facilities will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact: This project will have no impact on Sewer. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No new sewer service will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: This project will have no impact on Solid Waste. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No new solid waste service will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

49. 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: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: This project will have no impact on Utilities. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. No new utility services will be required. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

50. Energy Conservation

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

Source: Project Application Materials

Findings of Fact: This project will have no impact on Energy Conservation. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

OTHER

51. Other:

Source: Staff review, Project Application Materials

Findings of Fact: This project will have no Other impacts. The project is for a minor modification to an existing surface mining permit to allow mining operations on weekends, as allowed by the County's development standards. The project will not result in any geographical expansion to the existing operation, and the quarry's annual maximum production limitation will remain the same. All potentially significant effects have been adequately analyzed in Environmental Assessment No. 42525, certified by the County on July 15, 2014.

Mitigation: None required.

Monitoring: None required.

MANDATORY FINDINGS OF SIGNIFICANCE

52. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Environmental Assessment No. 42525

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.

Revised: 9/7/2017 11:42 AM

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/11/18, 11:07 am

SMP00152R2

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SMP00152R2. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (SMP00152R2) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Comments: RECOMMND DLJONES

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 555 (Surface Mining and Reclamation)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance
(cont.)

- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

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

Comments: RECOMMND DLJONES

Advisory Notification. 3 AND - Project Description & Operational Limits

Revision No. 2 to Surface Mining Permit No. 152 (SMP No. 152R2) allows operations at the existing Eagle Valley Quarry seven (7) days per week. Further;

1. Pursuant to Section 12.62.g. of Ordinance No. 348, mining operations located more than 300 feet from the outer boundary of the property are permitted to operate twenty-four (24) hours a day. Mining operations located less than 300 feet from the outer boundary of the property are permitted to operate between the hours of 6:00 a.m. and 10:00 p.m. of any day.

2. Transporting operations are permitted twenty-four (24) hours a day, except along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road. Transporting operations along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday.

There are no other modification to the SMP No.152R1 case approved under this SMP No. 152R2.

Comments: RECOMMND DLJONES

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on the APPROVED EXHIBITS:

EXHIBIT NO. A = Mining Plan Approved Exhibit No. "A-Mining Plan", SMP Case No. 152, Revised No. 2 dated April 22, 2014.

EXHIBIT NO. B = Reclamation Plan Approved Exhibit No. "B-Reclamation Plan", SMP

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)
Case No. 152, Revised No. 2 dated April 22, 2014.

EXHIBIT NO. C = Project Description Approved Exhibit No. "C-Project Description",
SMP Case No. 152, Revised No. 2 dated March 24, 2014.

Comments: RECOMMND DJONES

BS-Grade

BS-Grade. 1 0010-BS-Grade-SMP - ANNUAL F.A.C.E.

Each year, the operator shall REVIEW & UPDATE the financial assurance on file with the County of Riverside. The operator shall submit a new cost estimate to the County for review. The updated cost estimate shall include at least any new disturbed land, reclaimed land and allow for a yearly inflation factor.

All cost estimates shall utilize the guidelines outlined by the California Department of Conservation and the requirements of SMARA and County of Riverside Ordinance No. 555.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 2 0010-BS-Grade-SMP - ANNUAL REPORT INFO

THE MINE OWNER/OPERATOR, AS PART OF THE DOCUMENTATION REQUIRED TO BE SUBMITTED TO THE COUNTY BY JULY 1 OF EACH YEAR, SHALL SUBMIT TO THE COUNTY THE FOLLOWING:

- 1) Provide a copy of your current year MRRC-2 Annual Inspection Report and proof of payment to the DMR for your Annual State Reporting Fees.
- 2) Completed and signed Application for Annual Surface Mine Inspection Permit and associated Land Use and Permit Application Processing Agreement.
- 3) Deposit for the Annual Mine Inspection as calculated by the County for that year's inspection.
- 4) Annual updated comprehensive cost estimates for financial assurance of mine reclamation.
- 5) New and current aerial topographic maps with property lines and mine setbacks identified*.
- 6) Indicate the maximum depth of each excavation.
- 7) Provide in cubic yards and tons the quantity of materials mined during the reporting period.
- 8) A current, signed Statement of Responsibility for reclamation of the mine.
- 9) Provide a statement from a Certified Engineering Geologist and/or a qualified Professional Engineer that all active and inactive mine slopes (cut & fill), are within the approved mining and reclamation plan boundaries, at the approved angles (slope ratio), and are stable as constructed*.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10 0010-BS-Grade-SMP - DRAINAGE DESIGN Q-100 (cont.)

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 11 0010-BS-Grade-SMP - EASEMENTS & ACCESS

Prior to surface mining, it shall be the responsibility of the applicant to obtain any proposed or required easements and/or permissions necessary for access to the site for excavating and/or grading.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 12 0010-BS-Grade-SMP - FENCING OF PERIMETER

There shall be a fence and locked gates erected along the outer boundary of the active surface mining areas and processing plant. The fence shall be maintained at all times during the operation, and shall consist of a chain link or barbed wire fencing in areas in areas of steep topography, as approved by the Planning Director.

Fencing, gates and perimeter signs are required for safety and to prevent/limit unauthorized access to the site.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 13 0010-BS-Grade-SMP - GEOTECH/SOILS RPTS

Prior to the issuance of a building permit, a Geotechnical soils report shall be submitted to the Building & Safety Department for review and approval. All grading for structures shall be in conformance with the recommendations of the geotechnical soils report as approved by Riverside County.

The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

Comments: RECOMMND DWALSH

BS-Grade. 14 0010-BS-Grade-SMP - HAZMAT GENERATOR PERMIT

Surface mining operations shall obtain from County of Riverside, Department of Environmental Health, Hazardous Materials Management Division, a "HAZARDOUS MATERIALS GENERATOR'S PERMIT" for this specific location. The operator shall have a copy of all inspections conducted by HAZMAT, available for the current Annual Surface Mine Inspection.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 14 0010-BS-Grade-SMP - HAZMAT GENERATOR PERMIT
(cont.)

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 15 0010-BS-Grade-SMP - IMPORTING VEGETATION

There shall be no importing or storage of any cut vegetation without the specific approval of the Planning Department and the Environmental Health Department.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 16 0010-BS-Grade-SMP - INERT MATERIALS

There shall be no importing and/or storage of used concrete, asphalt or other inert construction materials for recycling without the specific approval of the Planning Department.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 17 0010-BS-Grade-SMP - MAX SLOPE RATIO

Slope ratios shall be in accordance with the approved slope stability report. Slope stability shall be documented in a report(s) to be submitted to the Department of Building & Safety as well as the County Geologist for review and approval prior to final approval of finished slopes. This report(s) shall be updated and submitted annually, in conjunction with the required annual SMARA inspection schedule or submitted outside of annual inspection schedule as necessary to maintain safe conditions and forward progress of finishing slopes for reclamation purposes.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 18 0010-BS-Grade-SMP - MINIMUM DRAINAGE GRADE

Minimum drainage grade shall be 1% except on Portland cement concrete where 0.35% shall be the minimum.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 19 0010-BS-Grade-SMP - MISCELLANEOUS INSPECT

In addition to the Special Inspection for the Annual Report, at any time during normal business hours, persons from the County may conduct site inspection(s) for compliance with the conditions of approval, complaints by individuals or other reasons as identified

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 19 0010-BS-Grade-SMP - MISCELLANEOUS INSPECT
(cont.)

at the time of inspection.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 20 0010-BS-Grade-SMP - NO B/PMT W/O G/PMT

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building & Safety Department.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 21 0010-BS-Grade-SMP - NOTARIZED OFFSITE LETTER

A notarized letter of permission, from the affected property owners or easement holders, is required for any off site grading.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 22 0010-BS-Grade-SMP - NPDES/SWPPP

The operator shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building & Safety periodically and prior to permit Final to verify compliance with the industry recognized erosion control measures.

You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the site and shall be made available to the Department of Building & Safety upon request.

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Industrial General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or when rain is imminent. The QSD or QSP

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 22 0010-BS-Grade-SMP - NPDES/SWPPP (cont.)
must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A rain gauge is required on site. The Department of Building & Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the General Industrial Permit and Stormwater ordinances and regulations.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 23 0010-BS-Grade-SMP - OBEY ALL GRDG REGS

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

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 24 0010-BS-Grade-SMP - OFF STREET PAVED PARKING

All off street parking areas which are conditioned or proposed to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

Comments: RECOMMND DWALSH

BS-Grade. 25 0010-BS-Grade-SMP - OFFSITE EXCAVATION

ANY OFFSITE (Outside of the Surface Mine Permit/Reclamation Plan) EXCAVATIONS OR GRADING requires a grading permit. It shall be the responsibility of the operator to obtain proposed or required easements and/or permissions necessary to perform the proposed excavations/grading.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 26 0010-BS-Grade-SMP - PM-10 REDUCTION

SURFACE MINING OPERATIONS LOCATED WITHIN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT SHALL COMPLY WITH RULE 1157 "PM-10 EMISSION REDUCTION FROM AGGREGATE AND RELATED OPERATIONS" AND ALL OTHER APPLICABLE REGULATIONS. THE OPERATOR SHALL HAVE A COPY OF ALL INSPECTIONS CONDUCTED BY THE DISTRICT AVAILABLE FOR THE CURRENT ANNUAL SURFACE MINE INSPECTION.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 26 0010-BS-Grade-SMP - PM-10 REDUCTION (cont.)

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 27 0010-BS-Grade-SMP - PRIVATE RD GRDG PERMIT

Construction of a private road requires a grading permit. All private roads which are conditioned to be paved shall comply with Ordinance 457 base and paving inspection requirements.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 28 0010-BS-Grade-SMP - PROPERTY LINE SETBACKS

There shall be a graded setback from all property lines of not less than 50 feet from all cut/fill slopes or as approved by Riverside County. Within the setback area, the four foot vertical height safety berm can be installed.

In all other areas within the boundaries of the Reclamation Plan/Surface Mining Permit where mining will not take place, the provisions of Riverside County Grading Ordinance 457 shall be followed.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 29 0010-BS-Grade-SMP - QUARRY SIGNS

Signs shall be installed at the top of all manufactured slopes (cut or fill), at intervals not greater than 100 lineal feet. Each sign shall read "DANGER" "OPEN PIT MINE" "STEEP SLOPE". Signs shall be at least 18" X 18" square with contrasting background to lettering. (ie: white background and black lettering).

Perimeter signs around the approved Reclamation Plan or Surface Mine boundaries shall be installed at not greater than 250 lineal feet. Each sign shall read "DANGER" "KEEP OUT" and "MINERAL RESOURCE ZONE" or "SURFACE MINING OPERATION". All signs shall be with contrasting lettering/background.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 30 0010-BS-Grade-SMP - RECORDED ESMT REQ'D

A recorded easement is required for off site drainage facilities.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 31 0010-BS-Grade-SMP - SAFETY BERMS (cont.)

BS-Grade. 31 0010-BS-Grade-SMP - SAFETY BERMS

A four (4) foot, minimum vertical height, SAFETY BERM shall be installed at the top of all cut/fill slopes (including roadways).

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 32 0010-BS-Grade-SMP - TRASH & DEBRIS

The parcel(s) where the mine is located shall be kept free of trash (including old tires) and other debris. There shall be no importing of recyclable materials or construction debris without a specific permit for that activity.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

BS-Grade. 33 0010-BS-Grade-SMP - VEHICLE STORAGE

There shall be no storage of passenger vehicles, campers, travel trailers or other personal property that is not related directly to the mining of minerals at the site.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

E Health

E Health. 1 0010-E Health-ENV CLEANUP
PROGRAMS-COMMENTS

If previously unidentified contamination is discovered at the site, additional assessment, investigation, and/or cleanup may be required.

Comments: RECOMMND DWALSH 20170927
DRAFT DWALSH 20170927

E Health. 2 0010-E Health-INDUSTRIAL HYGIENE - COMMENTS

Based on the information provided to the Industrial Hygiene Program for review, a noise study will not be required. However, this facility shall be required to comply with the following:

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0010-Planning-SMP - COMPLY W/ SCAQMD RULES
(cont.)

Comments: RECOMMND DWALSH 20170821

Planning. 16 0010-Planning-SMP - CONDITION REVIEW FEE

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.

Comments: RECOMMND DWALSH 20170821
INEFFECT DWALSH 20170821

Planning. 17 0010-Planning-SMP - DUST PREVENTION MEASURE

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).

Comments: RECOMMND DWALSH 20170821
INEFFECT DWALSH 20170821

Planning. 18 0010-Planning-SMP - FIRE PREVENTION

All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times. No open fires shall be allowed.

Comments: RECOMMND DWALSH 20170821
INEFFECT DWALSH 20170821

Planning. 19 0010-Planning-SMP - LOADED TRUCK CARE

All loaded trucks egressing 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.

Comments: RECOMMND DWALSH 20170821
INEFFECT DWALSH 20170821

Planning. 20 0010-Planning-SMP - OPERATING HOURS

Pursuant to Section 12.62.g. of Ordinance No. 348, surface mining operations located 300 feet or closer to the property's outer boundary may operate between the hours of

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-SMP - HOLD HARMLESS (cont.)
 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 service expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: RECOMMND DLJONES 20170816

Planning-EPD

Planning-EPD. 1 0020-Planning-EPD-EPD - BIOLOGICAL INSPECTIONS

At least once annually, all test plots, test plot records, and areas undergoing reclamation shall be made available for inspection by Riverside County Planning Department Environmental Programs Division personnel.

Comments: RECOMMND SARICHAR 20161019

Planning-EPD. 2 0020-Planning-EPD-EPD - FINAL REVEG REPORT

No sooner than five years after revegetation efforts have been deemed successful a qualified biologist who holds an MOU with the County of Riverside must submit a document demonstrating that revegetation efforts have met the performance standards described in the Revised Reclamation Plan of the Eagle Valley Quarry prepared by Enviromine in December of 2013 and updated in March of 2014. The document shall be submitted to the Planning Department Biologist for review and approval.

Comments: RECOMMND SARICHAR 20161019

Planning-EPD. 3 0020-Planning-EPD-EPD - FINAL REVEGETATION

Prior to final reclamation all suitable inter-slope benches must be revegetated as described in the Revegetation Plan Appendix G of the Revised Reclamation Plan for the Eagle Valley Quarry prepared by Enviromine in December of 2013 and updated in March of 2014.

Comments: RECOMMND SARICHAR 20161019

Planning-EPD. 4 0020-Planning-EPD-EPD - FINANCIAL ASSURANCE

During the life of the permit the permittee shall annually provide current cost estimates and financial assurances to carry out revegetation efforts as described in the Reclamation Plan for the Eagle Valley Quarry prepared by Enviromine in December of 2013 and updated in March of 2014. The amount of the financial assurance must be

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 4 0020-Planning-EPD-EPD - FINANCIAL ASSURANCE
(cont.)

enough to carry out all required reclamation procedures. Financial assurances and cost estimates must be submitted to the Environmental Programs Division of the Riverside County Planning Department for review and approval.

Comments: RECOMMND SARICHAR 20161019

Planning-EPD. 5 0020-Planning-EPD-EPD - REVEG TEST PLOTS

Revegetation test plots shall be established as soon as extraction begins. Revegetation test plots must be in place for a minimum of two years prior to beginning reclamation on any portion of the project site. A qualified individual must maintain test plots and keep accurate records of test plot conditions and progress.

Comments: RECOMMND SARICHAR 20161019

Transportation

Transportation. 1 0010-Transportation-SMP - COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department web site: <http://rctlma.org/trans/>.

Comments: RECOMMND DWALSH 20170928
DRAFT DWALSH 20170928

Transportation. 2 0010-Transportation-SMP - GENERAL CONDITION

The applicant has submitted an analysis titled: 2014 MND Addendum Traffic Assessment for the Eagle Valley Quarry Original Environmental Assessment No. 42525; Surface mining Permit No. 152R1 dated April 6, 2017. The assessment concludes that the additional 250 vehicle round trips during the weekend generated by the project would not alter the 2014 MND findings of no significant impact.

Comments: RECOMMND KTSANG 20170728

Transportation. 3 0010-Transportation-SMP - STD INTRO (ORD 461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as through occurring in ALL. All questions regarding the true meaning of the conditions shall be referred to

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-SMP - STD INTRO (ORD 461)
(cont.)

the Transportation Department.

Comments: RECOMMND DWALSH 20170928
DRAFT DWALSH 20170928

Plan: SMP00152R2

Parcel: 278150006

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-SMP - ANNUAL INSPECTION REPORT Not Satisfied

THE MINE OWNER/OPERATOR, AS PART OF THE DOCUMENTATION REQUIRED TO BE SUBMITTED TO THE COUNTY BY JULY 1 OF EACH YEAR, SHALL SUBMIT TO THE COUNTY THE FOLLOWING:

- 1) Provide a copy of your current year MRRRC-2 Annual Inspection Report and proof of payment to the DMR for your Annual State Reporting Fees.
- 2) Completed and signed Application for Annual Surface Mine Inspection Permit and associated Land Use and Permit Application Processing Agreement.
- 3) Deposit for the Annual Mine Inspection as calculated by the County for that year's inspection.
- 4) Annual updated comprehensive cost estimates for financial assurance of mine reclamation.
- 5) New and current aerial topographic maps with property lines and mine setbacks identified*.
- 6) Indicate the maximum depth of each excavation.
- 7) Provide in cubic yards and tons the quantity of materials mined during the reporting period.
- 8) A current, signed Statement of Responsibility for reclamation of the mine.
- 9) Provide a statement from a Certified Engineering Geologist and/or a qualified Professional Engineer that all active and inactive mine slopes (cut & fill), are within the approved mining and reclamation plan boundaries, at the approved angles (slope ratio), and are stable as constructed*.
- 10) Written certification that the mining operation is in full compliance with all applicable Conditions of Approval and all ground disturbances at the site are within the limits of the mining permit and/or reclamation plan*.
- 11) Provide proof of a new, renewed or existing approved financial assurance mechanism.

* Any deviation from the approved plans should be noted and be accompanied by appropriate mitigation recommendations and amended Surface Mining Application as appropriate.

060 - Planning. 2 0060-Planning-SMP - RCL RECLAMATION PLAN Not Satisfied

The permittee shall comply with the Reclamation Plan, Exhibit B, dated April 22, 2014, and the Surface Mining and Reclamation Project Description, Exhibit C, dated March 24, 2014 all on file with the Riverside County Planning Department. Approval of the Reclamation Plan does not grant approval of any planned future use of the site.

060 - Planning. 3 0060-Planning-SMP - YR ADJUST ASSURANCES Not Satisfied

The amount of reclamation financial assurance shall be adjusted annually for new lands disturbed by surface mining operations, completed reclamation in conformance with the approved Reclamation Plan, Exhibit B, dated April 22, 2014 and/or by adjustments to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

The amount of the financial assurance shall be determined annually through a comprehensive financial assurance cost estimate (FACE) prepared by the mine operator/owner and/or their consultant. This FACE shall include discussion of and reclamation costs associated with proper handling and/or disposal excess fine-grained mined materials should these materials not be ultimately marketable and must be removed from the site and/or placed on-site as part of final reclamation.

060 - Planning. 4 0060-Planning-SMP - YR BLASTING NOTICES Not Satisfied

A letter containing the general description of the blasting operations and precautions, including the blast warning whistle signals that are required by the State of California Construction Safety orders, shall be sent to all residents within a one-half mile radius of the surface mining operations. The notification will occur a minimum of once a year. Evidence that notification has been provided shall be included in the annual report submitted prior to the issuance of the annual Special Inspections Permit.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-SMP - YR TEMPORARY SLOPES Not Satisfied

04/11/18
12:05

Riverside County PLUS
CONDITIONS OF APPROVAL

Page 2

Plan: SMP00152R2

Parcel: 278150006

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1

0070-Planning-SMP - YR TEMPORARY SLOPES (cont.)

Not Satisfied

Temporary slopes created during mining operations shall be excavated in a manner that ensures the slopes will be safe during the time frame they are existing as temporary slopes and in full compliance with MSHA and CALOSHA requirements.

