



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M.

JUNE 18, 2014

**PLANNING
COMMISSIONERS
2014**

1st District
Charissa Leach

2nd District
Ed Sloman

3rd District
John Petty

4th District
Bill Sanchez
Chairman

5th District
Mickey Valdivia
Vice Chairman

**Interim
Planning Director**
Juan C. Perez

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951 955-3200

Fax
951 955-1811

AGENDA

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

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 **NONE**

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

- 2.1 **GENERAL PLAN AMENDMENT NO. 1133** – Applicant: Joseph Rivani – Fourth/Fourth Supervisorial District – Location: Northerly of Varner Road, easterly of Calle Tosca, southerly of Calle Tosca, westerly of Cook Street – 214.7 Gross Acres – **REQUEST:** The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element Land Use Designation from Community Development: Commercial Retail, Medium High Density Residential, and High Density Residential to Community Development: Commercial Retail, Medium High Density Residential, High Density Residential, Very High Density Residential and Open Space: Recreation on 214.7 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)

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

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:**3.1 ITEM REMOVED FROM THE AGENDA****3.2 ITEM REMOVED FROM THE AGENDA**

3.3 GENERAL PLAN AMENDMENT NO. 925 – Adopt a Mitigated Negative Declaration - Applicant: Lubec Properties, LLC - Third/Third Supervisorial District - Location: Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road - **REQUEST:** The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and the General Plan Land Use designation of the subject site from Rural Residential (RUR:RR) (5 Acre Minimum Lot Size) to Low Density Residential (CD:LDR) (1/2 Acre Minimum Lot Size). Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

3.4 SURFACE MINING PERMIT NO. 161, REVISED PERMIT NO. 5 – Adopt a Mitigated Negative Declaration - Applicant: West Coast Aggregate Supply, Inc. – Engineer/Representative: Webber & Webber Mining Consultants – Fourth/Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Mineral Resources and Open Space: Rural – Location: approximately 5 miles north of the I-10 freeway, easterly of Dillon Road, and southerly of Berdoo Canyon Road – 387.5 Gross Acres – Zoning: Mineral Resources and Related Manufacturing and Watercourse, Watershed & Conservation Areas – **REQUEST:** The proposal is for a revision to the existing surface mining permit (SMP161) to increase the depth of the excavation area; extend the project life from 25 years to 55 years; incorporation of drill and blast mining techniques; relocate permitted asphalt plant equipment within the existing permitted mine site; allow import, processing, stockpiling and sale of recycled inert construction debris such as broken asphalt and concrete; allow modifications to the equipment and layout of the asphalt plant area to import, stockpile, and process recycled asphalt product; allow 24-hour operation of the asphalt plant; and increase the reclamation plan northern boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area for a total proposed reclamation plan area of 387.5 acres. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million tons to 55 million tons. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Quasi-judicial)

3.5 SURFACE MINING PERMIT NO. 152, REVISED PERMIT NO. 1 – Adopt a Mitigated Negative Declaration – Applicant: Marvin Howell – Hanson Aggregates - Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS-MIN) – Location: Northerly of Cajalco Road, southerly of Highway 91, easterly of Interstate 15, westerly of Eagle Canyon Road – 127.78 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A) - **REQUEST:** Extend the life of the mining permit, address the modified design slope grading details that were approved in SMP00152S1, and extend operating hours. Project Planner: David Jones at (951) 955-6838 or email djones@rctlma.org. (Quasi-judicial)

3.6 SURFACE MINING PERMIT NO. 102, STATUS UPDATE REGARDING NOTICE AND ORDER TO COMPLY – Mine Operator: Sun Services – Fourth/Fourth Supervisorial District – Chuckwalla Zoning District – East County - Desert Area Plan: Open Space: Rural (OS-RUR) – Location: 25 Miles North of Blythe, 10 Miles West of Midland Road, 15 Miles South of State Hwy. 62 – 611 Gross Acres - Zoning: Natural Assets (N-A) - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may modify or set aside the order issued by the Planning Director. Continued from May 21, 2014. Project Planner: David Jones at (951) 955-6863 or email djones@rctlma.org. (Quasi-judicial)

3.7 **CHANGE OF ZONE NO. 7826** – CEQA Exempt - Applicant: County of Riverside – All Supervisorial Districts - Location: Countywide – Request: The change of zone proposes the following amendments to Riverside County Ordinance No. 348: (1) amend Section 18.18 (Detached Accessory Buildings) to modify development standards and the review process for detached accessory buildings; (2) amend Section 18.28 (Conditional Use Permits), Section 18.28a (Second Unit Permits), Section 18.29 (Public Use Permits) and Section 18.30 (Plot Plans) to modify the time period to use an approved permit and other minor changes to the sections; and (3) amend Section 19.43 (Modifications to Approved Permits) to modify the approval process for on-site advertising structures and signs. David Mares at (951) 955-9076 or email dmares@rctlma.org. (Legislative)

4.0 WORKSHOPS:

4.1 **NONE**

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONERS' COMMENTS

Agenda Item No.: 2.1
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth/Fourth
Project Planner: Paul Rull
Planning Commission: June 18, 2014

GENERAL PLAN AMENDMENT NO. 1133
(Entitlement/Policy Amendment)
Applicant: Joseph Rivani
Engineer/Representative: Anderson Consult.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1133 proposes to amend the Riverside County General Plan Land Use Element Land Use Designations from Community Development: Commercial Retail, Medium High Density Residential, and High Density Residential to Community Development: Commercial Retail, Medium High Density Residential, High Density Residential, Very High Density Residential and Open Space: Recreation on 214.7 gross acres.

The proposed Amendment is located in the Western Coachella Valley Area Plan; more specifically, the subject site consists of six properties located Northerly of Varner Road, easterly of Calle Tosca, southerly of Calle Tosca, and westerly of Cook Street.

BACKGROUND:

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

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

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

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

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

GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment (GPA) it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1133 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

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

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

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

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
4. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
5. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
6. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
7. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

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

1. The proposed change does not conflict with:

(a) The Riverside County Vision.

The proposed General Plan Amendment will provide for commercial and high density residential developments. The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments". The County's vision also emphasizes the importance of employment as a basic individual need, and the value of growing a diversified job base with a wide range of income opportunities.

The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing and employment opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision, and does not change or conflict with general plan principles.

(b) Any General Plan Principle.

The proposed General Plan meets the General Plan Principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses.

According to commercial retail land use policies within the Western Coachella Valley Area Plan, commercial development shall not degrade visual qualities and emphasizes the importance of screening outdoor storage areas (WCVAP 10.1).

The proposed Amendment would allow future consideration of commercial retail development and be reviewed by future Conditional Use Permit or Plot Plan applications which would address all design issues and compatibility with surrounding development.

The proposed Amendment would continue the existing land use pattern along the I-10 freeway of commercial and residential land use designations with Commercial Retail along Varner Road and a variety of residential density within the site which is compatible with the surrounding existing land use designations.

The findings can be made that the proposed Amendment does not change or conflict with general plan principles.

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

The proposed land use designations are all within the same Community Development Foundation, and the proposal would be consistent with this Foundation.

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

2. The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that commercial retail and residential land use designations are potentially allowed within urban environments subject to required improvements and design standards. The Land Use Element of the General Plan encourages a “balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments.” The surrounding land use plan accommodates a variety of service-commercial, industrial and residential uses. The proposed Amendment provides a variety of density residential uses and commercial development

The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

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

3. The appropriate additional finding for the proposed Amendment is: Special circumstances have emerged that were unanticipated in preparing the General Plan in that a proposed freeway interchange has been determined at the project’s location on I-10 freeway. The proposed Amendment will provide land use designations that are compatible and best serve the new freeway interchange.

SUMMARY OF FINDINGS:

- | | |
|---|--|
| 1. General Plan Land Use (Ex. #6): | Community Development: Commercial Retail, Medium High Density Residential, and High Density Residential |
| 2. Proposed General Plan Land Use (Ex. #6): | Community Development: Commercial Retail, Medium High Density Residential, High Density Residential, Very High Density Residential and Open Space: Recreation |
| 3. Surrounding General Plan Land Use (Ex.#6): | Community Development: Commercial Retail, Medium Density Residential, Medium High Density Residential, Open Space: Recreation, Rural: Rural Residential, City of Palm Desert |
| 4. Existing Zoning (Ex. #2): | Scenic Highway Commercial, Multiple-Family Dwellings, General Residential, Mobile Home Subdivision and Mobile Home Parks |
| 5. Surrounding Zoning (Ex. #2): | Scenic Highway Commercial, One-Family Dwelling, Planned Residential, Open Area Combining Zone Residential Developments, Mobile Home Subdivision and Mobile Home Parks, City of Palm Desert |
| 6. Existing Land Use (Ex. #1): | Vacant land, golf practice range |
| 7. Surrounding Land Use (Ex. #1): | Vacant land, golf course mobile homes, |

8. Project Data:

Total Acreage: 214.7 gross acres

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1133. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing (6/9/14), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An earthquake fault zone;
 - b. A Specific Plan,
 - c. Tribal Land,
 - d. High Fire Area,
 - e. A General Plan Overlay Area,
 - f. A Historic Preservation District,
 - g. An Agriculture Preserve,
 - h. An Airport Influence Area, and
 - i. Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
3. The project site is located within:
 - a. A Flood Sensitive Area,
 - b. Palms Springs Unified School District,
 - c. Thousand Palms Community Council boundary,
 - d. A Cathedral City sphere of influence, and
 - e. Zone B of Mt. Palomar Observatory Ordinance No. 655.
4. The subject site is currently designated as Assessor's Parcel Numbers 694-120-002, 694-120-010, 694-120-011, 694-050-001, 694-050-002, 694-050-003, 694-050-006, 694-050-011, 694-050-012