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

DATE: October 11, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Department
Riv. Co. Public Health Dept.
Riv. Co. Landscape
Riv. Co. Geology Section
Riv. Co. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Environmental Programs Division
Riv. Co. Fire Department

Riv. Co. Building & Safety-Grading
Riv. Co. Building & Safety-Plan Check
Biology
Southern California Edison Co.
Southern California Gas Co.
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management
City Sphere of Influence- Corona

Corona-Norco School District
Lee Lake Water District
CalTrans District #8
California Department of Fish & Wildlife
Army Corp of Engineers
Western Municipal Water District
Riv. Co. Regional Parks & Open Space
2nd District Supervisor
2nd District Planning Commissioner

Surface Mining Plan No. 152, Revised No. 2 – EA42940 - Applicant: Hanson Aggregates, LLC., – Second Supervisorial District – El Cerrito Zoning Area – Temescal Canyon Area Plan: Open Space - Mineral (OS-MIN) – Location: North of Cajalco Rd., South of Highway 91, East of Interstate 15, West of Eagle Canyon Road – 128 Gross Acres – Zoning: Mineral Resources and Related manufacturing (M-R-A) - **REQUEST: This Amended Surface Mining Plan proposes to set the hours of operation of mining activities greater than 300 feet inside the property boundary to 24 hours per day, 7 days a week, and the hours of operation of mining activities less than 300 feet inside the property boundary to between the hours of 6:00 a.m. and 10:00 p.m., 7 days a week. In addition, it proposes to permit transporting operations 24 hours a day, 7 days a week, with the exception of along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road, which shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday. Related Cases: SMP00152S1/R1 - APNs: 278-140-013 & 278-150-006**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for an **LDC meeting on October 20, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Dan Walsh, (951) 955-6187, Associate Geologist**, or e-mail at DWalsh@rctlma.org/MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

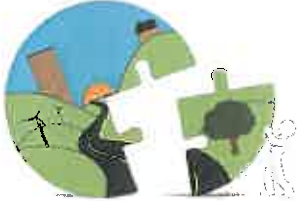
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 17, 2017

Pat Perez
California Department of Conservation
Division of Mine Reclamation
801 K. Street MS 09-06
Sacramento, CA 95814

RE: DMR's 30-Day Review
Eagle Valley Quarry (91-33-0035)
Reclamation Plan Amendment
County Reclamation Plan – SMP00152R2

The above referenced reclamation plan amendment is enclosed for DMR's 30-day review. Riverside County certifies this submission is in compliance with the applicable requirements of Article 9 of Chapter 8 of Division 2 of Title 14 of the California Code of Regulations. Please note; there are no changes in the physical mining or reclamation plan proposed or being considered under this amendment. The only changes being considered under this amendment are for the days and hours of operation & transportation for this mine (see attached revised Project Description). The approved Mining Plan, Reclamation Plan, and Project Description (Exhibits A, B, and C) remain unchanged and are therefore not attached for review.

We look forward to receiving any comments you may have on this amended reclamation plan. Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

Dan Walsh, Associate Geologist
TLMA-PLANNING

cc: Applicant: Hanson Aggregates, Fax (619) 278-5922
Representative: Adam Guernsey (aguernsey@hthijlaw.com)
OMR: Beth Hendrickson (Beth.Hendrickson@conservation.ca.gov)

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

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

Walsh, Daniel

From: Hendrickson, Beth@DOC <Beth.Hendrickson@conservation.ca.gov>
Sent: Tuesday, July 25, 2017 2:36 PM
To: Walsh, Daniel; Perez, Pat@DOC
Cc: Adam Guernsey; Jones, David
Subject: RE: Request for DMR 30-day review of SMP00152R2 (CA ID: 91-33-0035)

Hi Dan,

DMR has no comments on the proposed permit condition changes. Thank you for the opportunity to review them.

Regards,

Beth Hendrickson

Manager, Environmental Services Unit
Division of Mine Reclamation
801 K St. MS 09-06
Sacramento, CA 95814
(916) 445-6175
fax 445-6066

Every Californian should conserve water. Find out how at:



SaveOurWater.com · Drought.CA.gov

From: Walsh, Daniel [mailto:DWalsh@RIVCO.ORG]
Sent: Monday, July 17, 2017 3:38 PM
To: Perez, Pat@DOC <Pat.Perez@conservation.ca.gov>
Cc: Hendrickson, Beth@DOC <Beth.Hendrickson@conservation.ca.gov>; Adam Guernsey <aguernsey@hthjlaw.com>; Jones, David <DLJONES@RIVCO.ORG>
Subject: Request for DMR 30-day review of SMP00152R2 (CA ID: 91-33-0035)

Good Afternoon Pat,

Attached is a request by County of Riverside for a DMR review of an amendment to the reclamation plan for the Eagle Valley Quarry (CA Mine ID #91-33-0035). The attachment is only two pages, as this is merely a change of days and hours of operations and transportation for the mine. However, per Riverside County Ordinance No. 555, this amendment will be subject to a public hearing once all county departments have approved, and any DMR comments have been addressed. Please feel free to contact me with any questions or comments you might have.

Thank you,

Dan Walsh
Associate Engineering Geologist
Riverside County Planning
4080 Lemon Street 12th Floor

Riverside, CA 92501
951-955-6187



PLANNING DEPARTMENT

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[County of Riverside California](#)

John V. Rossi
General Manager

Robert Stockton
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

November 9, 2016

Dan Walsh
Associate Geologist
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

SURFACE MINING PLAN NO. 152 - REVISED NO. 2 - EA42940

This letter is in response to your Initial Case transmittal dated October 11, 2016.

Western Municipal Water District (Western) has no comments on proposed Surface Mining Plan No. 152, Revised No. 2 - EA42940. Although Western does not provide retail water service within the vicinity west of Eagle Canyon Road; please be advised that our records do indicate Western has a 48-inch Water Transmission Main Pipeline in Cajalco Road. Our records indicate the water and or sewer purveyor for this area is City of Corona Department of Water and Power.

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

A handwritten signature in blue ink that reads "Tammy Martin".

TAMMY MARTIN
Engineering Technician II

TM:sc
Enclosure(s): Initial Case Transmittal



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR SURFACE MINING PERMIT

CHECK ONE AS APPROPRIATE:

Surface Mining Permit Revised SMP (Original SMP No. 152) Reclamation Plan

INCOMPLETE APPLICATIONS OR INACCURATE EXHIBITS WILL NOT BE ACCEPTED.

CASE NUMBER: SMP00152R2/EA42940 DATE SUBMITTED: 8/8/16
CFG06306

APPLICATION INFORMATION

Applicant's Name: Hanson Aggregates LLC E-Mail: marvin.howell@hanson.com

Mailing Address: PO Box 639069
San Diego Street 92163-9069
City CA State ZIP

Daytime Phone No: (858) 577-2770 Fax No: ()

Mine Operator's Name: Hanson Aggregates LLC E-Mail: marvin.howell@hanson.com

Mailing Address: PO Box 639069
San Diego Street 92163
City CA State ZIP

Daytime Phone No: (858) 577-2770 Fax No: ()

Engineer/Representative's Name: Mark D. Harrison E-Mail: meharrison@htrfaw.com

Mailing Address: 980 9th Street, Suite 1400
Sacramento Street 95814
City CA State ZIP

Daytime Phone No: (916) 228-4223 Fax No: (916) 362-4380

Property Owner's Name: Hanson Aggregates LLC E-Mail: marvin.howell@hanson.biz

Mailing Address: PO Box 639069
San Diego Street 92163
City CA State ZIP

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SURFACE MINING PERMIT

Daytime Phone No: (858) 577-2770 Fax No: ()

Mineral Rights Owner's Name: Hanson Aggregates LLC E-Mail: marvin.howell@hanson.biz

Mailing Address: PO Box 638068
San Diego Street CA 92163
City State ZIP

Daytime Phone No: (858) 577-2770 Fax No: ()

Lessee's Name: E-Mail:

Mailing Address: Street
City State ZIP

Daytime Phone No: () Fax No: ()

If the property is owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. _____," and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

If the mineral rights are owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. _____," and lists the names, mailing addresses, and phone numbers of all persons having an interest in the ownership of the mineral rights involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

I certify that the above information in this Mining and Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the approved reclamation plan and within the time limits of said plan.

APPLICATION FOR SURFACE MINING PERMIT

Marvin Howell for Hanson Aggregates LLC

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

Executed on 8/2/16
Month, Date, Year

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed Surface Mining Permit application for this property. I further certify that the information contained in this application is true and complete.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Marvin Howell for Hanson Aggregates LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Name of Mine: Eagle Valley Quarry - SMP 152R1

Assessor's Parcel Number(s): 278-140-013; 278-150-008

Section: 3, 10 Township: 48 Range: 0W

Approximate Gross Acreage: 128 acres

General location of Mine (nearby or cross streets): North of Cajalco Road, South of Highway 91, East of Interstate 15, West of Eagle Canyon Road

Thomas Brothers map, edition year, page number, and coordinates: 2002, 774 C4, 33° 50'N 117° 29'W

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):

This application is to modify the conditions of approval of SMP152R1 to bring the Eagle Valley Quarry in conformance with Riverside County Code section 17.116.030(G) to allow weekend operations. See attached project description.

APPLICATION FOR SURFACE MINING PERMIT

Related cases filed in conjunction with this request:

None

Is there a previous development application filed on the same site: Yes No

Case No. SMP 152; 6MP 152R1 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 17642; 42525 E.I.R. No. (if applicable): N/A

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 8/2/16
Owner/Representative (2) _____ Date _____

APPLICATION FOR SURFACE MINING PERMIT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	Eagle Valley Quarry	
Project Location:	Riverside County, south of the City of Corona, northeast of I-15 and Cajalco Road	
Project Description:	Application to allow weekend operations in conformance with County Code section 17.118.030(G)	
Project Applicant Information:	Hanson Aggregates Pacific Southwest, Inc. PO Box 639069, San Diego, CA 92183	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ² represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Dinars (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erodible soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ³ as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law as rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ⁴ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Includes San Jacinto River watershed. ² Land area is based on acreage disturbed. ³ The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R&BPlan.pdf . ⁴ The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/trnd/303d_list.html .		
DETERMINATION: Circle appropriate determination.		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Hanson Aggregates, LLC, a Delaware Limited Liability Company authorized to transact business in California, (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 278-140-013 and 278-150-006 (“PROPERTY”); and,

WHEREAS, on August 12, 2016, PROPERTY OWNER filed an application for Surface Mining Permit 152, Revision 2 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Hanson Aggregates, LLC
Attn: Marvin Howell
P.O. Box 639069
San Diego, CA 92163-9069

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

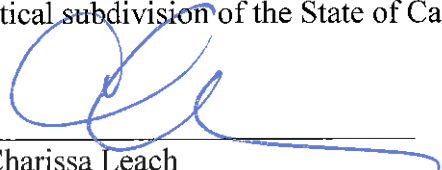
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

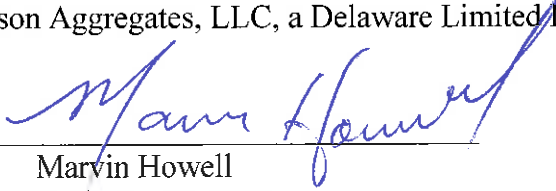
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 9/25/17

PROPERTY OWNER:
Hanson Aggregates, LLC, a Delaware Limited Liability Company

By: 
Marvin Howell
Assistant Secretary

Dated: Aug. 1, 2017

FORM APPROVED COUNTY COUNSEL
BY:  8/19/17
LEILA J. MOSHREF-DANESH DATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SAN DIEGO)

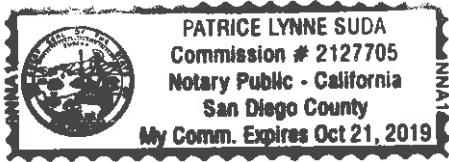
On 08-01-2017 before me, PATRICE LYNNE SUDA
Date Here Insert Name and Title of the Officer

personally appeared MARVIN HOWELL
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Patrice Lynne Suda
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: INDEMNIFICATION AGREEMENT Document Date: _____

Number of Pages: 5 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

**NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

Surface Mining Plan No. 152, Revised No. 2 – Intent to Consider an Addendum to a Mitigated Negative Declaration (MND) – Applicant: Hanson Aggregates, LLC., – Second Supervisorial District – El Cerrito Zoning Area – Temescal Canyon Area Plan: Open Space: Mineral (OS-MIN) – Location: Northerly of Cajalco Road, southerly of Highway 91, easterly of Interstate 15, and westerly of Eagle Canyon Road – 128 Gross Acres – Zoning: Mineral Resources and Related manufacturing (M-R-A) – **REQUEST:** This Amended Surface Mining Plan proposes to set the hours of operation of mining activities greater than 300 feet inside the property boundary to 24 hours per day, 7 days a week, and the hours of operation of mining activities less than 300 feet inside the property boundary to between the hours of 6:00 a.m. and 10:00 p.m., 7 days a week. In addition, it proposes to permit transporting operations 24 hours a day, 7 days a week, with the exception of along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road, which shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 4, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Dan Walsh at 951-955-6187 or e-mail at dwalsh@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an MND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Dan Walsh
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 11, 2017,

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

APN (s) or case numbers SMP00152R2 For

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

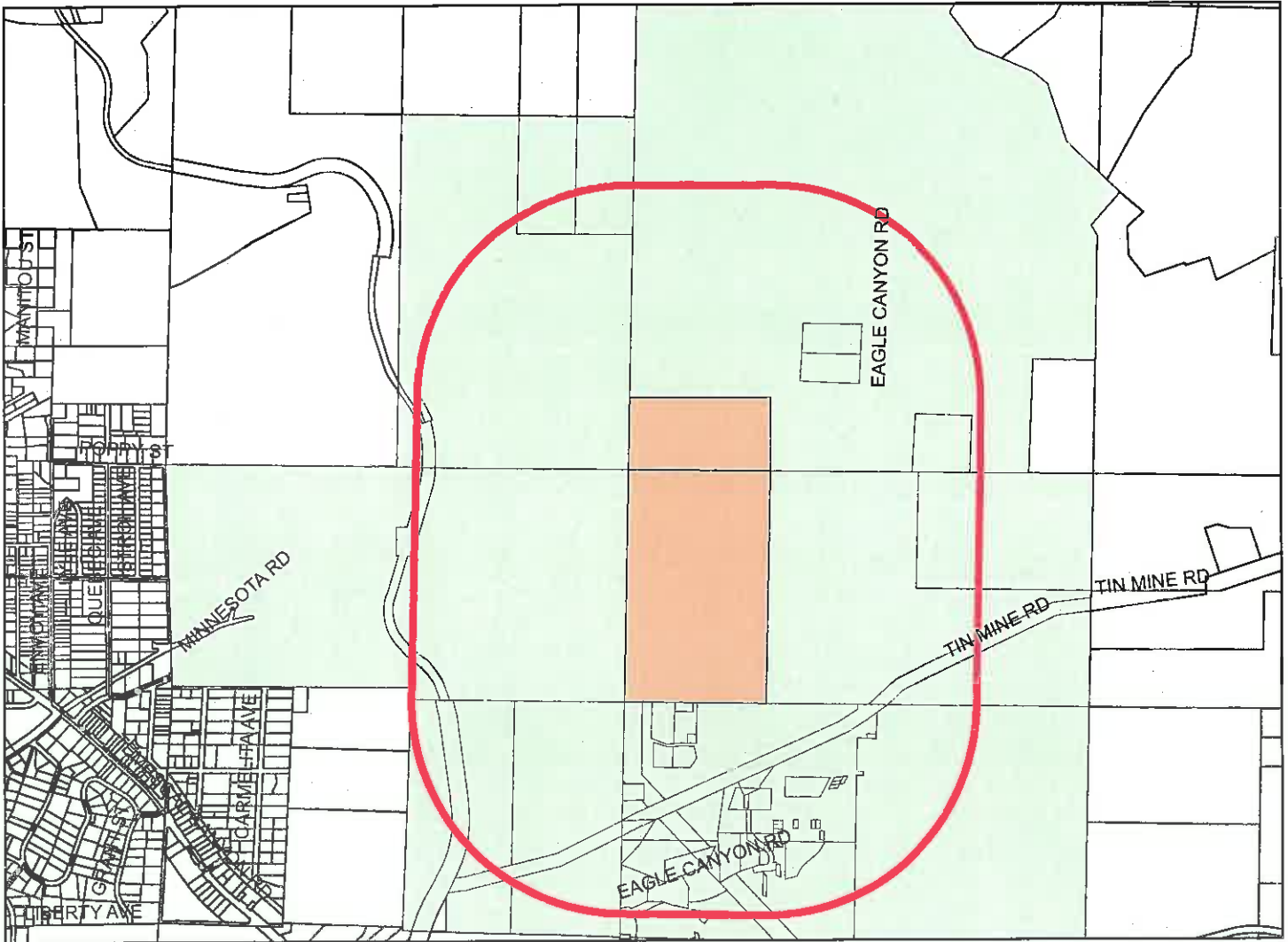
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

SMP00152R2 (2400 feet buffer)



Selected Parcels

278-130-006	278-180-008	278-160-023	278-180-005	278-130-009	278-130-010	278-160-026	278-140-013	278-150-006	278-160-006
278-160-024	278-160-029	278-160-041	278-180-002	278-180-004	278-180-032	278-180-033	278-180-027	278-160-001	278-160-025
278-160-030	278-180-003	278-180-012	278-180-013	278-160-010	278-160-011	278-160-012	278-160-013	278-160-014	278-160-015
278-160-016	278-160-031	278-160-037	278-160-040	278-170-001	278-180-007	278-180-028	278-180-029	278-180-031	278-180-016
278-160-002	278-160-018	278-160-028	278-180-001	278-160-019	278-160-020	278-180-025	278-180-026	278-160-005	278-180-011
279-020-002	279-070-019	279-070-020	278-130-004	278-130-007	279-020-001	279-020-006	279-070-001	279-070-014	279-070-016
279-070-018	278-140-008	278-140-009	278-140-010	278-140-012	278-150-002	278-150-003	278-150-004	278-150-005	278-160-007
278-160-027	278-160-033	278-160-034	278-160-035	278-160-038	278-160-039	278-180-014	278-180-030	279-070-015	278-180-015
278-180-010	278-160-017	278-180-020	278-180-023	278-180-024	278-160-008	278-180-018	278-130-005	278-160-003	278-160-004
278-160-022									



1,900 950 0 1,900 Feet

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



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HOQUIAM WA 98550

ASMT: 278160018, APN: 278160018
JEANETTE GUTIERREZ
1534 N RONAN AVE
WILMINGTON CA 90744

ASMT: 278130006, APN: 278130006
3M RIVERSIDE LP
C/O 3M CO
3M CENTER BLG 0224 05 N60
MINNESOTA MN 55144

ASMT: 278160019, APN: 278160019
LORETTA KALT
C/O CHARLES VALENCIA
7142 ORANGETHORPE SP 10B
BUENA PARK CA 90621

ASMT: 278130010, APN: 278130010
SF RR, ETAL
ATTN ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

ASMT: 278160020, APN: 278160020
LORETTA KALT
C/O CHARLES VALENCIA
7142 ORANGETHORPE
BUENA PARK CA 90621

ASMT: 278160002, APN: 278160002
IRVING GLUCK
111 N WELLS RD
VENTURA CA 93004

ASMT: 278160022, APN: 278160022
BRIGITTE BUEHLMAN, ETAL
4545 BERWICK DR
SAN DIEGO CA 92117

ASMT: 278160005, APN: 278160005
JENNIFER CHARLES, ETAL
33 GOLDEN STAR
IRVINE CA 92604

ASMT: 278160023, APN: 278160023
BEATRICE RASCON, ETAL
13237 DUNROBIN AVE
DOWNEY CA 90242

ASMT: 278160008, APN: 278160008
THOMAS FRANK
3365 HIGHWAY 21
BOISE ID 83716

ASMT: 278160026, APN: 278160026
AZUCENA DEJESUS
26875 AYAMONTE
MISSION VIEJO CA 92692

ASMT: 278160017, APN: 278160017
JUBRAIL MANSOOR, ETAL
43318 HEAVENLY WAY DR
ANTHEM AZ 85086

ASMT: 278180001, APN: 278180001
JUDITH SIPE
18642 MANNING DR
TUSTIN CA 92780



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ANTONIO PAREDES
11126 SILVERTON CT
CORONA CA 92881

ASMT: 278180018, APN: 278180018
WALKER STRANGIS
1208 S CLOVERDALE AVE
LOS ANGELES CA 90019

ASMT: 278180008, APN: 278180008
MARIE MOSHINSKY, ETAL
19880 EAGLE CANYON
CORONA, CA. 92881

ASMT: 278180020, APN: 278180020
SOUTHERN CALIFORNIA EDISON CO
C/O C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 278180010, APN: 278180010
RONALD MUGAR
3241 KIPS KORNER RD
NORCO CA 92860

ASMT: 278180024, APN: 278180024
EMIKO LIVING TRUST, ETAL
12202 ORVILLINA DR
SANTA ANA CA 92705

ASMT: 278180011, APN: 278180011
MICHAEL GOLDMAN LUCCHESI
2837 DAVENPORT ST
ROSAMOND CA 93560

ASMT: 278180027, APN: 278180027
CAJALCO ROAD QUARRY
C/O ROBERTSONS
P O BOX 3600
CORONA CA 92878

ASMT: 278180013, APN: 278180013
M INC, ETAL
C/O RYAN INC
13155 NOEL RD STE 100
DALLAS TX 75240

ASMT: 278180031, APN: 278180031
CORONA CAJALCO ROAD DEV
1370 JET STREAM DR NO 100
HENDERSON NV 89052

ASMT: 278180015, APN: 278180015
ANNA WILSON, ETAL
P O BOX 3451
SEQUIM WA 98382

ASMT: 278180033, APN: 278180033
BORAL RESOURCES INC
C/O MARVIN F POER & CO
P O BOX 52427
ATLANTA GA 30355

ASMT: 278180016, APN: 278180016
GLADYS DONOHUE
12902 LEMONWOOD LN
GARDEN GROVE CA 92840

ASMT: 279070015, APN: 279070015
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054



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MANUFACTURING CO, ETAL
C/O TAX DIVISION
3M CENTER
ST PAUL MN 55144

ASMT: 279070020, APN: 279070020
MANUFACTURING CO, ETAL
C/O TAX DIVISION
P O BOX 33441
ST PAUL MN 55133

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



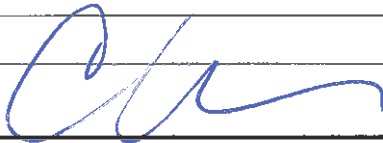
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: April 18, 2018

PROPOSED PROJECT

Case Numbers:	General Plan Amendment No. 1223 Change of Zone No. 7945 Plot Plan No. 26308	Applicant(s): Cross Development
Select Environ. Type	Negative Declaration	Representative(s): Rubicon Design Group, LLC c/o Michele Rambo
Area Plan:	Elsinore	 Charissa Leach, P.E. Assistant TLMA Director
Zoning Area/District:	Lakeland Village District	
Supervisory District:	First District	
Project Planner:	Tim Wheeler	
Project APN(s):	317-130-004	

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 1223 proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 square foot retail store (Dollar General) on 2 acres. No alcohol sales. The project will include 46 parking spaces (including 2 ADA), signage, and a bio-retention and infiltration basin.