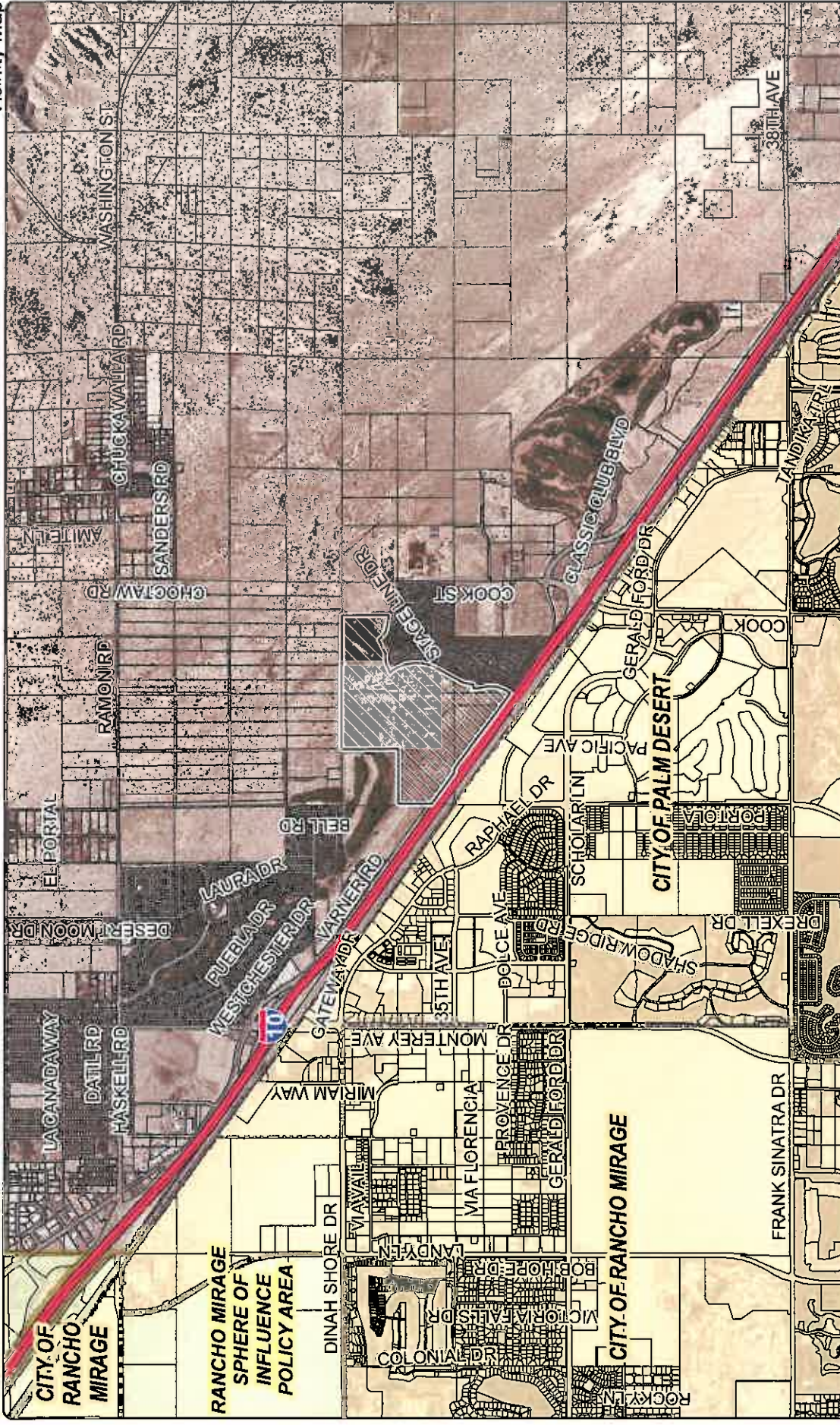
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01133

VICINITY/POLICY AREAS

Supervisor Benoit
District 4

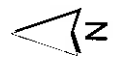
Date Drawn: 01/28/14
Vicinity Map



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 28

Assessors Bk. Pg. 694-05, 012
Thomas Bros. Pg. 788 H5
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>



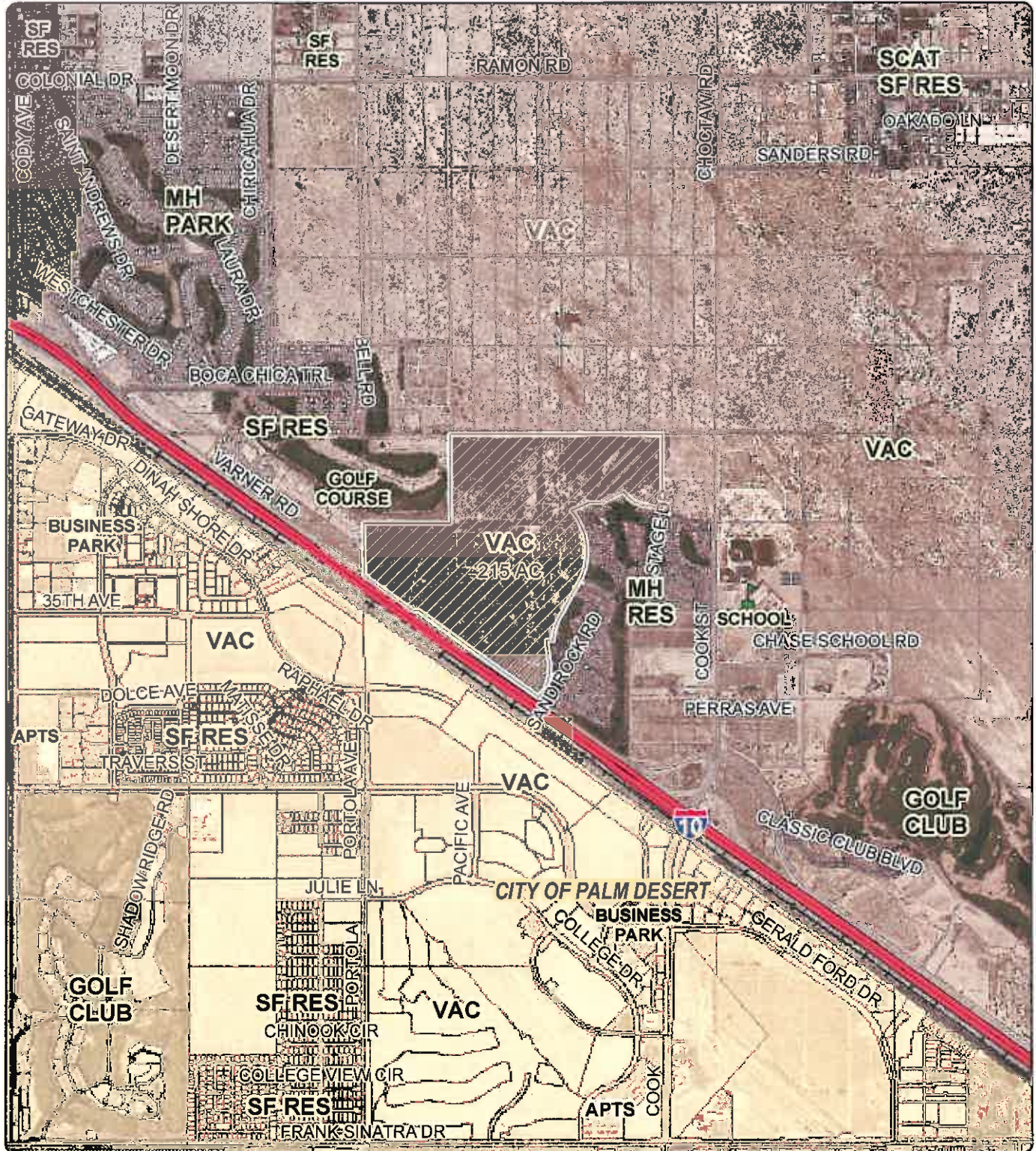
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01133

LAND USE

Supervisor Benoit
District 4

Date Drawn: 01/28/14
Exhibit 1



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 28

Assessors Bk. Pg. 694-05, 012
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Edition 2009