The project site is located northeast of Grand Ave, west of Vail Street, and east of Turner Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2018-003 recommending adoption of General Plan Amendment No. 1223 to the Riverside County Board of Supervisors; and

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

ADOPT the **NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 43039**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,**

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1223, that changes the land use designation on a portion of the project site from Community Development: Medium Density Residential

(CD:MDR) to Community Development: Commercial Retail (CD:CR), based upon the findings and conclusions provided in this staff report and subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7945, that modifies the area of the project site zoned General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1), subject to adoption of the zoning ordinance by the Board of Supervisors; and

APPROVE PLOT PLAN NO. 26308, based upon the findings and conclusions provided in this staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1223 and Change of Zone No. 7945.

PROJECT DATA	
Land Use and Zoning:	
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS-C)
Proposed General Plan Land Use Designation:	Community Development: Commercial Retail (CD: CR) and Open Space: Conservation (OS: C)
Policy / Overlay Area:	Lakeland Village Policy Area
Surrounding General Plan Land Uses	
North:	Open Space-Conservation (OS: C)
East:	City of Lake Elsinore immediately, with Community Development: Medium Density Residential (CD: MDR) beyond
South:	Community Development: Light Industrial (CD: LI)
West:	Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1)
Proposed Zoning Classification:	General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) **Changing the configuration of the two zones on the project site**
Surrounding Zoning Classifications	
North:	Watercourse, Watershed, & Conservation Area (W-1)
East:	City of Lake Elsinore immediately, with Regulated Development (R-D) & General Commercial (C-1/C-P)
South:	Manufacturing-Service Commercial (M-SC)
West:	General Commercial (C-1/C-P)

Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Commercial/Industrial complex
East:	City of Lake Elsinore immediately, with Vacant Land and scattered Residential Dwellings
West:	Residential Dwelling and Vacant Land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.00 ac	N/A
Proposed Building Area (SQFT):	9,100 sqft.	N/A
Building Height (FT):	31 feet top of parapet	35 feet with setbacks/50 feet max.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
General Retail Store	9,100sqft.	1 space/200 sqft. of gross floor area	46	46
TOTAL:	9,100 sqft.		46	46

Located Within:

City's Sphere of Influence:	Yes – City of Lake Elsinore
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	Yes – northeast corner in 100 year Zone AE/remaining project parcel in 500 year floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very High, site evaluation indicates anticipated total settlement, for seismic event is less than 1 inch
Subsidence Area:	Yes – Susceptible, laboratory testing, site soils are not significantly susceptible to hydro-collapse
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – northeast corner of W-1 zone in cell, not in project area
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

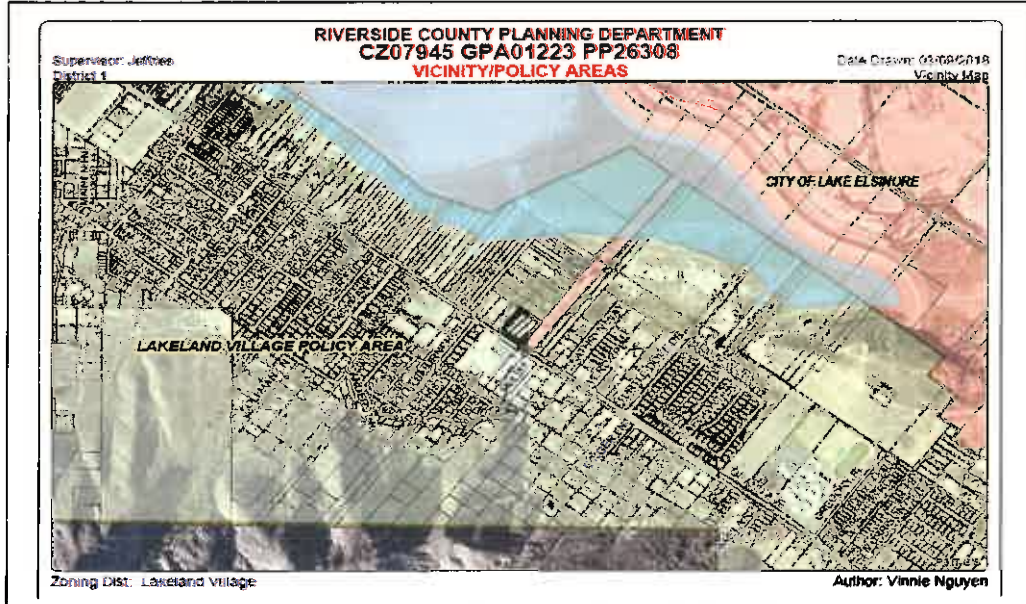


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The application for the project was initiated on July 6, 2017; including information provided to the applicant from a preliminary application review (PAR01516).

Adjustments to the project have been made relating to Flood Control concerns in the upper northeast corner of the property associated with the Western Riverside Multi-Species Habitat Conversation Plan (WRMSHCP), and inclusion of the Lakeland Village Policy Area and Lakeland Village & Wildomar Design Guidelines. These adjustments provide an opportunity to establish a unique development of a retail store in a growing area of the County.

The project is consistent with the General Plan (Community Development); consistent with the Lakeland Village Policy Area. Outreach into the community via community meetings has been conducted by the applicant. No opposition or comments from the community or the City of Lake Elsinore have been received at this time.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

As of the writing of this staff report, no comment letters in response to the circulated IS and ND have been received, and no revisions to the project have been made. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings must be made:

General Plan Amendment Findings:

The project site has an existing General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS-C). The project proposes to change the land use designation on a portion of the project site from Community Development: Medium Density Residential (CD: MDR) to Community Development: Commercial Retail (CD: CR).

The following findings shall be made prior to making the recommendation to adopt the General Plan Amendment, pursuant to the provisions of the Riverside County General Plan and Ordinance No. 348:

1. The proposed change does not involve a change in or conflict with:
 - A. The Riverside County General Plan Vision Statement discusses many concepts, which are distinguished by categories and include housing, population growth, healthy communities, conservation, transportation, and several others. The "Our Communities and Their Neighborhoods" section of the General Plan Vision Statement provides for "concentrating development where it is most appropriate and still allowing considerable choice in location for individual property owners, developers, and future residents." This project provides much needed commercial retail development in the Lakeland Village Policy Area. The project continues the trend of commercial development along Grand Avenue, and helps provide additional retail options to the surrounding neighborhood. Additionally, the Lakeland Village Policy Area has inserted this property into the mapping designation layout for commercial development in relation to this proposed project.
 - B. The Riverside County General Plan Vision Statement also discusses Livable Centers, it states "We value built environments that are concentrated in and around livable centers that have a diverse mix of uses, unique character, and easy access to a wide range of transportation choices". This project provides a starting basis for a livable center within the Lakeland Village Policy Area. Establishing a designed commercial business that will enrich the areas environment with its various service of goods for consumers within the surrounding area, a unique character design consistent with the areas design guideline, and ease of access from a main transportation corridor, Grand Avenue.
 - C. The Riverside County General Plan, Appendix B: General Planning Principles, consists of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and Economic Development. This project has been reviewed in conjunction with these categories and staff has determined that the project is consistent with the planning principles contained within. Specifically, the following two principles are of note.

The first principle is within the Community Development Principles category – Maturing Communities, and provides:

- (i) The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The Project proposed here is in conjunction with the Lakeland Village Policy Area for commercial development. It provides desired growth and maturity for a unique community while also establishing a community design for development in the future. The Project has been designed to be consistent with the approved guidelines and features of the Lakeland Village and Wildomar Design Guidelines.

The second principle is within the Economic Development Principles category – General, Commerce, and Industrial Development, and provides:

- (i) Provide employment-generating uses in Riverside County, with capacity for enough jobs to employ the workers who live in Riverside County to the maximum extent possible...Stimulate use of practical incentives for business development, and avoid disincentives.
- (ii) Stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

The Project will stimulate employment growth and provide a beginning stimulus point for possible future development within the Lakeland Village community. The Project uses the existing transportation corridor of Grand Avenue without comprising current traffic flows. The Project will also provide immediate services of goods to the scattered residences and future residential developments growing area of Lakeland Village. In turn, the project will provide jobs for those existing and future residential developments and may also attract further commercial development in the future.

The proposed change does not involve a change in or conflict with any Foundation Component designation in the General Plan. The General Plan Amendment involves a change of the land use designation within the same Foundation Component of Community Development, from Medium Density Residential to Commercial Retail. There is no change to the Foundation Component; therefore, the project is consistent.

- 2. The proposed amendment contributes to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them. The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project reflects the desire and need associated with the Lakeland Village Policy Area for commercial uses along Grand Avenue.

3. An amendment is required to expand basic job opportunities that contribute directly to the County's economic base and that would improve the ratio of jobs-to-workers in the County. The Project will provide short-term construction jobs and long-term permanent jobs of employment at the retail store; plus jobs for delivery or trucking businesses needed to resupply stocks at the retail store. Both the short-term and long-term job opportunities will help to improve the ratio of jobs to workers in the area, and will contribute directly to the employment and development of workers in the County.

Change of Zone Findings:

The following findings shall be made prior to making a recommendation to adopt the Change of Zone, pursuant to the provisions of Ordinance No. 348:

1. The project site has a zoning classification of General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Area (W-1). The project proposes to modify the area of the project site zoned General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Areas (W-1). The proposed change of zone, modifying the subject site area that is covered by either the C-1/C-P zone and W-1 zones, will be consistent match in area layout with the proposed General Plan Amendment of CD: CR and OS: C. Both the GPA and CZ will match with their attended layouts to conserve the water and conservation areas associated with the project as well as allow for an increased area for the CD: CR and C-1/C-P area to accommodate the proposed project.
2. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed Project will not affect or endanger wildlife or fish. The proposed project is over 1000 feet from Lake Elsinore.
3. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of a commercial/industrial complex to the south of the project site and scattered residential dwellings and vacant land. Therefore the project is compatible with the surrounding area.

Plot Plan Findings:

The following findings shall be made prior to making a recommendation to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed project is an allowed use within the C-1/C-P zoning classification with the approval of a Plot Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project has been designed to meet the guidelines set forth by the Lakeland Village Policy Area and the Lakeland Village & Wildomar Design Guidelines with ornamental, stylistic, and contemporary design features. These designs consist of acritical, lighting, fencing, and signage features and components to reflect the desired look for the Lakeland Village area. Landscaping, parking and infrastructure design also protect the health, safety and general welfare of the surrounding area.
3. The project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. Currently the Lakeland Village Policy Area is in the latter stages of approval by the County of Riverside Board of Supervisors and has included this proposal of a commercial parcel into its design. Other parcels along Grand Avenue will also be

configured to represent either commercial or industrial developments as well as beyond that residential developments.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will not adversely affect traffic patterns that are already in place. No additional or special road right of way improvements then the normal needed for a commercial development are being imposed on the project to accommodate existing conditions.

Development Standards Findings:

The following standards of development are required in the C-1/C-P Zone:

1. No minimum lot area requirements are required. The Project site is a 2.00 acre parcel and able to accommodate a retail store.
2. There are no yard requirements for buildings which do not exceed 35 feet. The project's building height is 31 feet high at the top of the parapet.
3. No building or structure shall exceed 50 feet in height. The height of the project building is 31 feet high from the top of the parapet.
4. Automobile storage space shall be provided as required. The project provides 46 onsite parking spaces, including ADA parking spaces and meets the off-street parking requirements for Ordinance No. 348.
5. All roof mounted mechanical equipment shall be screened from the ground elevation view. The Project's roof mounted equipment is screened from all sides of the project site by design from ground view elevations.

Other Findings:

1. The project site is partially located within Criteria Cell 5038 of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements as the small section of the northeast corner of the subject site that is within the criteria cell is not a part of the project or in its design and is segregated by the proposed GPA1223 and CZ7945 to be conserved.
2. The project site is located within the City of Lake Elsinore Sphere of Influence. This project was provided to the City of Lake Elsinore for review and comment on July 20, 2017. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to nine requesting tribes on July 27, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Rincon Band of Luiseno Indians.

In compliance with Senate Bill 18 (SB18), notices were mailed to 26 contacts provided by the Native American Heritage Commission. Responses were received from 4 groups. Viejas and Pala both deferred to tribes located closer to the project area, Soboba and Pechanga both requested consultation.

Consultation was held with Pechanga on October 19, 2017, Rincon on October 04, 2017 and with Soboba on August 28, 2017. Project exhibits as well as the negative cultural report were provided to all of these consulting groups.

Consultation was concluded with all Tribes on February 09, 2018.

Although no physical resources are present within the project area, due to the sensitivity of the area to local tribes the project has been conditioned to have a Native American Monitor present during ground disturbing activities associated with the project.

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

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") OR Local Responsibility Area ("LRA").

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

This project was presented before the Lakeland Village CAC on February 28, 2018. There was no indication of opposition to the project.

2
3 **RESOLUTION NO. 2018-003**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1223**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 April 18, 2018, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on April 18, 2018, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

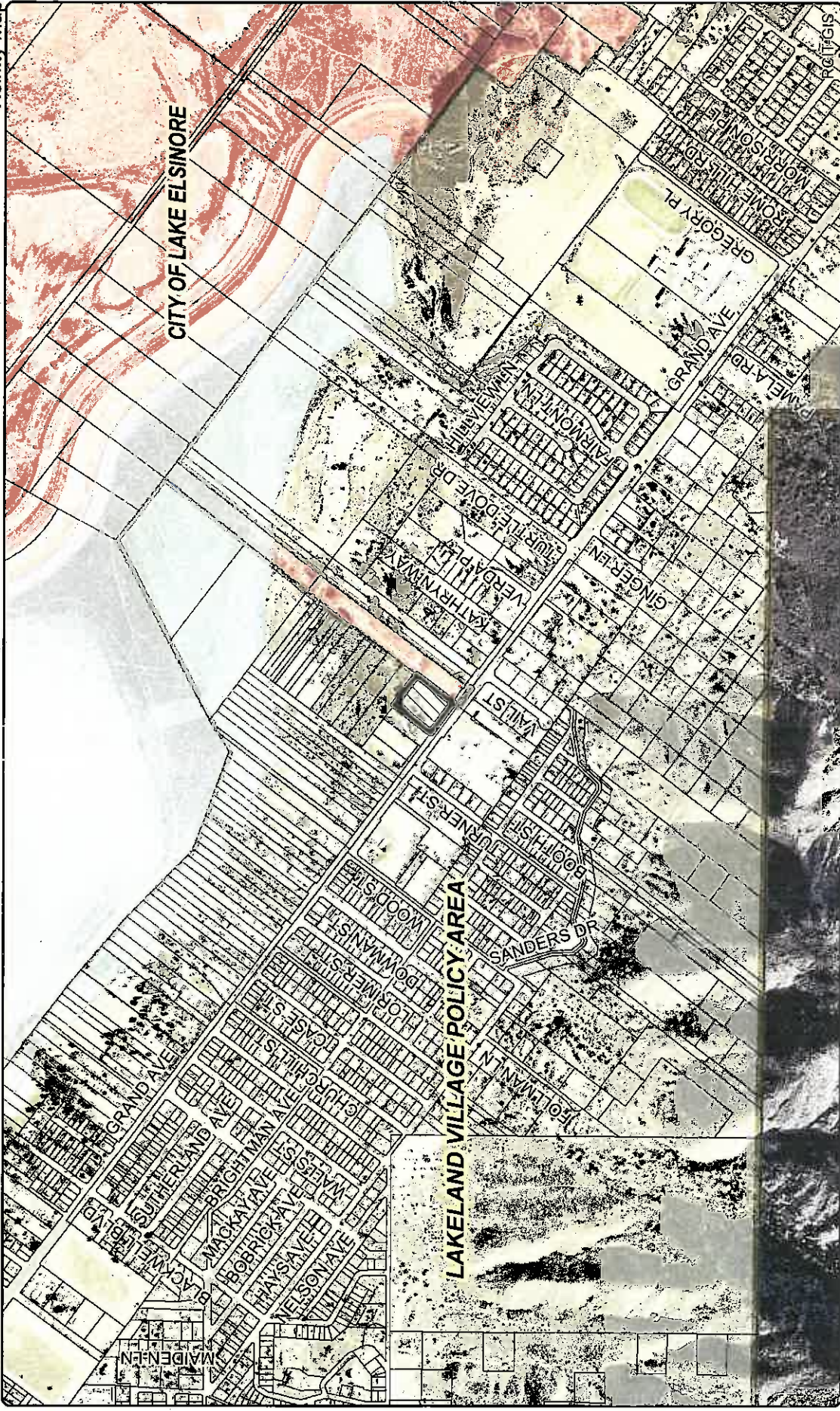
23 **ADOPTION** of the Negative Declaration environmental document, Environmental Assessment
24 File No. 43039; and

25 **ADOPTION** of General Plan Amendment No. 1223
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07945 GPA01223 PP26308
VICINITY/POLICY AREAS

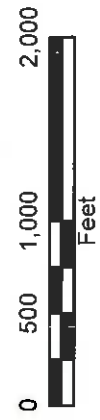
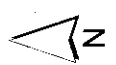
Supervisor: Jeffries
 District 1

Date Drawn: 03/09/2018
 Vicinity Map



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new Official Map. The only Official Map that contains different type of land use than is provided in the online zoning. For further information, please contact the Riverside County Planning Department at (951) 940-8227 (Planning County) or (951) 940-8227 (Public County).