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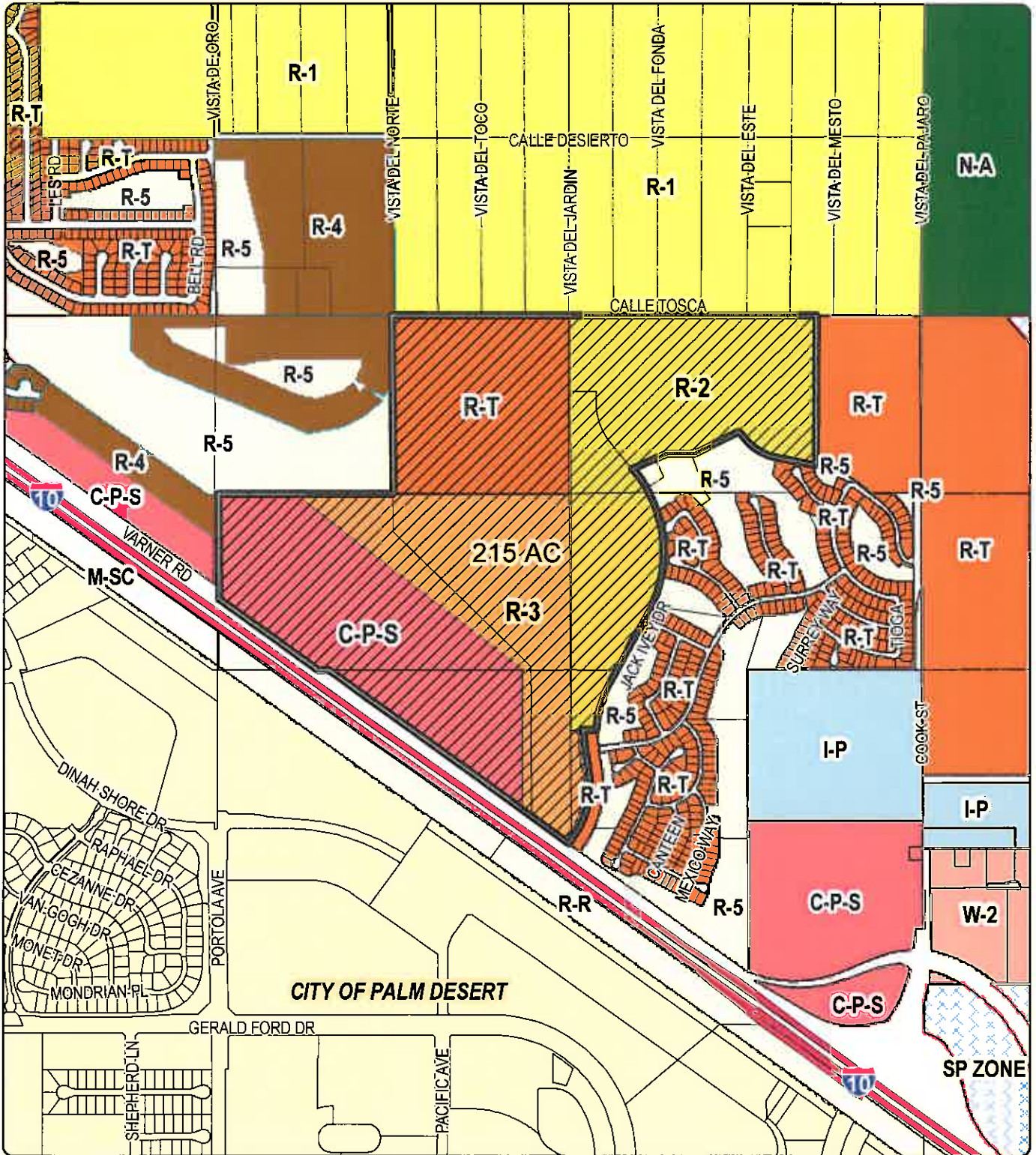
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01133

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 01/28/14
Exhibit 2



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 28

Assessors Bk. Pg. 694-05, 012
Thomas Bros. Pg. 788 H5
Edition 2009

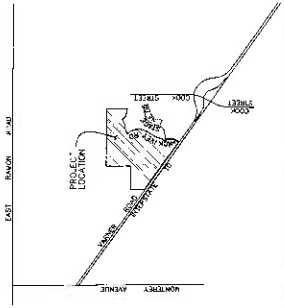


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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

IVEY RANCH DRAFT SITE PLAN GENERAL PLAN AMENDMENT

NOVEMBER, 2018



VICINITY MAP

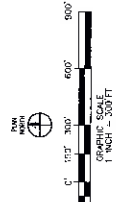
WESTERN COACHELLA VALLEY AREA PLAN

EXISTING LAND USE	ADRES (GROSS)	LOT SIZE (SQ FT)	DENSITY	UNITS	MAX. UNITS
UNDT	782.7	4,023 - 6,500	5 TO 8	594	614
HRH	71.2	MSD	8 TO 14	573	997
CR	68.8				
TOTALS	214.7			953	1,610

PROPOSED LAND USE	ADRES (GROSS)	LOT SIZE (SQ FT)	DENSITY	UNITS	MAX. UNITS
HRH	61.3	4,020 - 6,500	5 TO 8	307	490
HRH	48.6	MSD	8 TO 14	580	580
UNDT	22.1	MSD	14 TO 20	269	444
HRH	23.5				
RDW	28.5				
CR	28.5				
TOTALS	214.7			1,005	1,613

LEGEND

- EXISTING HAZEL, LINE
- EXISTING HIGH OF WAY
- EXISTING CENTERLINE
- EXISTING EASEMENT
- PROPOSED PLAN BOUNDARY
- PROPOSED PHASE BOUNDARY
- HIGH DENSITY RESIDENTIAL (HRH)
- MEDIUM HIGH DENSITY RESIDENTIAL (MHD)
- VERY HIGH DENSITY RESIDENTIAL (VHD)
- COMMERCIAL, RETAIL (CR)
- OPEN SPACE RESERVATION (OSR)