RIVERSIDE COUNTY PLANNING DEPARTMENT

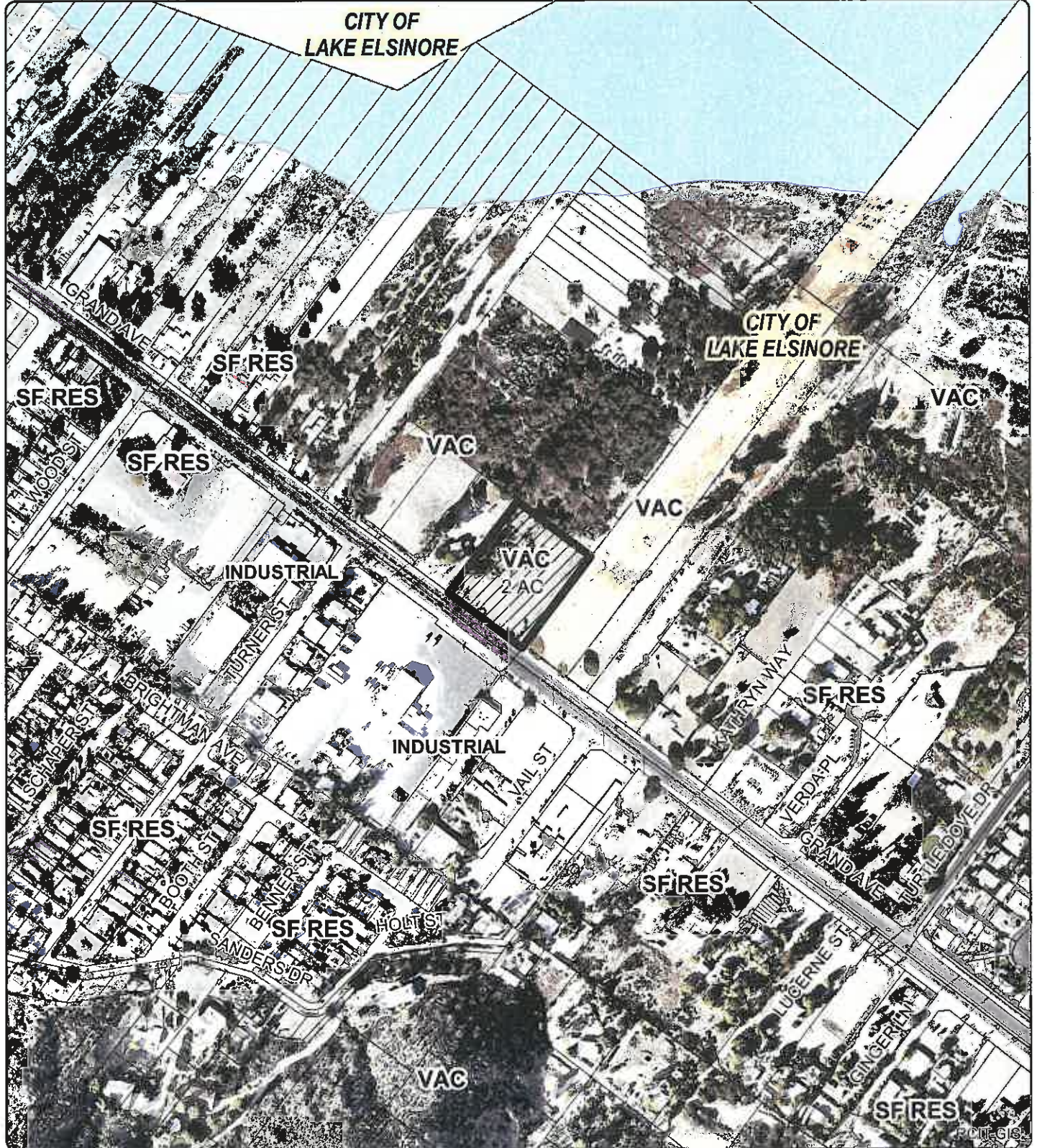
CZ07945 GPA01223 PP26308

Supervisor: Jeffries
District 1

Date Drawn: 03/09/2018

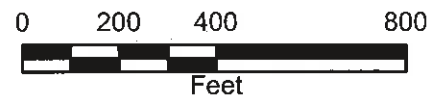
LAND USE

Exhibit 1



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

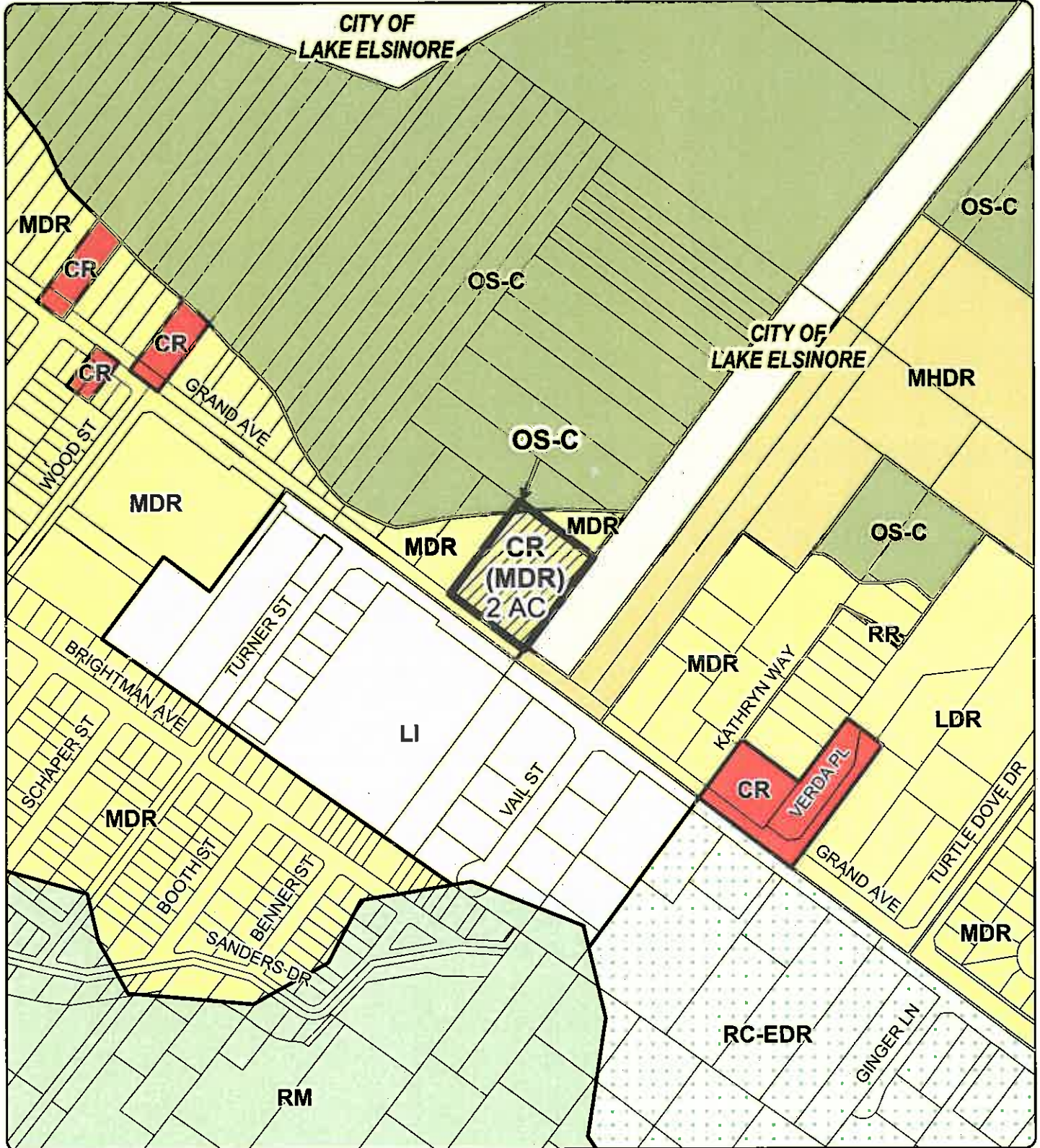
CZ07945 GPA01223 PP26308

PROPOSED GENERAL PLAN

Supervisor: Jeffries
District 1

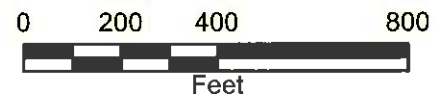
Date Drawn: 03/09/2018

Exhibit 6



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

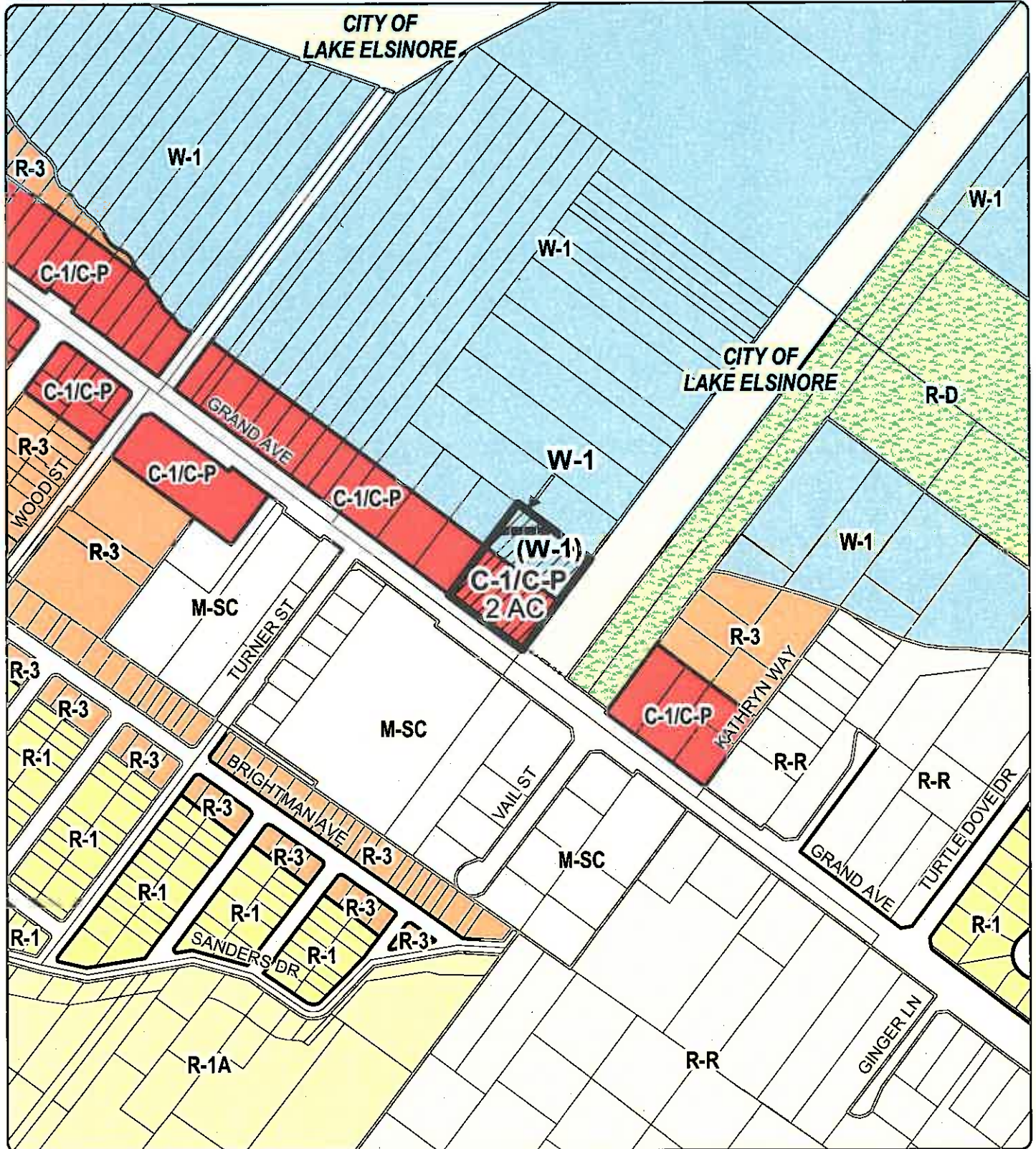
CZ07945 GPA01223 PP26308

Supervisor: Jeffries
District 1

Date Drawn: 03/09/2018

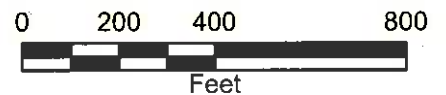
Exhibit 3

PROPOSED ZONING



Zoning Dist: Lakeland Village

Author: Vinnie Nguyen



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DATE: 07/27/2011
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: AS SHOWN

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 Lake Esplan, CA
CROSS DEVELOPMENT, LLC
 17430 CAMPBELL ROAD, SUITE 225, DALLAS, TEXAS 75228

SHEET: 01 OF 01
 DATE: 07/27/2011
 SCALE: N.T.S.

C2.1
 SITE PLAN

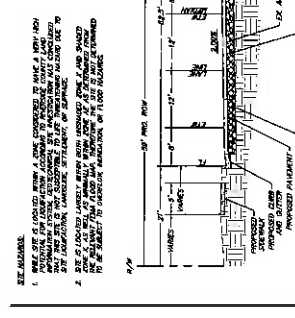
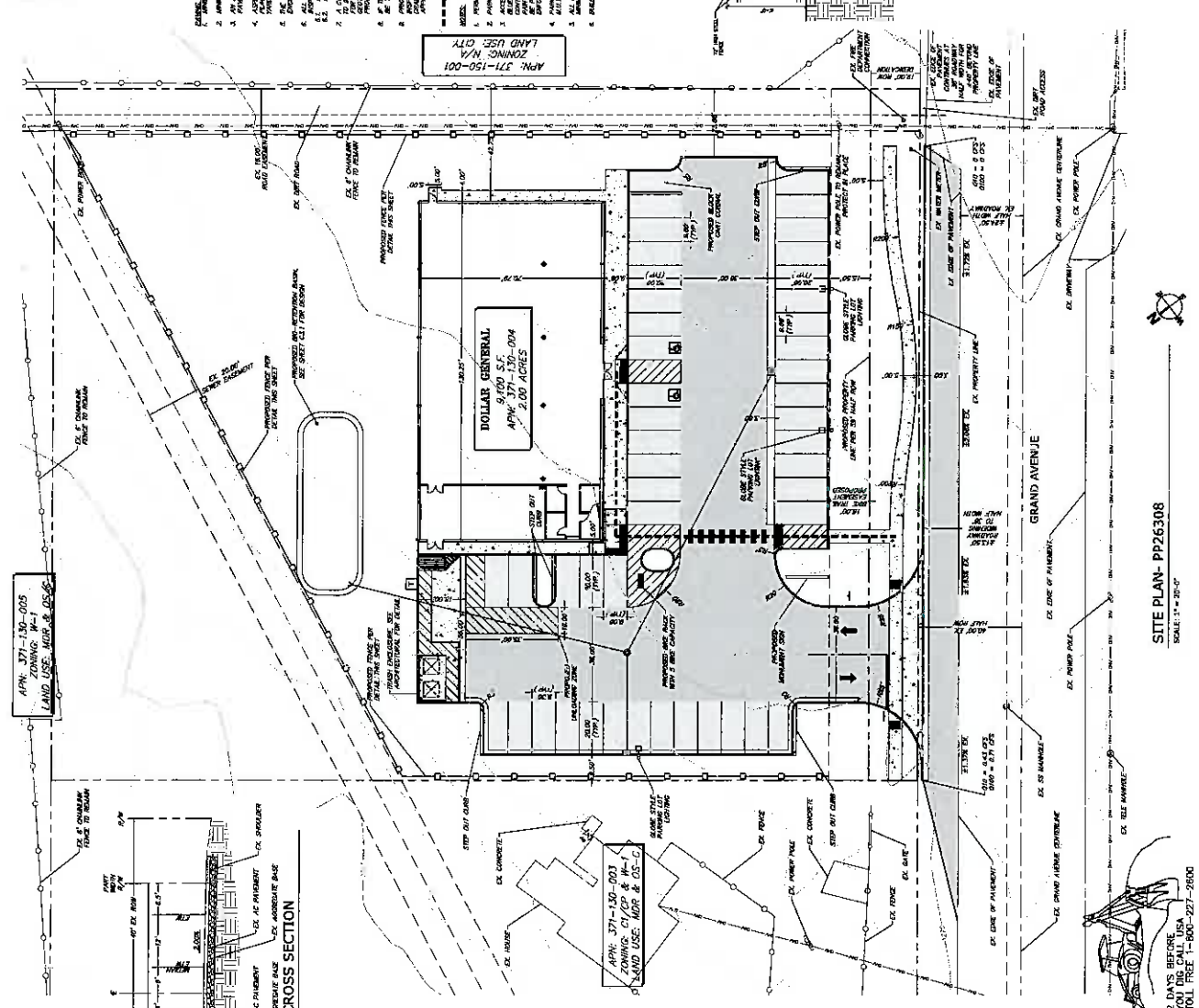
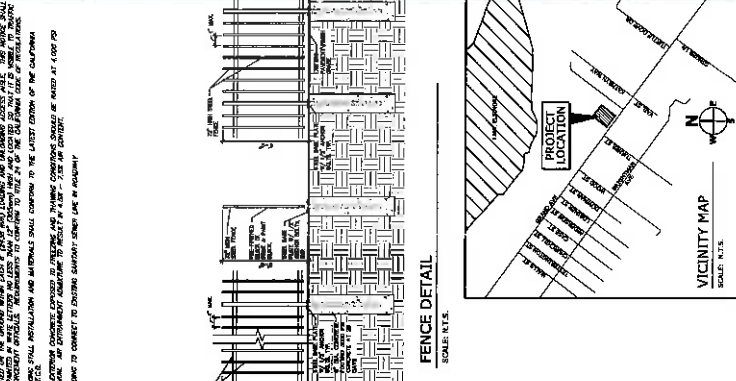
PROJECT LEGEND

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 3. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.

PARKING SUMMARY

PARKING REQUIRED: 44 SPACES
 STANDARD PARKING PROVIDED: 44 SPACES
 HANDICAP PARKING PROVIDED: 2 SPACES
 TOTAL SPACES PROVIDED: 46 SPACES

- NOTES:**
1. PARKING SPACES SHALL BE 18' X 24'.
 2. PARKING SPACES SHALL BE 18' X 24'.
 3. PARKING SPACES SHALL BE 18' X 24'.
 4. PARKING SPACES SHALL BE 18' X 24'.
 5. PARKING SPACES SHALL BE 18' X 24'.
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 8. PARKING SPACES SHALL BE 18' X 24'.
 9. PARKING SPACES SHALL BE 18' X 24'.
 10. PARKING SPACES SHALL BE 18' X 24'.



ASSIGNMENT

PROJECT: DOLLAR GENERAL - LAKE ESPLAN SOUTH
 CLIENT: CROSS DEVELOPMENT, LLC
 ADDRESS: 17430 CAMPBELL ROAD, SUITE 225, DALLAS, TX 75228
 CONTACT: JAMES TURNER, PH: 972-525-5440

ASSIGNMENT NUMBERS

371-150-001
 371-150-002
 371-150-003
 371-150-004
 371-150-005
 371-150-006
 371-150-007
 371-150-008
 371-150-009
 371-150-010

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
3. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
4. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
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6. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
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8. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
9. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.
10. DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.