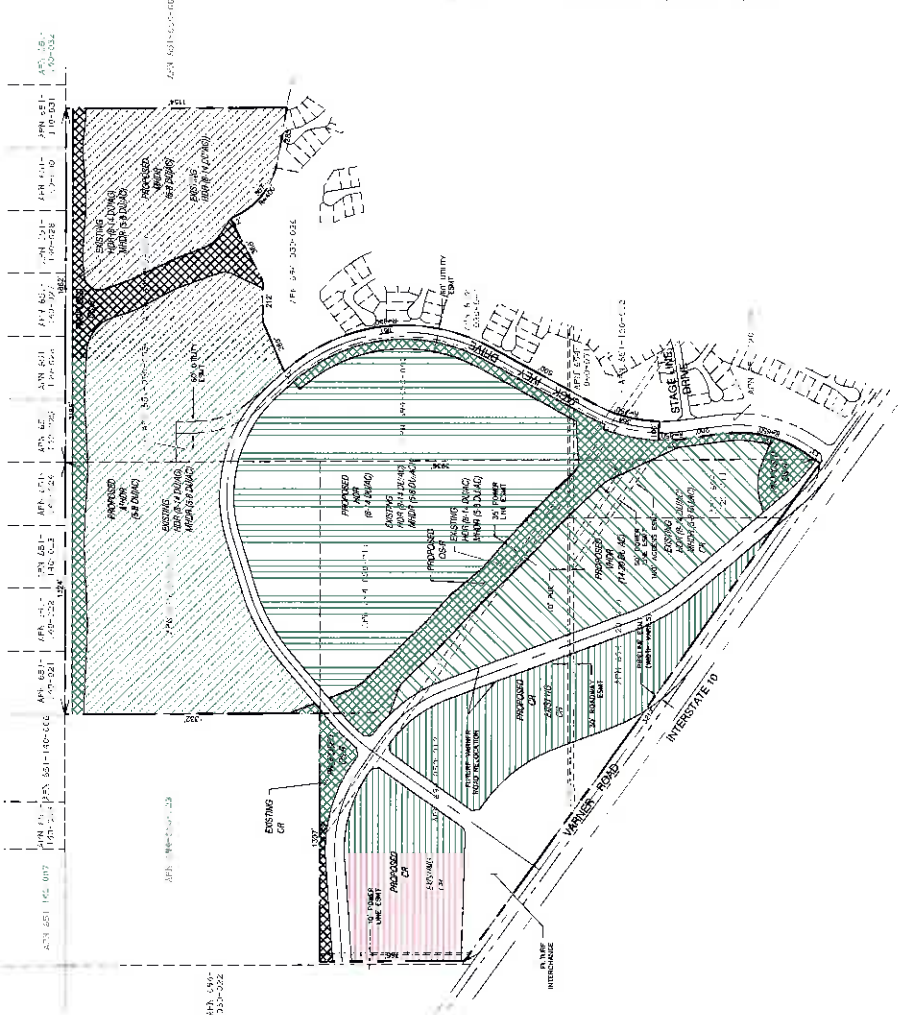


GPA DESCRIPTION
THE PROPOSED DEVELOPMENT IS A 214.7 ACRES, 1,613 UNIT, WITHIN THE WESTERN COACHELLA VALLEY AREA PLAN, ZONED UNDT, WITHIN THE CITY OF RIVERSIDE, CALIFORNIA. THE PROPOSED DEVELOPMENT IS A 214.7 ACRES, 1,613 UNIT, WITHIN THE WESTERN COACHELLA VALLEY AREA PLAN, ZONED UNDT, WITHIN THE CITY OF RIVERSIDE, CALIFORNIA.

OWNER
THOMAS BROTHERS COORDINATES
P.O. BOX 202, CA, 75, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

APPLICANT
THOMAS BROTHERS
1400 WILSON AVENUE, SUITE 100
RIVERSIDE, CA 92503
(951) 380-7800

PREPARER
ANDERSON CONSULTING ENGINEERS, INC.
15200 VAN ALLEN DRIVE, SUITE 200
VAN NUYS, CA 91411
(818) 709-7949



LEGAL DESCRIPTION

THE PROJECT IS SITUATED IN THE UNINCORPORATED AREA OF THE CITY OF RIVERSIDE, CALIFORNIA, WITHIN THE WESTERN COACHELLA VALLEY AREA PLAN, ZONED UNDT, WITHIN THE CITY OF RIVERSIDE, CALIFORNIA. THE PROJECT IS A 214.7 ACRES, 1,613 UNIT, WITHIN THE WESTERN COACHELLA VALLEY AREA PLAN, ZONED UNDT, WITHIN THE CITY OF RIVERSIDE, CALIFORNIA.

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IVEY RANCH
DRAFT SITE PLAN
GENERAL PLAN AMENDMENT

ANDERSON CONSULTING ENGINEERS, INC.