2 DAYS BEFORE YOU DIG, CALL USA TOLL FREE 1-800-277-9900



Looking Northeast



Looking East



Looking Southeast



Dollar General Business Plan

Dollar General stands for convenience, quality brands and low prices. More than half of our stores serve communities with fewer than 20,000 people – many overlooked by large retailers. We like to build stores close to neighborhoods, so no one has to drive far to find us. Dollar General's successful prototype makes shopping a truly hassle-free experience. We design neighborhood stores with carefully edited merchandise assortments. We don't carry every brand and size, just the most popular ones. We save you time by staying focused on life's simple necessities: laundry detergent, toilet paper, bar soap, shampoo, socks and underwear, and maybe a gadget or two. We were one of the first General Merchandise stores to add coolers to our stores, featuring convenience foods such as milk and eggs. Some of the national brands carried are Tide, Crest, Kotex Dove, *Proctor and Gamble, Clorox, glad, Huggies Tylenol, Ocean Spray, 3M, Bic, Fruit of the Loom and Rexall Drugs. Our permanent Dollar General Store will operate between the hours of 8am and 10pm, 7 days a week. They typically run between 3-5 employees per shift, 95% of the time operating with 3 employees. Deliveries are random and could happen anytime during operating hours.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach,
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: GPA1223 / CZ7945 / PP26308 / EA43039

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: March 8, 2018

Applicant/Project Sponsor: Cross Development Date Submitted: July 6, 2017

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Tim Wheeler Date: _____

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

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

For additional information, please contact Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA43039 ZCFG .6412

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43039

Project Case Type (s) and Number(s): General Plan Amendment 01223, Change of Zone 07945, and Plot Plan 26308

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Tim Wheeler

Telephone Number: 951-955-6060

Applicant's Name: Cross Development/CD DG Lake Elsinore South, LLC

Applicant's Address: 4336 Marsh Ridge Rd, Carrollton TX, 75010

Engineer's Name: Jon Browning, Tectonics Design Group

Engineer's Address: 730 Sandhill Road Suite 250, Reno NV 89521

I. PROJECT INFORMATION

A. Project Description: General Plan Amendment No. 1223 proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 square foot retail store (Dollar General) on 2 acres. No alcohol sales. The project will include 46 parking spaces (including 2 ADA), signage, and a bio-retention basin.

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

C. Total Project Area: 2.00 Acres

Residential Acres: N/A

Lots: N/A

Units: N/A

Projected No. of Residents: N/A

Commercial Acres: 2*

Lots: 1

Sq. Ft. of Bldg. Area: 9,100

Est. No. of Employees: 8

Pending MPA/ZC*

Industrial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Other: N/A

D. Assessor's Parcel No(s): 371-130-004

E. Street References: The project site is located in the Lakeland Village community within the northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 19, Township 6 South, Range 4 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is a relatively flat field that shows disturbance of the vacant lot, with debris piles that include different trunks and logs, as well as different invasive species. There are many man-made disturbances on all boundaries, includes fences, paved roads and power lines.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is currently designated Medium Density Residential (MDR) and is awaiting a General Plan Amendment change to Commercial Retail (CR). The proposal will meet all applicable land use policies once the Land Use Designation is changed.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area with a very high susceptibility to liquefaction and has soil subsidence potential. The project site is located within a County Fault Hazard Zone for the Wildomar fault, and a Fault Rupture Hazard Investigation reported that the area within approximately 75 feet of the proposed building is not traversed by active faulting. The proposed project is not located within a high fire hazard area, but is located within a dam inundation area. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** There are no impacts or adverse effects to healthy communities as a direct result of this project at this time.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Existing: Community Development: Medium Density Residential (CD: MDR) and Open Space: Conservation (OS-C)

Proposed: Community Development: Commercial Retail (CD: CR) and Open Space: Conservation (OS: C)

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

F. Policy Area(s), if any: Lakeland Village Policy Area

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

1. **Area Plan(s):** Elsinore Area Plan
2. **Foundation Component(s):** Open Space to the north, Community Development to the east, south and west
3. **Land Use Designation(s):** Open Space-Conservation to the north, Medium Density Residential to the west, Light Industrial to the south, City of Lake Elsinore immediately to the east with Medium High Density Residential beyond that.
4. **Overlay(s):** N/A
5. **Policy Area(s):** Lakeland Village Policy Area to the north, west, south, and beyond to the east, with the City of Lake Elsinore immediately to the east.

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: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Area (W-1)

J. Proposed Zoning, if any: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Area (W-1) **Changing the configuration of the two zones on the site**

K. Adjacent and Surrounding Zoning: General Commercial (C-1/C-P) to the west; Manufacturing-Service Commercial (M-SC) to the south; Regulated Development (R-D) and General Commercial (C-1/C-P) to the east past the City of Lake Elsinore; and Watercourse, Watershed, and Conservation Area (W-1) to the north.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

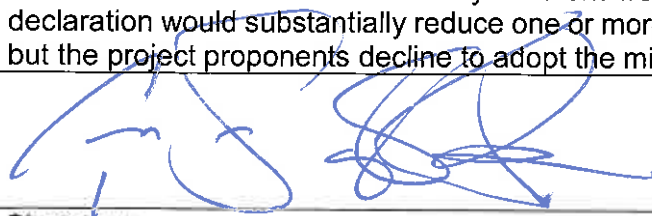
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature

March 5, 2018

Date

Tim Wheeler
Printed Name

For Charissa Leach, Asst. TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The proposed project is to permit a 9,100 square foot retail store. The Riverside County General Plan indicates that the project site is not located within a designated scenic highway. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses similar to that of the proposed project. There will be no impacts.

b) The proposed project is for a small retail store on a busy street. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<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: RCLIS, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

According to the RCLIS, the project site is located approximately 33.5 miles away from the Mt. Palomar Observatory, which is within the designated Zone B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. This project is required to comply with Ordinance No. 655, as a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project may result in a new source of light and glare from the addition of security lighting and facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant to this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other planned industrial and commercial areas surrounding the site. Standard conditions of approval are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required. Therefore, these impacts would be less than significant.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned to conform to Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on

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

Source: California Department of Conservation Farmland Mapping and Monitoring Program; Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS, and Project Application Materials.

Findings of Fact:

- a) The project site is not designated as Farmland of Local Importance in both the Farmland Mapping and Monitoring Program of the California Department of Conservation and the Riverside County General Plan. Therefore, there is no significant impact from this project to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- b) The project site is not located within an agricultural preserve and will not conflict with existing agricultural use or the Williamson Act contract. No impact will occur.
- c) There are no agriculturally zoned properties within 300' of the project site. Therefore, the project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). No impact will occur.
- d) The project site is not currently being farmed. The proposed project will not involve conversion of farmland or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

a-c) The project is not located within an area designated for, or zoned for, forestry. The project will not result in the loss of any forest land or result in conversion of forest land. The proposed project is a small retail store and will not result in conversion of forest land to non-forest use. Therefore, no impacts will occur as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP in March 2017. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and

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demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. Therefore, these impacts would be less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. However, projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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located at 18730 Grand Avenue Lake Elsinore, CA 92530 at approximately .60 miles south of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. The proposed small retail building is not considered a substantial point source emitter or a sensitive receptor. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of a concrete pad for the small retail building. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<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
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, RCLIS, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, Project Application Materials

Findings of Fact:

a) The northwest corner of the project site is located within WRMSHCP Criteria Cell Number 5038. A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. The project has been designed to avoid this portion of the site, so no grading, construction, or other activity will take place. By complying with the recommendations in the Biological Study and Conditions of Approvals, the project will have a less than significant impact on the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). No impact will occur.

c) The northwest corner of the project site is located within WRMSHCP Criteria Cell Number 5038. A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. The project has been designed to avoid this portion of the site, so no grading, construction, or other activity will take place. By complying with the recommendations in the Biological Study and Conditions of Approvals, the project will have a less than significant impact, either directly or through habitat modifications, on the Burrowing Owl, listed as a Species of Special Concern by the California Department of Fish and Wildlife.

d) The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact to occur.

e) The proposed project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. No impact to occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impact to occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact to occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials; Garrison/Smith 2017- A Phase I Cultural Resources Assessment for the Lake Elsinore South Dollar General Store Project, PP26308, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by Brian F. Smith and Associates, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by , it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

c) Disturb any human remains, including those interred outside of formal cemeteries?

d) Restrict existing religious or sacred uses within the potential impact area?

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; Garrison/Smith 2017- A Phase I Cultural Resources Assessment for the Lake Elsinore South Dollar General Store Project, PP26308, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to nine requesting tribes on July 27, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Rincon Band of Luiseno Indians.

In compliance with Senate Bill 18 (SB18), notices were mailed to 26 contacts provided by the Native American Heritage Commission. Responses were received from 4 groups. Viejas and Pala both deferred to tribes located closer to the project area, Soboba and Pechanga both requested consultation.

Consultation was held with Pechanga on October 19, 2017, Rincon on October 04, 2017 and with Soboba on August 28, 2017. Project exhibits as well as the negative cultural report were provided to all of these consulting groups.

Consultation was concluded with all Tribes on February 09, 2018.

Although no physical resources are present within the project area, due to the sensitivity of the area to local tribes the project has been conditioned to have a Native American Monitor present during ground disturbing activities associated with the project. This is a condition of approval and not a mitigation measure as there are no physical resources present. Therefore, impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

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

GEOLOGY AND SOILS Would the project

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

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," RCLIS, Geologist Comments; Project Application Materials

Findings of Fact:

a-b) The project site is located within a county fault zone and within 1/2 mile of the Wildomar Fault and/or the Willard Fault. The project has been reviewed and accepted by the County Geologist for the intended use of a small retail store. The proposed project is not likely to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. The project is required to be inspected for compliance with all current building codes; these conditions are standard and not considered mitigation per CEQA. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having a very high potential for liquefaction. Adherence to the California Building Code (CBC) requirements are applicable to all commercial developments and they are not considered mitigation for CEQA implementation purposes. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to "Map My County," the Project site is not located in a fault zone or near an identified fault-line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project site is relatively flat and according to Figure S-5, the project site is located in an area with slopes less than 15%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

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

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. Based on the laboratory testing per geologic report for GEO02567, the site soils are not significantly susceptible to hydro-collapse. However, the project is required to be inspected for compliance with all California Building Codes (CBC). These conditions are standard and not considered mitigation per CEQA. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no active volcanoes in Southern California. The project site does not contain steep slopes, and it is unlikely to be subject to other geologic hazards such as mudflow. The project is located near Lake Elsinore, so there is a minor chance of seiche; the potential for seiche, tsunami, or sudden dam failure to impact the site is not considered a significant threat. With the site over 1000 feet from the lake, impacts are considered less than significant per the Geologists review of the project. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes", Building and Safety - Grading Review, Project Application Materials

Findings of Fact:

a) The project consists of a 9,100 square foot retail store with associated parking and landscaping. Grading on the site will be the minimum needed to create a buildable pad. The site is generally flat with no major topographic or ground surface relief features. Therefore, the project will have less than significant impact change to topography or ground surface relief features.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. There will be no impact.

c) The project site is served by a sewer system. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 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: Riverside County General Plan figure S-6 "Engineering Geologic Materials Map", Flood Control Review, Building and Safety Grading Review, Project Application Materials

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts will be less than significant.

b) The project site may be located on expansive soil. The project has been reviewed by the County Geologist who has determined that the expansion potential of the site soils to be very low; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) The project will be connected to a sewer system, there will be no septic on site. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Flood Control District Review, Building and Safety Grading Review, Project Application Materials

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, and is located more than 1,000 feet from the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. The project will have a less than significant impact.

b) The project may result in an increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site is located within a moderate wind erosion area. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. Standard conditions of approval have been added to ensure that wind erosion and/or blowsand is not significant during construction. Once the site is developed with the building, parking lot, drive aisles, and landscaping, there will be less chance for wind erosion and/or blowsand than currently exists. There is not anticipated to be any impact in an increase in wind erosion and blowsand, either on- or off- site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Project Application Materials

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

a) According to "Map My County," the project site has been mapped as having an undetermined potential for paleontological resources. The project has been conditioned (Planning.-Paleo Primp/Monitor) for prior to grading permit issuance that a qualified paleontologist be retained. Thus, the proposed Project would have a less than significant impact due to the conditions imposed on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

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

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

Source: Project application materials

Findings of Fact:

a) Possible greenhouse gas producing elements of the proposed use, a retail store, will include onsite vehicle idling for deliveries and customer vehicular traffic. Also the construction activities will involve heavy duty equipment and labor. The greenhouse gas emissions generated during the construction phase will be minimal. Both of these elements will produce less than significant amounts of additional greenhouse gasses. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project will have a less than significant impact.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a-b) The proposed 9,100 square foot retail store will not be transporting, using, or disposing of any hazardous material and, therefore, is not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or 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. The project will have less than significant impact.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There will be no impact from the project.

d) The project site is not located within one-quarter mile of an existing or proposed school. The nearest school, Lakeland Village Middle School, is 0.64 miles away to the southeast of the project. There will be no impact from the project.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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," RCLIS

Findings of Fact:

a) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and therefore, will not result in an inconsistency with an Airport Master Plan. There will be no impact from the project.

b) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and does not require review by the Airport Land Use Commission. There will be no impact from the project.

c) The project site is located 1.72 miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. Skylark Airstrip is a small privately owner airstrip located in the southeastern portion of the City of Lake Elsinore. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.

d) The project site is located 1.72 miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. 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," RCLIS

Findings of Fact:

a) The project site is not located in a High Fire Area or in an area susceptible to wildfires. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC. This is a standard condition of approval and is not considered mitigation under CEQA. The project will not significantly 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. This impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
26. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Figure 8 "Flood Hazards," Project Drainage Report, Project Specific Water Quality Management Plan

Findings of Fact:

- a) There are no streams or rivers within the project site. The project is not anticipated to 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. This impact is considered less than significant.
- b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. This impact is considered less than significant.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. This impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. This impact is considered less than significant.

e-f) The project site is within a 100-year flood area as shown on the Elsinore Area Plan Flood Hazards Map. No housing is proposed as the proposed project is a retail store and no structures will be located within the 100-year flood area. Therefore, the project shall not place housing or structures within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map or impede or redirect flood flows. The project has been conditioned to comply with standard flood control conditions of approval. Any impact would be less than significant.

g-h) The project will not substantially degrade water quality, but will include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). One (1) bio-retention/infiltration basin will be installed for the project with water treated on site either by absorption into the ground or drained to the street (Grand Avenue). The operation of this BMP will not result in significant environmental effects (e.g. increased vectors and odors). Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Findings of Fact:

a) The proposed project is not anticipated to 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have a less than significant impact.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff. Therefore, the project will have less than a significant impact.

c) The project is located in a Dam inundation area. However, the project (a retail store) will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the project will have less than a significant impact.

d) The project will not cause changes in the amount of surface water in any water body. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

28. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, RCLIS, Project Application Materials

Findings of Fact:

a) The proposed project site is currently zoned both C-1/C-P and W-1 with land use designations of MDR and OS-C. The applicant is concurrently processing a General Plan Amendment (GPA) and Change of Zone (CZ). The GPA is requesting a change from Medium Density Residential (MDR) to Commercial Retail (CR), but maintain the OS-C designation on the northwest corner of the property to match the MSHCP Cell Criteria area. In addition, the CZ is requesting to move the W-1 zoning to the northwest corner of the site to match the MSHCP Cell Criteria area and make the rest of the property C-1/C-P. Neither of these requests have a significant impact on the density of the location and adhere to the present or planned land use of an area. Therefore, the project will have a less than significant impact.

b) The project site is within the Sphere of Influence for the City of Lake Elsinore and is adjacent to the City of Lake Elsinore boundary due to their extended line for sewer. The project will not adjust or affect city or county boundaries. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29. Planning

a) Be consistent with the site's existing or proposed zoning?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff Review, RCLIS

Findings of Fact:

a) With the approval of the associated Change of Zone application (CZ7945), the proposed project will be consistent with the site's proposed zoning of General Commercial (C-1/C-P), which most of the site currently is. A general retail store is allowed in the General Commercial zone. Impacts will be less than significant.

b) The surrounding zoning is General Commercial (C-1/C-P) to the northwest and northeast of the project site. Manufacturing-Service Commercial (M-SC) to the southwest, Regulated Development (R-D) to the southeast beyond the small sliver of the City of Lake Elsinore, and Watercourse, Watershed, and Conservation Area (W-1) to the northeast. Based on these designations, the proposed C-1/C-P zone on the majority of the site is compatible with surrounding zoning and shows no conflicts along the street. Impact will be less than significant.

c) With the approval of the associated General Plan Amendment (GPA1223), the project site is proposed to become Community Development: Commercial Retail (CD: CR), while surrounding properties are designated Open Space-Conservation to the northwest, Medium Density Residential to the northwest, Light Industrial to the southwest, City of Lake Elsinore immediately to the southeast with Medium High Density Residential beyond that. Based on these surrounding designations, the proposed CR designation on the site is compatible with surrounding land uses. Impact will be less than significant.

d) With the approval of the associated GPA application, the proposed project will be consistent with current land use designations and the policies of the Riverside County General Plan. Currently the Lakeland Village Community Plan has taken into account this parcel of property becoming Commercial Retail. As the applicant didn't want to wait for the Lakeland Village Community Plan to be adopted, they submitted their own GPA (GPA1223) so as to develop the project quickly. Impact will be less than significant.

e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
30. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The Riverside County General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact from the project.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impact from the project.

c) The proposed project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact from the project.

d) The proposed project will not expose people or property to hazards from proposed, existing or known abandoned quarries or mines. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

31. 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) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impact from the project.

b) The project site is located 1.72 miles from the Skylark Airport, and is not within the Skylark Airport Influence Area. Skylark Airstrip is a small privately owned airstrip located in the southeastern portion of the City of Lake Elsinore. The project will not expose people residing or working in the project area to excessive noise levels. No impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Railroad Noise

NA A B C D

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

Findings of Fact:

The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Highway Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is located approximately 2.81 miles south of Inter-State Highway 15. It is also located approximately 2.18 miles east of State Highway 74. Therefore, the impact from highway noise is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, RCLIS

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

35. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Deliveries will be made by semi-truck once a week and by smaller independent suppliers once or twice a week. The mechanical equipment located on the roof will be screened as required in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Zoning Code and recommended in the project's Noise Study. Therefore, the project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impact will be less than significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipment (e.g.: mufflers and engine shrouds), setbacks, and berms. The operation of the retail building will occur within the retail building, with limited noise (truck engine noise) beyond that of a few weekly deliveries of goods. Therefore, the project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is not displacing any housing and will not necessitate the construction or replacement of housing elsewhere. There will be no impact from the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. It is anticipated that employees would already have housing in the area. There will be no impact from the project.

c) The project is not demolishing any housing and, therefore, will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact from the project.

d) The project site is located within the Lakeland Village/Wildomar County Redevelopment Area. The project was transmitted to the redevelopment agency for their review. No response was received. There will be no impact from the project.

e) Due to the small size of the store and operation, the project will not cumulatively exceed official regional or local population projections. There will be no impact from the project.

f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Therefore, a less than significant impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project is closest to the Lakeland Village Fire Station No. 11 located approximately 0.93 miles northwest of the Project site at 33020 Maiden Ln. Thus, the Project site is adequately served by fire protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Riverside County Sheriff's Department – Lake Elsinore Station, located approximately 2.35 miles northeast of the Project site at 333 W Limited St. Thus, the Project site is adequately served by sheriff protection services under existing conditions. The implementation of the proposed Project would not result in the need for new or physically altered sheriff station facilities, and would not exceed applicable service ratios or response times for sheriff protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Map My County

Findings of Fact:

The proposed project is located within the Lake Elsinore Unified School District. The closest school is the Lakeland Village Middle School located at 18730 Grand Avenue Lake Elsinore, CA 92530 at approximately .60 miles south of the Project site. No new housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Map My County

Findings of Fact:

The closest library to the proposed project is the Lake Elsinore Public Library located at 600 W Graham, approximately 2.45 miles away. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan

Findings of Fact:

The closest health services facility to the proposed project is the Lake Elsinore Urgent Care approximately 2.59 miles away. No housing, which could increase the demand for health services, is being proposed. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

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

Source: RCLIS, 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-b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities, and does not include the use of existing neighborhood or regional parks or other recreational facilities. This project has been reviewed by the Riverside County Parks Department and has not been conditioned for recreational facilities. There will be no impact from the project.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and commercial projects are not required to pay Quimby fees. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

As required by the Riverside County Transportation Department, sufficient land has been dedicated to provide for a future bicycle trail along Grand Avenue. With the dedication of this right-of-way, no significant impact will be made by this project on recreational trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Project Application Materials

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

- a) The proposed project will not conflict with any policy, ordinance, plan that establishes any effectiveness measures. The project will also not impact any mass transit means. The site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. Any impact would be less than significant.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The proposed project will not result in alteration of waterborne, rail or air traffic. No impact.
- e) The proposed project is not anticipated to have any impact on circulation substantially increasing hazards to a design feature or incompatible uses. Any impact would be less than significant.
- f) The proposed project will have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project will have less than significant impact on traffic circulation during construction. Any needed lane closures will be approved by the Riverside County Transportation Department in advance to ensure as little impact as possible. Any impact would be less than significant.
- h) The proposed project will have no impact on circulation resulting in inadequate emergency access or access to nearby uses. The project is designed to allow access to the properties to the northeast of the site by keeping the existing access road.
- i) The proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The Elsinore Area Plan identifies a Class 1 Bike Path / Regional Trail along Grand Avenue, which has been provided as part of the right-of-way dedication. The Riverside County Parks and Recreation Department has reviewed and approved the project with no further conditions of approval. No impacts will occur as a result of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

a) The Elsinore Valley Municipal Water District has provided a will-serve letter for water and sewer. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. No impacts will occur as a result of the proposed project

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health and/or the Elsinore Valley Municipal Water District. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. 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

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

a) The Elsinore Valley Municipal Water District has provided a will-serve letter for sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities. The project will have no impact.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health and/or the Elsinore Valley Municipal Water District. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. Impacts will be less than significant.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<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
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. Impacts will be less than significant.

d) Storm water drainage will be handled on-site. Impacts will be less than significant.

e-f) Street lighting will be provided as needed for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads. Impacts will be less than significant.

g) The project will not require additional government services. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

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

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

Findings of Fact:

a) The proposed project does not conflict with any adopted energy conservation plans. No Impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There will be no impact.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. The proposed project of a retail store is considerable when viewed in connection with other projects (past, current, or future) as most properties in this surrounding area along Grand Avenue are or will be commercial or industrial in nature. There will be no impact.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. No Impact.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan 2015

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



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

*Juan C. Perez
Agency Director*



04/10/18, 3:55 pm

PP26308

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26308. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26308) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The General Plan Amendment proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). The Change of Zone proposes to change the zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) to General Commercial (C-1/C-P). The Plot Plan proposes a 9,100 square foot retail store (Dollar General) on 2 acres. No alcohol sales. The retail store will consist of 46 parking spaces (including 2 ADA), signage, and a bio-retention basin.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

3. County Wide Design Guidelines and Standards
4. County Design Guidelines
 - Lakeland Village & Wildomar Design Guidelines

Advisory Notification. 4 AND - Exhibits

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

- Exhibit A (Site Plan), dated April 18, 2018.
- Exhibit B (Elevations), dated April 18, 2018.
- Exhibit C (Floor Plans), dated April 18, 2018.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated April 18, 2018.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)
Exhibit M (Colors and Materials), dated April 18, 2018.
Exhibit S (Sign Plan), dated April 18, 2018.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains Pursuant to State Health & Safety Code Section 7050.5 (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
 - California Building Code
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 2 0010-BS-Grade-USE - EROSION CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 3 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have 2% minimum slope.