CASE #: GPA1133
DATED: 11/26/13
PLANNER: P.RULL



ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1113 Supervisorial District: Fourth Existing Zoning: Scenic Highway Commercial, Multiple-Family Dwellings, General Residential, Mobile Home Subdivision and Mobile Home Parks
Area Plan: Western Coachella Valley
Acreage: 214.7 Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)
Existing General Plan Land Use Designation: MHDR, HDR, CR
Existing Policy Area(s) or Overlay(s): N/A
Existing Map(s) of Issue (cite GP figure # and page #): N/A
Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

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

Proposed General Plan Foundation: Community Development (CD) and Open Space (OS)
Proposed General Plan Land Use Designation: MHDR, HDR, VHDR, CR, and R
Proposed Change to Policy Area or Overlay: N/A
Proposed Change to Map (cite GP map name): N/A
Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	Within fee area, but not within conservation land
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		Within flooding sensitivity
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues		X	Primary access off of Varner Road, with a backbone street through Jack Ivey Drive. A new I-10 freeway interchange has been scheduled and located at the project site
Water / Sewer Issues		X	
City Sphere of Influence	X		Cathedral City
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

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

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

Finding	Yes	No	Comment
<p>The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.</p>	X		<p>The proposed General Plan Amendment will provide for commercial and high density residential developments. The Vision for Riverside County states that housing and providing shelter is one of the most basic community needs and for leaders to accept the necessity to provide housing for the County's growing population. The proposed Amendment is consistent with the vision as it is providing housing and shelter to meet the needs of the County's growing population. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments". The County's vision also emphasizes the importance of employment as a basic individual need, and the value of growing a diversified job base with a wide range of income opportunities.</p> <p>The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing housing and employment opportunities for a growing population. The findings can be made that the proposed Amendment contributes to the County's vision, and does not change or conflict with general plan principles.</p> <p>The proposed General Plan meets the General Plan Principle of creating community centers with mixed or integrated commercial, residential, employment, parks, and civic, recreational and cultural uses.</p> <p>According to commercial retail land use policies within the Western Coachella Valley Area Plan, commercial development shall not degrade visual qualities and emphasizes the importance of screening outdoor storage areas (WCVAP 10.1).</p>

<p>The proposed Amendment would allow future consideration of commercial retail development and be reviewed by future Conditional Use Permit or Plot Plan applications which would address all design issues and compatibility with surrounding development.</p> <p>The proposed Amendment would continue the existing land use pattern along the I-10 freeway of commercial and residential land use designations with Commercial Retail along Varner Road and a variety of residential density within the site which is compatible with the surrounding existing land use designations.</p> <p>The findings can be made that the proposed Amendment does not change or conflict with general plan principles.</p> <p>The proposed land use designations are all within the same Community Development Foundation, and the proposal would be consistent with this Foundation.</p>			
<p>The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that commercial retail and residential land use designations are potentially allowed within urban environments subject to required improvements and design standards. The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The surrounding land use plan accommodates a variety of service-commercial, industrial and residential uses. The proposed Amendment provides a variety of density residential uses and commercial development</p> <p>The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.</p>		X	<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>

<p>The appropriate additional finding for the proposed Amendment is: Special circumstances have emerged that were unanticipated in preparing the General Plan in that a proposed freeway interchange has been determined at the project's location on I-10 freeway. The proposed Amendment will provide land use designations that are compatible and best serve the new freeway interchange.</p>		X	<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>	X		<p>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</p>
<p>An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.</p>	X		<p>An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.</p>
	X		
	X		

* **THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

STAFF COMMENTS:

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

Joseph Rivani
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Los Angeles CA 90010

Jeff Anderson
12526 High Bluff Drive, Suite 300
San Diego CA 92130

Ivey Ranch Investment Group
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Rancho Mirage CA 92270

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**

**JUNE 18, 2014
COUNTY ADMINISTRATIVE CENTER**

ITEM NO. 3.1

ITEM PULLED FROM THE AGENDA



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**

**JUNE 18, 2014
COUNTY ADMINISTRATIVE CENTER**

ITEM NO. 3.2

ITEM PULLED FROM THE AGENDA

Agenda Item No.: 3 . 3
Area Plan: Southwest
Zoning Area: French Valley
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: June 18, 2014

GENERAL PLAN AMENDMENT NO. 925
ENVIRONMENTAL ASSESSMENT NO. 41748
Applicant: Lubec Properties, LLC
Engineer/Representative: David Jeffers

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan Foundation Component and Land Use designations of the subject site from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Low Density Residential" (CD:LDR) (1/2 acre minimum lot size) on approximately 230.72 acres as originally applied and 202.87 as now proposed. The application was submitted during the permitted time period to request foundation changes in 2008.

The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road.

BACKGROUND:

The proposed General Plan Amendment was before the Planning Commission on February 3, 2010 and before the Board of Supervisors on May 18, 2011 as part of the General Plan Initiation Process (GPIP). The project was initiated by the Board. Staff supported the initiation throughout the process.

The subject site is located in the "French Valley" community within the Southwest Area Plan and is also located within the City of Murrieta's Sphere of Influence. The original application proposal included 28 parcels totaling approximately 230.72 acres. Through the processing of the application some of the property owners that were party to the application have elected to be removed from the application and are no longer proposed as part of the project. These include:

- 472-090-005 (former owner Mr. Kiziar), The new owner is not interested in the GPA.
- 472-090-022 (owner McClausland). They decided to no longer persue the change.
- 472-090-023 (former owner Reyes). The new owner is not interested in the GPA.
- 480-030-008 (former owner Davis). The new owner is not interested in the GPA.