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

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

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

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

PP26308 is proposing potable water service and sanitary sewer service from Elsinore Valley Water District (EVMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Lakeland Village area. The site is located on the north side of Grand Avenue approximately 1,200 feet southeast of Wood Street. This project is being processed concurrently with Change of Zone (CZ) 7945, which is a proposal to change the current land-use zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/C-P). The District previously reviewed Pre-Application Review (PAR) 1516 for this project.

The northwest corner of the site is clipped by the 100-year Zone AE floodplain limits while the majority of the site is within the 500-year floodplain limits (Shaded X) for Lake Elsinore as delineated on Panel No. 06065C-2039G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). Pursuant to County Ordinance No. 458 Section 8.a.19, all new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall have their lowest finished floor elevated a minimum of three (3) feet above said water body's 100-year water surface elevation, 1265.7 ft (NAVD 88). The grading plan indicates that the proposed improvements are outside of the 100-year Zone AE floodplain limits and the proposed building has a finished floor with an elevation above the minimum required elevation of 1268.7 ft (NAVD 88).

The site is subject to sheet-flow type runoff from approximately 10 acres from the south. There is lack of drainage infrastructure downstream of this site. Runoff from the site traverses private property before it reaches Lake Elsinore. Therefore, the project will have to provide mitigation for the incremental increase in stormwater runoff generated by this development. A basin is shown on the exhibit for water quality and increased runoff mitigation. Final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project.

Flood. 2 Increased Runoff Criteria

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Increased Runoff Criteria (cont.)

Low Loss rates will be determined using the following:

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

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

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

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

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

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

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

- Planning. 1 0010-Planning-USE - GEO02567 ACCEPTED (cont.)
- Planning. 1 0010-Planning-USE - GEO02567 ACCEPTED

County Geologic Report GEO No. 2567, submitted for the project (PP26308/APN 371-130-004), was prepared by Professional Service Industries, Inc. The report is titled; "Geotechnical Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California," dated December 1, 2016. In addition, PSI has submitted the following reports: "Fault Rupture Hazard Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California, California 92530, PSI Project No. 00661076," dated October 13, 2017. "Response to Riverside County Review Comments 7/26/17, County Geologic Report No. 2567, Geotechnical Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California, California 92530, PSI Project No. 0066915," dated September 12, 2017. These documents are herein incorporated in GEO02567.

GEO02567 concluded:

- 1.The site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.Based on the results of an onsite fault study, site mapping, literature review, and aerial photography review, we conclude that no active faulting traverses the site.
- 3.The results of the liquefaction evaluation for the site indicates that the anticipated total settlement for the design seismic event is less than 1 inch.
- 4.Based on the laboratory testing, the site soils are not significantly susceptible to hydrocollapse.
- 5.Due to the generally flat nature of the site and surrounding properties the site is not susceptible to landsliding, debris flow, or rock fall hazards.
- 6.The potential for tsunami, seiche or sudden dam failure to impact the site is not considered a significant threat.
- 7.The expansion potential of the existing site soils is anticipated to be very low.

GEO02567 recommended:

- 1.The site should be cleared of all surface vegetation, utilities, old foundations, seepage pits, etc. (if any).
- 2.Following site clearing and lowering of site grades where needed, we recommend that the subgrade soils within the building pad be compacted within a perimeter of at least 5 feet beyond building exterior limits.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

0010-Planning-USE - LOW PALEO (cont.)

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

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

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; placed 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - PDA06009 ACCEPTED (cont.)

Most prehistoric sites in the region are associated with bedrock granitic exposures or boulders and accessible water sources. Although near Lake Elsinore, the lack of cultural resources within the APE is likely due to the absence of bedrock outcrops on the property. Therefore, based on the results of the records search and field survey, it is unlikely that any cultural resources exist on the property.

PDA06009 recommends: Given that no archaeological sites, features, or artifacts were identified during the field reconnaissance, no potential impacts to cultural resources are associated with the proposed development of the project. The archaeological study was completed in accordance with County of Riverside report guidelines and CEQA significance evaluation criteria. Based upon the absence of any cultural resources on the property, site-specific mitigation measures will not be required for this project. Inspection of the trench that had been previously excavated on the APE provided an adequate visual inspection of the subsurface. No cultural deposits were identified on the surface or within the trench during the survey; therefore, there is little potential for cultural resources to be present/disturbed by the proposed project. No further archaeological action is recommended as a condition of permit approval based upon the records search and the results of the field survey. These documents are herein incorporated as a part of the record for project.

Planning. 6 0010-Planning-USE - PDP01567 ACCEPTED

County Paleontological Report (PDP) No. 1567, submitted for this case (PAR01516/PP26308), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Assessment and Potential for a Paleontological Resource Impact Mitigation Program (PRIMP) for the Dollar General Small-Box Retail Store Project in Lakeland Village, Lake Elsinore, unincorporated Riverside County, California (APN 371-130-004; PAR No. 1516)", dated 18 April, 2017.

PDP01567 concluded that the project site is underlain by young Quaternary sediments (Holocene and late Pleistocene), which are only assigned a low paleontological sensitivity; therefore, the likelihood that any fossiliferous deposits of any sort may be present is minimal.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02567 ACCEPTED

County Geologic Report GEO No. 2567, submitted for the project (PP26308/APN 371-130-004), was prepared by Professional Service Industries, Inc. The report is titled; "Geotechnical Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California," dated December 1, 2016. In addition, PSI has submitted the following reports:

"Fault Rupture Hazard Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California, California 92530, PSI Project No. 00661076," dated October 13, 2017.

"Response to Riverside County Review Comments 7/26/17, County Geologic Report No. 2567, Geotechnical Investigation, Proposed Dollar General Development, Grand Avenue near Kathryn Way, Lake Elsinore, California, California 92530, PSI Project No. 0066915," dated September 12, 2017.

These documents are herein incorporated in GEO02567.

GEO02567 concluded:

1. The site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on the results of an onsite fault study, site mapping, literature review, and aerial photography review, we conclude that no active faulting traverses the site.
3. The results of the liquefaction evaluation for the site indicates that the anticipated total settlement for the design seismic event is less than 1 inch.
4. Based on the laboratory testing, the site soils are not significantly susceptible to hydrocollapse.
5. Due to the generally flat nature of the site and surrounding properties the site is not susceptible to landsliding, debris flow, or rock fall hazards.
6. The potential for tsunami, seiche or sudden dam failure to impact the site is not considered a significant threat.
7. The expansion potential of the existing site soils is anticipated to be very low.

GEO02567 recommended:

1. The site should be cleared of all surface vegetation, utilities, old foundations, seepage pits, etc. (if any).
2. Following site clearing and lowering of site grades where needed, we recommend that the subgrade soils within the building pad be compacted within a perimeter of at least 5 feet beyond building exterior limits.
3. PSI should observe the bottom of all excavations in order to confirm that all unsuitable materials have been removed to competent/suitable materials.
4. Subgrade soils near boring location B6 should be inspected carefully as these soils appear to be loose.
5. Soils that possess an in-situ relative compaction of at least 85% of the soil's maximum dry density, per ASTM D-1557, are considered to be competent/suitable materials.

GEO No. 2567 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2567 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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02567 ACCEPTED (cont.)
 reviewed and additional comments and/or conditions may be imposed by the County Of
 Riverside upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 LOW PALEO

County Paleontological Report (PDP) No. 1567, submitted for this case (PAR01516/PP26308), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Assessment and Potential for a Paleontological Resource Impact Mitigation Program (PRIMP) for the Dollar General Small-Box Retail Store Project in Lakeland Village, Lake Elsinore, unincorporated Riverside County, California (APN 371-130-004; PAR No. 1516)", dated 18 April, 2017.

PDP01567 concluded that the project site is underlain by young Quaternary sediments (Holocene and late Pleistocene), which are only assigned a low paleontological sensitivity; therefore, the likelihood that any fossiliferous deposits of any sort may be present is minimal. PDP01567 recommended that implementation of a PRIMP and concomitant paleontological monitoring not be required for this project.

PDP01567 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01567 is hereby accepted for PAR01516. A PRIMP and concomitant Paleontological Resources Monitoring during grading of the site shall not be required prior to issuance of any grading permit for this project.

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE
 REQUIREMENT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT (cont.)

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening orlandscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - AB 341 (cont.)

A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES
(cont.)

Xeriscape and/or use drought tolerant/low maintenance
vegetation in all landscaped areas of the project.

Plan: PP26308

Parcel: 371130004

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 5 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 6 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 7 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied

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

060 - BS-Grade. 8 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 9 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices)

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 0060-Planning-USE-Native American Monitor (cont.) Not Satisfied

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD*-GRADING RESTRICTIONS Not Satisfied

No impacts including manufactured slopes are allowed with any areas required for conservation or constrained due to sensitive biological resources. The grading plans for this project shall be reviewed by EPD to ensure there are no impacts to these areas. The grading plans must clearly delineate where these areas occur and indicate that no impacts are proposed in these areas. These areas shall be physically staked off on the site and EPD shall VISIT the site to inspect these avoidance measures prior to issuance of any grading permits for this property. In addition EPD shall inspect the site to ensure proper BMPs are being incorporated to minimize impacts to these areas. Final grading plan shall be delineated and the MSHCP Area clearly labeled for avoidance, as illustrated on Figure #10-Criteria Cell Avoidance Area, found in MSHCP Consistency Analysis/Habitat Assessment Report Including Riparian Bird habitat Assessment & Focused Survey Results for Proposed Retail Store on Commercial Property, by Archon Consulting Co., October, 2017.

Survey

060 - Survey. 1 0060-Survey-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

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60. Prior To Grading Permit Issuance

Survey

060 - Survey. 1 0060-Survey-USE - PRIOR TO ROAD CONSTRUCT (cont.) Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

060 - Transportation. 1 0060-Transportation-USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per conditions of approval titled "USE-ANNEX L&LMD/OTHER DIST" in the 80.Transportation and 90.Transportation sections.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Planning-USE-Artifact Disposition Not Satisfied

Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural and/or tribal cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or future Phase III data recovery. One of the following treatments shall be applied. a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request. b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

070 - Planning-CUL. 2 0070-Planning-USE-Phase IV Cultural Report Not Satisfied

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 0070-Planning-USE-Phase IV Cultural Report (cont.) Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - FAULT DELINEATION Not Satisfied

Prior to issuance of any building permit for any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the "Fault Hazard Zone" and its included setback area.

The owner/applicant shall obtain Grading Division approval of the staking and shall provide a Certification Letter prepared by the licensed professional, certifying the staking of the "Fault Hazard Zone" and its included setback area. The certification letter shall be submitted to the Building and Safety Department Grading Division for review and approval prior to release for building permit.

080 - BS-Grade. 2 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 3 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 Food Plans Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 Water and Sewer Will Serve Not Satisfied

Provide current documentation that establishes water and sewer service to the project.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2 0080-Fire-USE*-#51-WATER CERTIFICATION Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering required fire flow at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

080 - Flood. 1 Elevate Finished Floor Not Satisfied

Pursuant to County Ordinance No. 458 Section 8.a.19, all new buildings and/or substantial improvements located within the 500-year floodplain limits of Lake Elsinore shall have their lowest finished floor elevated a minimum of three (3) feet above said water body's 100-year water surface elevation, 1265.7 ft (NAVD88). Therefore, the finished floor of the new building structure shall be elevated to 1268.7 ft (NAVD88) or greater.

080 - Flood. 2 Increased Runoff Mitigation Not Satisfied

This project must mitigate for the adverse impacts of increased runoff that this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project.

080 - Flood. 3 Submit Final WQMP Not Satisfied

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

080 - Flood. 4 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-USE*- CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures, plus Site Plans submitted for building plan check approval shall be in substantial conformance with the elevations and site plans shown on APPROVED EXHIBIT A; including Roof-shielding, bike racks, light standards, and ornamental tubular metal fencing.

080 - Planning. 2 0080-Planning-USE*- CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - LC LANDSCAPE SECURITIES (cont.) Not Satisfied

County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 3 0080-Transportation-USE - LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 4 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 59 foot half width right-of-way per Standard No. 93, Ordinance 461.

080 - Transportation. 5 0080-Transportation-USE - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 6 0080-Transportation-USE-ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Grand Avenue.
- (2) Street Light.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.

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Transportation

080 - Transportation. 6 0080-Transportation-USE-ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

(3) (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, or other electric provider.

080 - Transportation. 7 0080-Transportation-USE-LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Grand Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before

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90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM (cont.) Not Satisfied

located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 BMP Maintenance & Inspection Not Satisfied

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

090 - Flood. 3 Implement WQMP - Use Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 2 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE - ROOF EQUIPMENT SHIELDING (cont.) Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval, as shown on the Approved Exhibit A.

090 - Planning. 3 0090-Planning-USE* - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26308 has been calculated to be 2.00 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 5 0090-Planning-USE*- INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of five (5) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks are shown on the project's Approved Exhibit A.

090 - Planning. 6 0090-Planning-USE*- LOADING SPACES Not Satisfied

A minimum of one (1) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 7 0090-Planning-USE*- ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 0090-Planning-USE*- ORD 810 O S FEE (2) (cont.) Not Satisfied

appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26308 is calculated to be 2.00 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied

A minimum of forty-six (46) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 9 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bin[s] shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 10 0090-Planning-USE*- WALL & FENCE LOCATIONS Not Satisfied

Ornamental tubular metal fencing locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE - EXISTING MAINTAINED SL1 Not Satisfied

Grand Avenue along project boundary is a paved County maintained road designated major highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line and must match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38/59') (Modified) NOTE: 1. A 5' meandering concrete sidewalk shall be constructed within the 21' parkway per Standard No. 404.

2. Construct a transition AC pavement tapering lane to the west and south project boundaries and join existing AC pavement per the design speed limit of 55 mph.

3. Driveway shall be constructed per County Standard No. 207 (A), Ordinance 461.

090 - Transportation. 2 0090-Transportation-USE - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctima.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 3 0090-Transportation-USE - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or

Plan: PP26308

Parcel: 371130004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE - LANDSCAPING (cont.) Not Satisfied
within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Grand Avenue.

090 - Transportation. 4 0090-Transportation-USE - LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Grand Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 5 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 6 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 7 0090-Transportation-USE - LNDSCPE INSPCTN RQRMENTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 8 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Plan: PP26308

Parcel: 371130004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 0090-Transportation-USE - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

090 - Transportation. 11 0090-Transportation-USE - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 12 0090-Transportation-USE STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, or other electric provider.

090 - Transportation. 13 0090-Transportation-USE-ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Grand Avenue.
- (2) Street Light.
- (3) Street sweeping.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

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

Plan: PP26308

Parcel: 371130004

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2

0090-Waste Resources-USE - WASTE REPORTING FORM

Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 13, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Regional Parks, Trails, & Open Space District

Riv. Co. Geologist
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Archaeologist
Board of Supervisors- 1st District- Jeffries
Planning Commissioner- 1st District- Shaffer

GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO. 26308, 2nd Submittal – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation from Medium Density Residential (MDR) to Commercial Retail (CR). The Change of Zone proposes to change the zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) to General Commercial (C-1/C-P). The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004. Related Cases: PAR01516. **BBID: 712-183-790, UPROJ: PP26308, CZ07945, UDEV: GPA01223**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC Internal Review on December 7, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: July 20, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Mead Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 1st District-
Jeffries

Planning Commissioner: 1st District- Shaffer
Lake Elsinore Sphere of Influence
Lake Elsinore Unified School District
Eastern Municipal Water District (EMWD)
South Coast Air Quality Management District

GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO. 26308 – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation from Medium Density Residential (MDR) to Commercial Retail (CR). The Change of Zone proposes to change the zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) to General Commercial (C-1/C-P). The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004. Related Cases: PAR01516. **BBID: 712-183-760 UACT: PAR01516**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 10, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

214674

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

August 10, 2017

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Dionne Harris, Project Planner

Ladies and Gentlemen:

Re: Change of Zone 7945
Area: Lakeland Village

Change of Zone 7945 is a proposal to change the current zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/C-P) for a 2-acre site in the Lakeland Village area. This project is being processed concurrently with Plot Plan (PP) 26308, which is a proposal to construct a Dollar General store on the project site.

The District has reviewed this case and has the following comment:

- The northern corner of the site is located within the 100-year Zone AE floodplain limits of Lake Elsinore as delineated on Panel Number 06065C-2039G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA).

In order to protect the public health and safety, the District recommends that the zoning for the portion of the property within Lake Elsinore's 100-year Zone AE floodplain limits be W-1 at this time and no development permitted within the floodplain limits. The District could approve the proposed zoning for the portion of the site that is outside of the floodplain limits. The District requests an amended exhibit be submitted that displays our recommendations.

Questions concerning this matter may be referred to Anthony Garcia of this office at 951.955.1612.

Very truly yours,

A handwritten signature in blue ink that reads "Deborah de Chambeau".

DEBORAH DE CHAMBEAU
Engineering Project Manager

c: PP 26308

AG:blm



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: December 19, 2017

To: Dionne Harris
County of Riverside, Planning

Reviewed by: Heidi Barrios, MBA, REHS, IH
Environmental Health Specialist
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: PP 26308, Dollar General
Grand Avenue
Lake Elsinore, CA

SR Number: 39226

Applicant: Salem Engineering Group, Inc.
11650 Mission Park Drive, Suite 108
Rancho Cucamonga, CA 91730

Noise Consultant: Rincon Consultants, Inc
180 N. Ashwood Ave.
Ventura, CA 93003

Information Provided: "Revised Noise Study, Dollar General" – Lake Elsinore, October 2017, Job No. 3-417-0286.

Noise Standards - Stationary Noise Sources:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case exterior noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Findings:

The consultant's report is adequate. The project will be in compliance with the above noise standard with the following mitigation measures.

Amend the Architectural Plan, Cover Sheet to reflect the following mitigation measures.

Requirements:

Construction Noise Suppression Measures:

The following mitigation will be required during all construction activities per Riverside County Ordinance 847:

- 1) Private construction projects located within one-quarter (1/4) mile of an inhabited dwelling shall provide that:
 - Construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September, and construction does not occur between the hours of 6:00 pm and 7:00 am during the months of October through May.
- 2) During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- 3) The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 4) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

Exterior Mitigation Measures:

HVAC Units: The currently proposed unit is a Lennox Raider HVAC model #120, with a Sound Reference Noise (SRN) of 84 dBA.

- Install a screen or parapet around the HVAC units. To be an effective noise barrier, the screen or parapet should extend at least one foot above the tallest rooftop unit and be of sufficient length to block line of sight between the HVAC units and the residence to the west.

Or

- Install quieter HVAC units. Select a HVAC rooftop unit of similar size with reduced exterior noise level generation.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 29, 2017

Pages 3 (including this cover)

Professional Service Industries Inc.
Attn: Douglas T. Abernathy
Email: Douglas.Abernathy@psiusa.com

RE: Conditions of Approval
County Geologic Report No. 2567
"Geotechnical Investigation, Proposed Dollar General Development, Grand
Avenue near Kathryn Way, Lake Elsinore, California," dated December 1, 2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Dionne Harris, Riverside Office (dharris@rivco.org)
Eng/Rep: Rubicon Design Group; Michele Rambo
(mrambo@rubicondesigngroup.com)
Applicant: Cross Development; Joe Dell (joe@crossdevelopment.net)

File: GEO02567, PP26308

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Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26308 – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) –

REQUEST: The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

August 3, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
PP26308, EA43039 PROJECT**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

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

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

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

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re PP26308, EA43039
August 3, 2017
Page 2

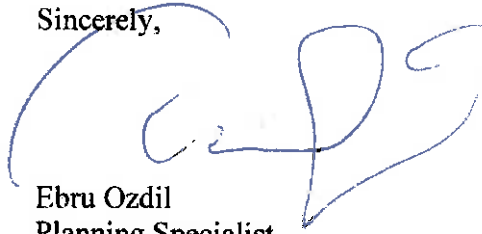
Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed 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. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

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

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710



July 31, 2017

Heather Thomson
County of Riverside

Sent via e-mail: hthomson@rctlma.org

RE: Proposed GPA01223 Project, Community of Lake Elsinore/ Lakeland Village; Riverside County, California

Dear Ms. Thomson:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific and community plans. A Consultation List has been provided for this project.

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* (SLF) was completed for the area of potential project effect (APE) for the above referenced project. Cultural Resources (Archaeological) and Tribal Cultural Resources are present in the APE provided. Please immediately contact the Pechanga Cultural Resources Facility at (951) 770-6300 for more specific information about the listed site. Please contact all the culturally affiliated Tribes on the list provided for more information about potential sites in the area. All contact information is on the attached list.

The absence or presence site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE. Other sources of cultural resources information should be contacted regarding known and recorded sites. The list should provide a starting place to locate areas of potential adverse impact within the County. I suggest you contact all of the individuals listed; if they cannot supply information, they might recommend others with more specific knowledge. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult under applicable laws. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Gayle Totton".

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

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**Native American Heritage Commission
Tribal Consultation List
Riverside County
7/31/2017**

**Agua Caliente Band of Cahuilla
Indians**

Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919

Cahuilla
Luiseno

Ewilaapaayp Tribal Office

Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126

Kumeyaay

**Augustine Band of Cahuilla
Mission Indians**

Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA, 92236
Phone: (760) 398 - 4722
Fax: (760) 369-7161

Cahuilla

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817

Kumeyaay

**Cabazon Band of Mission
Indians**

Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA, 92203
Phone: (760) 342 - 2593
Fax: (760) 347-7880

Cahuilla

**La Jolla Band of Luiseno
Indians**

Thomas Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA, 92061
Phone: (760) 742 - 3771

Luiseno

Cahuilla Band of Indians

Daniel Salgado, Chairperson
52701 U.S. Highway 371
Anza, CA, 92539
Phone: (951) 763 - 5549
Fax: (951) 763-2808
Chairman@cahuilla.net

Cahuilla

**La Posta Band of Mission
Indians**

Javaughn Miller, Tribal
Administrator
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net

Kumeyaay

Campo Band of Mission Indians

Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

Kumeyaay

**La Posta Band of Mission
Indians**

Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

Kumeyaay

Ewilaapaayp Tribal Office

Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaalg@leaningrock.net

Kumeyaay

**Los Coyotes Band of Mission
Indians**

Shane Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA, 92086-0189
Phone: (760) 782 - 0711
Fax: (760) 782-0712
Chapparosa@msn.com

Cahuilla

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.96 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65362.4 et seq for the proposed GPA01223 Project, Riverside County.

**Native American Heritage Commission
Tribal Consultation List
Riverside County
7/31/2017**

**Manzanita Band of Kumeyaay
Nation**

Angela Elliott Santos, Chairperson
P.O. Box 1302 Kumeyaay
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

**Ramona Band of Cahuilla
Mission Indians**

Joseph Hamilton, Chairperson
P.O. Box 391670 Cahuilla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
admin@ramonatribe.com

**Morongo Band of Mission
Indians**

Robert Martin, Chairperson
12700 Pumarra Road Cahuilla
Banning, CA, 92220 Serrano
Phone: (951) 849 - 8807
Fax: (951) 922-8146

Rincon Band of Mission Indians

Bo Mazzetti, Chairperson
1 West Tribal Road Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
bomazzetti@aol.com

Pala Band of Mission Indians

Robert Smith, Chairperson
12196 Pala Mission Road Cupeno
Pala, CA, 92059 Luiseno
Phone: (760) 891 - 3500
Fax: (760) 742-3189
rsmith@palatribe.com

Rincon Band of Mission Indians

Jim McPherson, Tribal Historic
Preservation Officer
1 West Tribal Road Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
whipple@rincontribe.org

**Pauma Band of Luiseno Indians
- Pauma & Yuima Reservation**

Temet Aguilar, Chairperson
P.O. Box 369, Ext. 303 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 1289
Fax: (760) 742-3422

**San Pasqual Band of Mission
Indians**

Allen E. Lawson, Chairperson
P.O. Box 365 Kumeyaay
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allenl@sanpasqualtribe.org

**Pechanga Band of Mission
Indians**

Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6000
Fax: (951) 695-1778
epreston@pechanga-nsn.gov

**Santa Rosa Band of Mission
Indians**

(951) 659-2700 Steven Estrada,
Chairperson
P.O. Box 391820 Cahuilla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 6097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65362.4 et seq for the proposed GPA01223 Project, Riverside County.

Native American Heritage Commission
Tribal Consultation List
Riverside County
7/31/2017

***Soboba Band of Luiseno
Indians***

Rosemary Morillo, Chairperson
P. O. Box 487
San Jacinto, CA, 92583
Phone: (951) 654 - 2765
Fax: (951) 654-4198
rmorillo@soboba-nsn.gov

Cahuilla
Luiseno

***Sycuan Band of the Kumeyaay
Nation***

Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA, 92019
Phone: (619) 445 - 2613
Fax: (619) 445-1927
ssilva@sycuan-nsn.gov

Kumeyaay

***Torres-Martinez Desert Cahuilla
Indians***

Mary Resvaloso, Chairperson
P.O. Box 1160
Thermal, CA, 92274
Phone: (760) 397 - 0300
Fax: (760) 397-8146
tmchair@torresmartinez.org

Cahuilla

***Viejas Band of Kumeyaay
Indians***

Robert Welch, Chairperson
1 Viejas Grade Road
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337
jhagen@viejas-nsn.gov

Kumeyaay

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.96 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65362.4 et seq for the proposed GPA01223 Project, Riverside County.



PECHANGA TRIBAL HISTORIC PRESERVATION OFFICE
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

September 1, 2017

Tribal Historic Preservation
Officer:
Gary P. DuBois, JD, MSW

THPO Historian:
Lisa Woodward, Ph.D.

Advisory Review Board:
Neal Ibanez
Bridgett Barcello
Darlene Miranda
Evie Gerber
Andrew Masiel, Sr.
Richard B. Searce
Robert Villalobos

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 9202

**Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for GPA 1223 [EA43039;
APN 317-130-004]**

Dear Ms. Thomson,

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the SB18 notice provided by the County of Riverside Planning Department. This letter serves as the Tribe's formal request for consultation under SB 18 for this Project. At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. As such, the Tribe hereby invokes its right to consult with the County of Riverside under SB 18 and after reviewing the information requested below, we may request additional consultation, which may include a face-to-face meeting.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of "Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of "Atáaxum place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

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

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request for SB 18 Consultation RE GPA 1223
September 1, 2017
Page 2

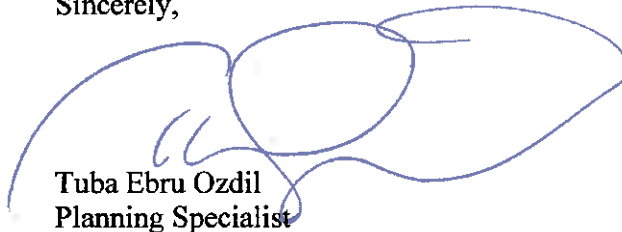
The Tribe has not received any documents for this Project. Please provide us copies of all available documents [reports, drafts, etc.] as soon as possible so that we may review them prior to our initial SB 18 meeting.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the County with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, 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. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

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. Please contact me at 951-770-6313 or at cozdil@pechanga-nsn.gov once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Tuba Ebru Ozdil
Planning Specialist

cc Pechanga Office of the General Counsel

September 14, 2017

Attn: Heather Thomson, County Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: SB 18 Consultation; General Plan Amendment No. 1223

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

August 9, 2017

Phone: 6194453810
Fax: 6194455337
viejas.com

Heather Thomson M.A, RPA
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

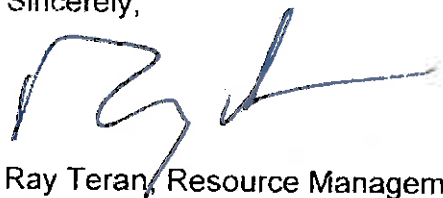
Re: General Plan Amendment No. 1223 Project

Dear Ms. Thomson,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has little cultural significance or ties to Viejas. We further recommend that you contact the tribe(s) closest to the cultural resources. We, however, request to be informed of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains in order for us to reevaluate our participation in the government-to-government consultation process.

Please do not hesitate to contact me if you have further questions. Please call Ernest Pingleton at 619-659-2314 or me at 619-659-2312, or email, epingleton@viejas-nsn.gov or rteran@viejas-nsn.gov. Thank you.

Sincerely,



Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**



PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax **PALA THPO**

August 23, 2017

Heather Thomson
Riverside County
4080 Lemon Street
Riverside, CA 92502

Re: GPA No. 1223

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 09, 2018

RE: AB 52 Consultation Conclusion Letter for GPA01223, PP26308

Dear Ms. Ozdil,

An AB 52 notification for this project was sent to you via email on July 27, 2017. The Riverside County Planning Department ("Planning") received your request dated August 3, 2017 on behalf of Pechanga for AB 52 consultation on the Project. On September 11, 2017 the Planning Department provided the following project information via email to you: project exhibits. A consultation meeting was held on October 19, 2017 in which you told Planning that the project was situated within a Traditional Cultural Property (TCP). No physical resources were identified on the property and Pechanga requested to be provided with the cultural report. On November 20, 2017 the cultural report was provided to you and an email asked that if you had any further comments to please provide them within 30 days.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Pechanga regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no physical Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on GPA01223, PP26308 and considers AB 52 consultation concluded as of this letter's date. The final project conditions of approval can be found as an attachment and Planning will notify Pechanga when the Project's environmental document is released for the public review period as well as when the Project is scheduled for a public hearing.

Sincerely,

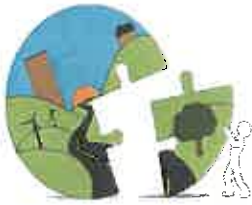
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Tim Wheeler, Urban Regional Planner III

Attachments:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26308 – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) –

REQUEST: The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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

July 27, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PP26308, EA43039

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 09, 2018

RE: AB 52 Consultation Conclusion Letter for GPA01223, PP26308

Dear Mr. Ontiveros,

An AB 52 notification for this project was sent to you via email on July 27, 2017. The Riverside County Planning Department ("Planning") received your request dated July 27, 2017 on behalf of Soboba for AB 52 consultation on the Project. A consultation meeting was held on August 28, 2017 in which you told Planning that the project was situated within a sensitive area. No physical resources were identified on the property and Soboba requested to be provided with the cultural report. On November 20, 2017 the cultural report was provided to you and an email asked that if you had any further comments to please provide them within 30 days.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Soboba regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no physical Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Soboba on GPA01223, PP26308 and considers AB 52 consultation concluded as of this letter's date. The final project conditions of approval can be found as an attachment and Planning will notify Soboba when the Project's environmental document is released for the public review period as well as when the Project is scheduled for a public hearing.

Sincerely,

Heather Thomson

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

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

County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Tim Wheeler, Urban Regional Planner III

Attachments:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26308 – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) –

REQUEST: The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Wheeler, Timothy

From: Erica Martinez <emartinez@RinconTribe.org>
Sent: Tuesday, August 22, 2017 1:32 PM
To: Thomson, Heather
Cc: Destiny Colocho
Subject: Plot Plan No. 26308

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding Conditional Use Permit No. 2886 and we thank you for the opportunity to consult on this project. The location you have identified is within the Territory of the Luiseño people, and is also within Rincon’s specific area of Historic interest.

Embedded in the Luiseño Territory are Rincon’s history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people. Rincon has knowledge of two (2) place names, Wumówmu and Páayaxchi, in the vicinity of the above referenced project. As you know, place names are associated with traditionally uses area. For this reason, Rincon would like to request consultation. Meaningful consultation, as per AB52, can be reached at this time via conference call. In addition, Rincon would like to request proposed project plans. We are aware that Riverside County does not have Shape/CAF files; therefore PDF or JPG files will be sufficient.

We look forward to hearing from you. Please feel free to contact our office at (760) 297-2635 at your convenience

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Erica A. Ortiz-Martinez
Administrative Assistant

For Destiny Colocho, Cultural Resources Manager

Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road | Valley Center, CA 92082
Office:760-297-2635
Fax: 760-692-1498
Email: emartinez@rincontribe.org



*Rincon Band of
Luiseño Indians*
www.rincontribe.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 09, 2018

RE: AB 52 Consultation Conclusion Letter for GPA01223, PP26308

Dear Ms. Colocho,

An AB 52 notification for this project was sent to you via email on July 27, 2017. The Riverside County Planning Department ("Planning") received your request dated August 22, 2017 on behalf of Rincon for AB 52 consultation on the Project. On August 23, 2017 the Planning Department provided the following project information via email to you: project exhibits. A consultation meeting was held on October 04, 2017 in which you told Planning that the project was situated within a Traditional Cultural Property (TCP). No physical resources were identified on the property and Rincon requested to be provided with the cultural report. On November 20, 2017 the cultural report was provided to you and an email asked that if you had any further comments to please provide them within 30 days.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Rincon regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no physical Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Rincon on GPA01223, PP26308 and considers AB 52 consultation concluded as of this letter's date. The final project conditions of approval can be found as an attachment and Planning will notify Rincon when the Project's environmental document is released for the public review period as well as when the Project is scheduled for a public hearing.

Sincerely,

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Tim Wheeler, Urban Regional Planner III

Attachments:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26308 – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) –

REQUEST: The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

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PLANNING DEPARTMENT

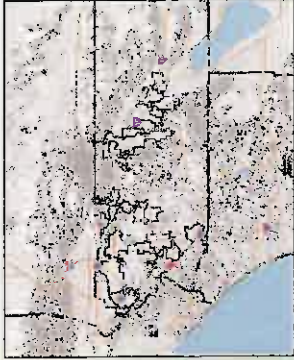
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PP26308



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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



479 Feet

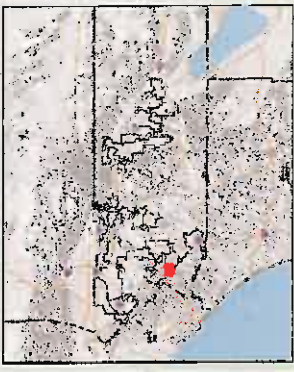
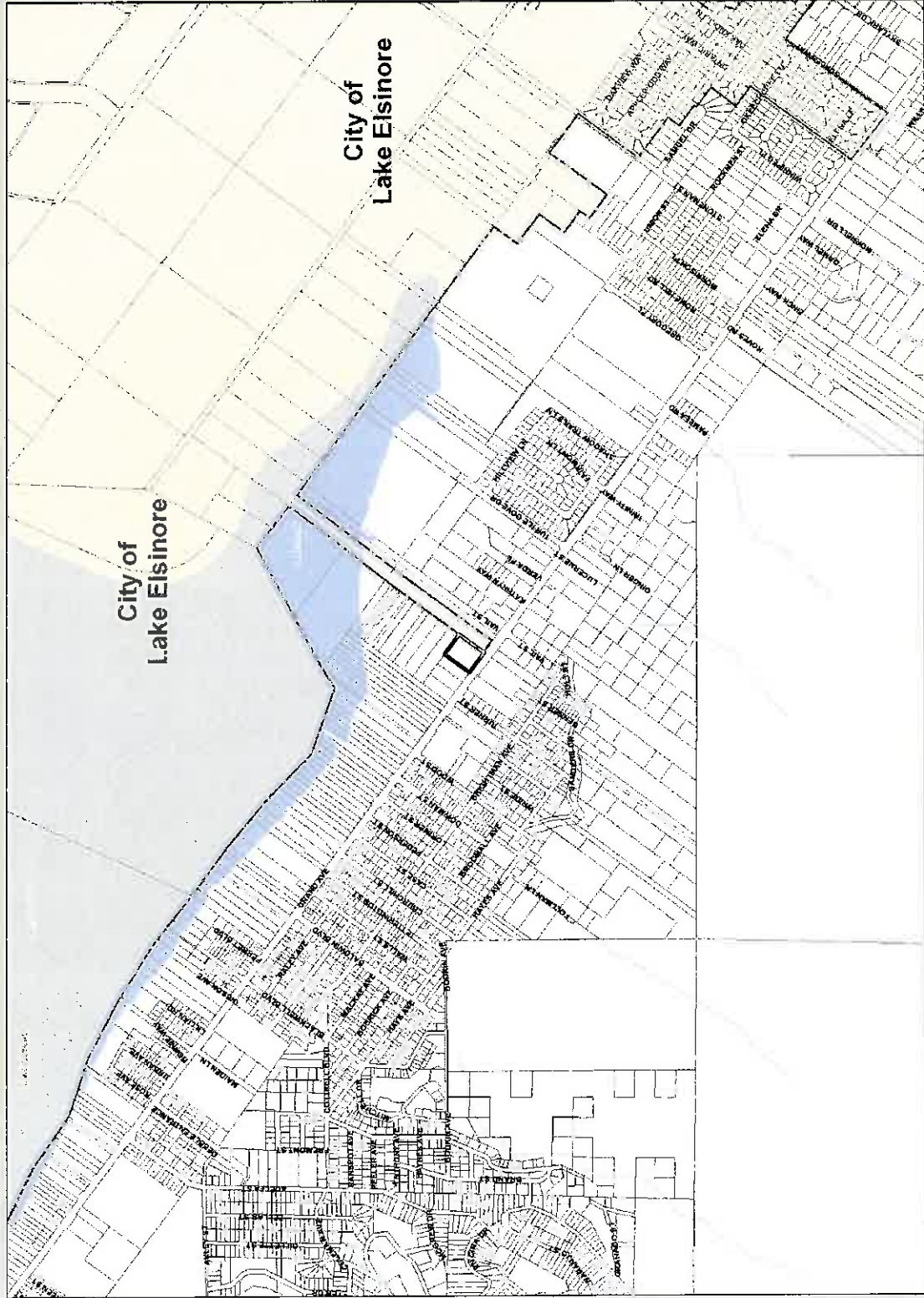
239



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PP26308



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
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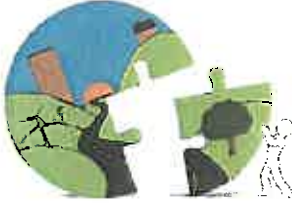
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 21, 2017

Pages 3 (including this cover)

Brian F. Smith and Associates, Inc.
Email: agarrison@bfsa-ca.com
Attn: Andrew J. Garrison

RE: Conditions of Approval
County Archaeological Report No. 6009
"A Phase I Cultural Resources Assessment for the Lake Elsinore South Dollar
General Store Project," dated November 16, 2017.

Please see the conditions of approval pertaining to the subject report. If you have any questions call me at (951) 955-2873.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

Heather Thomson, M.A., RPA
County Archaeologist, TLMA-Planning

Enc: Conditions of Approval

File: PDA06009, PP26308, GPA01223

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

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Palm Desert, California 92211
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Mojave Desert Air Quality Management District

14306 Park Avenue, Victorville, CA 92392-2310

760.245.1661 • fax 760.245.2699

Visit our web site: <http://www.mdaqmd.ca.gov>

Brad Poiriez, Executive Director

July 31, 2017

Dionne Harris, Project Planner
Riverside County Planning Department – Riverside
PO Box 1409
Riverside, CA 92502-1409

RE: General Plan Amendment No. 1223, Change of Zone No. 7945, and Plot Plan No. 26308

Ms. Harris:

The Mojave Desert Air Quality Management District (MDAQMD) has received the Initial Case Transmittal for General Plan Amendment No. 1223, Change of Zone No. 7945, and Plot Plan No. 26308. The proposed project is located within the South Coast Air Quality Management District. MDAQMD boundaries are available at <http://www.mdaqmd.ca.gov/Modules/ShowDocument.aspx?documentid=354>.

If you have any questions regarding this letter, please contact me at (760) 245-1661 x6726.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan J. De Salvio". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Alan J. De Salvio
Deputy Director – Mojave Desert Operations

AJD/tw

RVSD County GPA 1223 CZ 7945 PP 26308



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Joe Dell ; Cross Development

Contact Person: Joe Dell E-Mail: joe@crossdevelopment.net

Mailing Address: 4336 Marsh Ridge Road
Carrollton TX 75010
City State ZIP

Daytime Phone No: (903) 771-9444 Fax No: (N/A)

Engineer/Representative Name: Rubicon Design Group

Contact Person: Michele Rambo E-Mail: mrambo@rubicondesigngroup.c

Mailing Address: 100 California Ave Suite 202
Reno NV 89509
City State ZIP

Daytime Phone No: (775) 393-0035 Fax No: (N/A)

Property Owner Name: Jeffrey McElrath

Contact Person: Jeffrey McElrath E-Mail: _____

Mailing Address: 20995 Alamedo Del Norte
Wildomar CA 92595
City State ZIP

Daytime Phone No: (951) 318-0048 Fax No: (951) 800-2134

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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"Planning Our Future Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

JEFFREY MCELRATH

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 371-130-004

Approximate Gross Acreage: 2 Acres

General location (nearby or cross streets): North of Kathryn Way, South of Russell St, East of Grand Ave, West of N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Dollar General Retail Store

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 14. Grocery, dry goods, health food, and variety stores.

Number of existing lots: 1

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

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

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	9100	21ft	1	Dollar General Retail Store
2				
3				
4				
5				
6				
7				
8				
9				
10				

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

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

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

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

Related cases filed in conjunction with this application:

PAR01516

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

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

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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

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

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

Is this an application for a development permit? Yes No

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

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

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

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

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

Name of Applicant: Joe Dell ; Cross Development

Address: 4336 Marsh Ridge Road Carrollton, TX 75010

Phone number: (903) 771-9444

Address of site (street name and number if available, and ZIP Code): Grand Ave, Lake Elsinore 92530

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 371-130-004

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: N/A

Applicant: Michele Rambo Date 6/11/17
for Joe Dell

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1) Michele Rambo Date 06/11/2017
for Joe Dell

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

**WATER QUALITY MANAGEMENT PLAN CHECKLIST
FOR PROJECTS WITHIN THE SANTA ANA RIVER REGION
(FOR AREAS THAT DRAIN TOWARD THE SAN JACINTO RIVER AND LAKE ELSINORE)**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)

Project File No.	
Project Name:	Dollar General - Lake Elsinore - South
Project Location:	North Side of Grand Avenue midway between Turner Street and Vail Street
Project Description	9,100 SF General Store

Proposed Project Consists of or Includes any of the following:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



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



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

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

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Cross Development hereafter "Applicant" and Jeffrey McElrath "Property Owner".

Description of application/permit use:

9,100 square-foot retail building with associated parking and landscaping

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

Section 1. Deposit-based Fees

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

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

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

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 371-130-004

Property Location or Address:
Grand Avenue north of Kathryn Street in Lakeland Village

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Jeffrey McElrath Phone No.: 951-318-0048

Firm Name: N/A Email: N/A

Address: 20995 Alameda Del Norte
Wildomar, CA 92595


3. APPLICANT INFORMATION:


Applicant Name: Joe Dell Phone No.: 903-771-9444

Firm Name: Cross Development Email: joe@crossdevelopment.net

Address (if different from property owner)
4336 Marsh Ridge Road
Carrollton, TX 75010

4. SIGNATURES:

Signature of Applicant:  Date: 6/30/17
Print Name and Title: Joe Dell, Development Manager

Signature of Property Owner:  Date: 6/30/17
Print Name and Title: Jeffrey McElrath, Owner

Signature of the County of Riverside, by  Date: 7/6/17
Print Name and Title: Deborah M. Hill LU Tech

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PP26308</u>
Set #: <u>CC007169</u>	Application Date: <u>7/6/17</u>

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and CD DG Lake Elsinore S, LLC, a Texas Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 371-130-004 (“PROPERTY”); and,

WHEREAS, PROPERTY is owned by Jeffrey McElrath and PROPERTY OWNER acknowledges the PROPERTY is currently in escrow and is willing to indemnify the COUNTY as set forth herein; and,

WHEREAS, on July 6, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26308 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
CD DG Lake Elsinore S, LLC
Attn: Steve Rumsey
4336 Marsh Ridge Road
Carrollton, TX 75010

With a copy to:
Rubicon Design Group
Attn: Michele Rambo
1610 Montclair Ave., Ste. B
Reno, NV 89509

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an

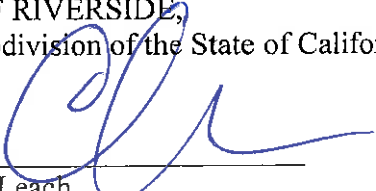
original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 3/15/18

FORM APPROVED COUNTY COUNSEL
BY:  LEILA J. MOSHREF-DANESH DATE 3/15/18

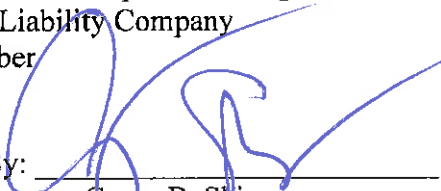
[Signatures continued on following page]

PROPERTY OWNER:

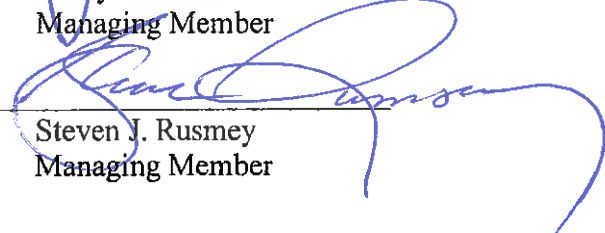
CD DG Lake Elsinore N, LLC, a Texas Limited Liability Company

By: Cross Development Single Box I, LLC, a Texas
Limited Liability Company
Its Member

By: Cross Development Management, LLC, a Texas
Limited Liability Company
Its Member

By: 

Casey B. Shires
Managing Member

By: 

Steven J. Rusmey
Managing Member

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO. 26308 – Intent to Adopt a Negative Declaration – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Avenue, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) – Watercourse, Watershed, and Conversation Areas (W-1) – **REQUEST:** General Plan Amendment No. 1223 proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P), and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 sq. ft. retail store (Dollar General) on 2 acres. No alcohol sales. The retail store will consist of 46 parking spaces (including 2 ADA), signage, and a bio-retention basin.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	APRIL 18, 2018
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 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: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 09, 2018,

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

APN (s) or case numbers CZ07945/GPA01223/PP26308 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

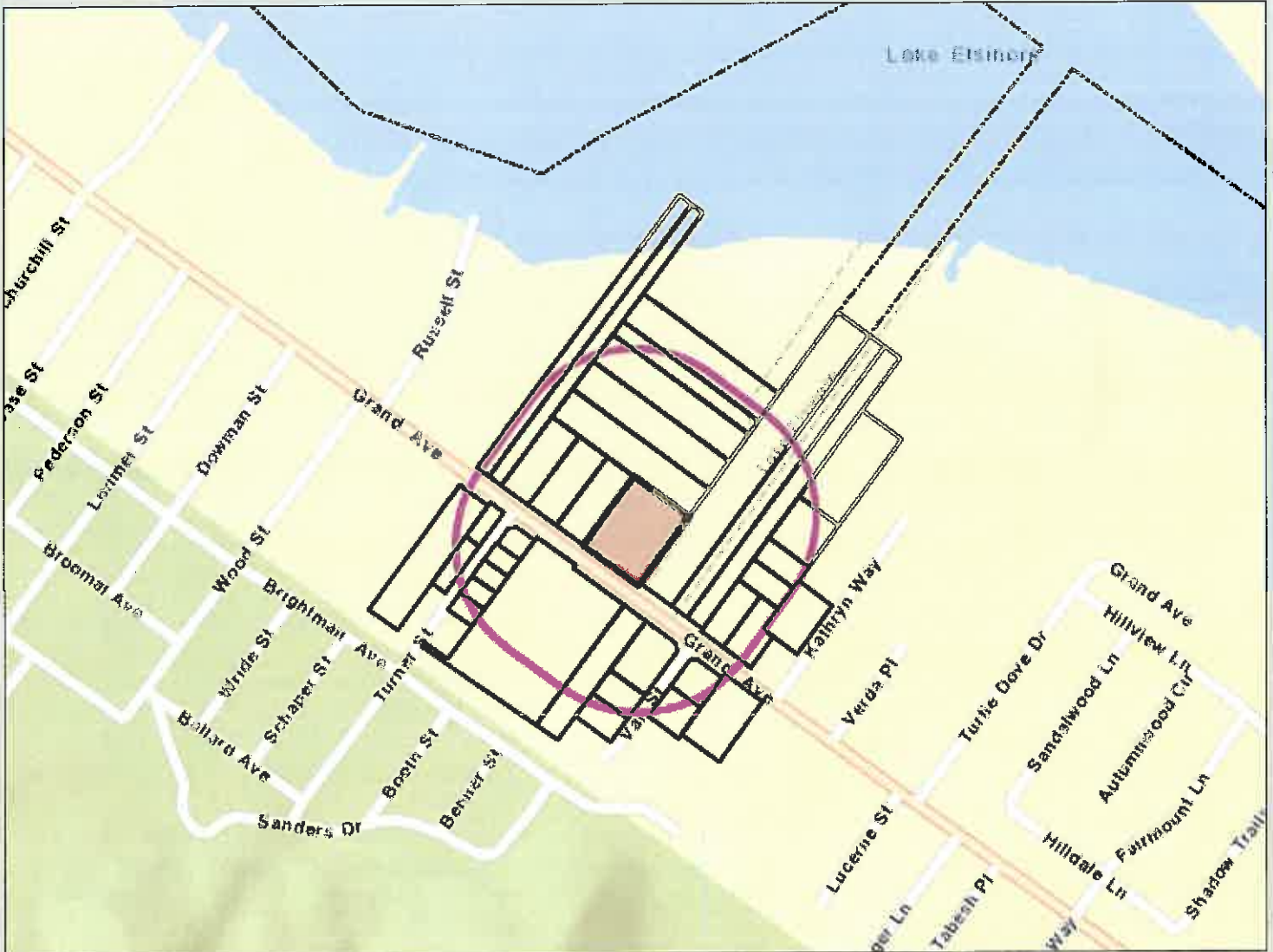
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

CZ07945 GPA01223 PP26308 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 3/8/2018 3:28:01 PM

© Riverside County RCIT

371130007
JULIO ERNESTO PACHECO
KRISTA LENN ALFORD
30261 SPRAY DR
CANYON LAKE CA 92587

371142002
DERON W HAPTONSTALL
JOELLE HAPTONSTALL
20025 SE 260TH PL
COVINGTON WA 98042

371150009
HOME FRONT INV PROP
HUSHMAN TAGHDIRI
CMB INV

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR CA 92595

31938 TEMECULA PKY A369
TEMECULA CA 92892

371150015
BARRY JOSEPH LEFROY
LESIE ANN LEFROY
32295 MISSION TRL 8 261
LAKE ELSINORE CA 92530

371141010
RICKEY DEAN TWAMLEY
18155 GRAND AVE
LAKE ELSINORE CA 92530

371150002
STEVE GALVEZ
31938 TEMECULA PKY A369
TEMECULA CA 92592

371150016
HOME FRONT INV PROP
HUSHMAN TAGHDIRI
CMB INV

31938 TEMECULA PKY A369
TEMECULA CA 92892

371130002
SC TALEGA PROP INC
200 SPECTRUM CTR 3RD FL
IRVINE CA 92618

371141011
HG RHODIA
33065 TURNER ST
LAKE ELSINORE CA. 92530

371150004
BRANDON PURKISS
18320 GRAND AVE
LAKE ELSINORE CA. 92530

371130001
SC TALEGA PROP INC
200 SPECTRUM CTR 3RD FL
IRVINE CA 92618

371141017
RICKEY DEAN TWAMLEY
18155 GRAND AVE
LAKE ELSINORE CA. 92530

371130005
SAM W CRILLY
SONJA L CRILLY
717 N JANSS
ANAHEIM CA 92805

371170023
JANE R SHEETS
19465 SWEETWOOD LN
LAKE ELSINORE CA 92530

371170022
ROGER PAQUETTE
SHARON PAQUETTE
18474 GRAND AVE
LAKE ELSINORE CA 92530

371130006
RYAN S REMP
41927 BLACK MOUNTAIN TR
MURRIETA CA 92562

371170026
ROGER H PAQUETTE
SHARON M PAQUETTE
26622 AMHURST CT
SUN CITY CA 92586

371170027
ROGER H PAQUETTE
SHARON M PAQUETTE
26622 AMHURST CT
SUN CITY CA 92586

371170024
TED RIECK
PENNY RIECK
5115 CHATEAU CR
IRVINE CA 92604

371142003
SWRAJ HOTEL INC
P O BOX 87344
SAN DIEGO CA 92138

371150012
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

371142012
ABEL FLORES GARCIA
ADELITA FLORES
33010 TURNER ST
LAKE ELSINORE CA. 92530

371142004
RONALD W DUNN
JONI R DUNN
P O BOX 233
LAKE ELSINORE CA 92531

371170006
KEVIN DELL
32961 JOEL CIR
DANA POINT CA 92629

371142005
ROBERT PHILLIPS
33100 TURNER ST
LAKE ELSINORE CA. 92530

371150007
DEBRA TONE
18290 GRAND AVE
LAKE ELSINORE CA 92530

371150006
DEBRA TONE
18290 GRAND AVE
LAKE ELSINORE CA 92530

371130003
GEORGE H CHRISTIE
MENA G CHRISTIE
25041 LUNA BONITA DR
LAGUNA HILLS CA 92653

371150008
BARBARA BONFIELD
KURT LIVINGSTON
2430 OUR COUNTRY RD
ESCONDIDO CA 92029

371120009
MEE CHAU
422 S STARBOARD ST
SANTA ANA CA 92704

371120010
DAVID R COOK
PO BOX 1135
CEDAR GLEN CA 92321

371150001
STEVE GALVEZ
31938 TEMECULA PKY A369
TEMECULA CA 92592

371130009
ANUCHIT RUKSOMBOONDE
1850 W SYCAMORE ST
SAN BERNARDINO CA 92407

371130008
ANUCHIT RUKSOMBOONDE
KHAM BUNTOUM
1850 W SYCAMORE ST
SAN BERNARDINO CA 92407

371170032
STAN LUCAS
2850 TEMPLE AVE
LONG BEACH CA 90806

371142013
HAL D WOODS
P O BOX 669
WILDOMAR CA 92595

Cross Development LLC
Attn: Joe Dell
4336 Marsh Ridge Rd.
Carrollton, TX 75010

Rubicon Design Group, LLC
Attn: Michele Rambo, AICP
100 California Avenue, Suite 202
Reno, Nevada 89509

Cross Development LLC
Attn: Joe Dell
4336 Marsh Ridge Rd.
Carrollton, TX 75010

Rubicon Design Group, LLC
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100 California Avenue, Suite 202
Reno, Nevada 89509

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Carrollton, TX 75010

Rubicon Design Group, LLC
Attn: Michele Rambo, AICP
100 California Avenue, Suite 202
Reno, Nevada 89509

Pechanga Temecula Band of Luiseño Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Indians
Joseph Ontiveros, Director of Cultural Resources
P.O. Box 487
San Jacinto, CA 92581

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resources Manager
1 West Tribal Road
Valley Center, CA 92082

City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA 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.

GPA1223 / CZ7945 / PP26308 / EA43039

Project Title/Case Numbers

Tim Wheeler

County Contact Person

(951) 955-6060

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Cross Development, LLC

Project Applicant

4336 Marsh Ridge Rd. Carrollton TX, 75010

Address

Northeast of Grand Ave. west of Vail Street, and east of Turner Street

Project Location

The General Plan Amendment proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). The Change of Zone proposes to change the zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) to General Commercial (C-1/C-P). The Plot Plan proposes a 9,100 square foot retail store (Dollar General) on 2 acres. No alcohol sales. The retail store will consist of 46 parking spaces (including 2 ADA), signage, and a bio-retention basin.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not 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 NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

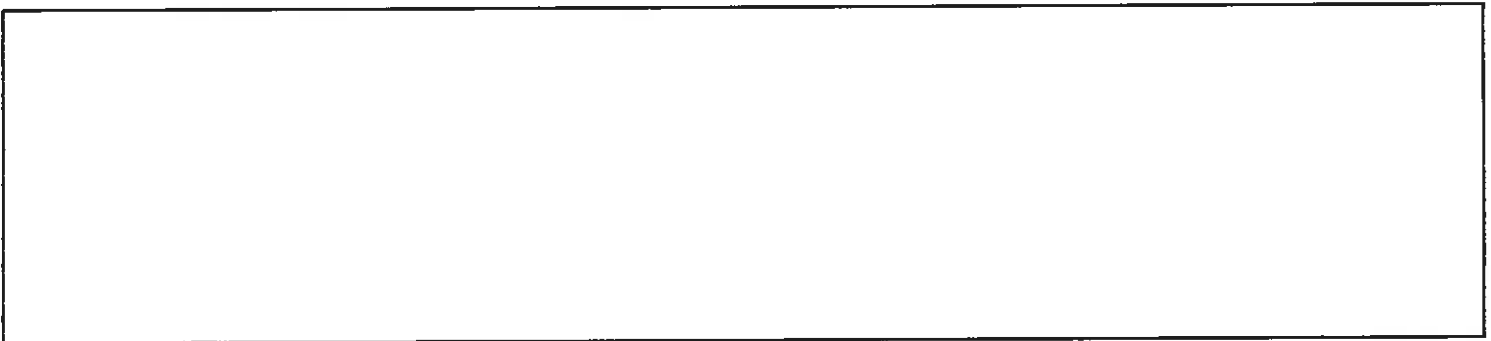
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



**INVOICE (PLAN-CFG06412)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Cross Development
4336 Marsh Ridge Rd
Carrollton, Tx 75010

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06412	07/06/2017	07/06/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06412	0451 - CF&G TRUST	\$2,216.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
SUB TOTAL		\$2,266.25

TOTAL **\$2,266.25**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211