The project now consists of 202.87 acres. Many of the parcels are adjacent to each other; however, some parcels amidst the proposal have not been included. Rural Residential can be found to the north and the east of the site and Community Development Foundation designations can be found to the south and the west of the subject site.

POTENTIAL ISSUES OF CONCERN:

Multi Species Habitat Conservation Plan Consistency.

The Project is located within Cells 5174 and 5175 under the County's Multiple Species Habitat Conservation Plan. The project has completed a Habitat Acquisition and Negotiation Strategy Review (HANS No. 2147, see attached). A total of 13.1 acres was identified for conservation focused on the northern portion of cell 5175 which represents the northern most portion of the proposed General Plan

D.M.

Amendment change. This proposed change consists of several owners. The 13.1 acres to be conserved represents part of one owner's property only.

SB-18 Tribal Consultation

The Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Highway 79 Policy Area Consistency

The General Plan's Highway 79 Policy Area requires that residential development be proposed at 9% below the mid-point of the existing Land Use designation due to transportation infrastructure and capacity deficiencies. Mitigation was added to the project's CEQA document that makes the project consistent with the goals of the policy.

Additional Parcels

Staff is recommending that additional parcels be added to the project in order to promote better Land Use consistency. All of the suggested additions have been noticed of the hearing. The CEQA analysis for the project was done on a programmatic level, so the addition of three individual parcels will be consistent with the analysis in the Environmental Assessment and the conclusions of the Mitigated Negative declaration. More specifically, Staff is recommending that the following parcels also have their Land Use designation changed to Community Development: Low Density Residential (CD:LDR):

- 480-030-008- 31080 Flossie Way.
 - This site features a single family residence. This site was previously part of the application but a new owner indicated they did not wish to participate in the application any longer. Including this parcel will create a consistent designation on the east side of Leon Road.
- 480-030-020- 34130 Elliott Road.
 - This site features a single family residence. Addition of this parcel would create a consistent designation on the east side of Elliott Road.
- 472-090-009- 31400 Scenic Hills Drive.
 - This site features a single family residence. Addition of this parcel would create a consistent designation on the north side of Scenic Hills Drive.

General Plan Findings

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal satisfies certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 925 falls into the Foundation Component- Regular category, because the request to change foundations was made during the permitted 5 year (now 7 year) General Plan Review Cycle as outlined the General Plan.

The Administration Element of the General Plan explains that two findings must be made to justify an Foundation Component- Regular amendment. The two findings are:

a. The proposed change does not involve a change in or conflict with:

- (1) The Riverside County Vision;

(2) And that the change would not create an internal inconsistency among the elements of the General Plan.

b. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

Consideration Analysis:

The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change would not create an internal inconsistency among the elements of the General Plan.

A. The proposed change does not conflict with the Riverside County Vision, or create an inconsistency.

The General Plan envisioned the area as rural. The proposed change would allow an increase in density, but the designation proposed is still ½ acre lots which maintains the rural atmosphere. Additionally, many of the parcels that are included in the proposal and many that surround the proposed site remain vacant at this time although urbanization trends seem to be moving toward the area of the subject site. Much of the urbanization in the area is found to the south and east of the subject site, where multiple tracts and Specific Plans have been approved since 2003 which increased density. The incorporation of the City of Menifee which lies to the west of the site across Leon Road also serves as a sign of urbanization and change for the area. Keller Road divides the site into a northern and southern section. The Circulation Element of the General Plan identifies Keller Road as a Secondary Roadway, ultimately having a 100' right-of-way and improving circulation within the area. The proposed project is consistent with the vision of the General Plan for the area and the proposed change would not create an internal inconsistency among the elements of the General Plan. Staff reviewed the proposed change against all policies of the General Plan.

B. New conditions or circumstances disclosed during the review process justify modifying the General Plan.

Specific Plan 380, the Keller Crossing Specific Plan has been approved since 2003, adding 38 acres of commercial retail, 23.8 acres of commercial office, 42.4 acres of mixed use, and 15.6 acres of low density residential development adjacent to the property on the north east portion of the development. SP 380 has also changed the alignment of Keller Road and established a roadway section with four (4) travel lanes within a 100-foot right of way.

Additionally, since 2003 a significant lawsuit has been settled regarding nearby APN's 384-270-001, 392-340-028, 392-350-021 and 392-350-022 that will place over 300 acres of previously developable property into permanent conservation, over a period of time.

With the conservation of these areas identified above, and the change is land uses near the site, such as SP380, these changes justify the proposed amendment. Many other Specific Plans near the site, even with the recession, have continued to build out. While it is important to maintain a mixture of lot sizes in the area, the change from 5 acre lots to ½ acre lots would still provide a range of housing options in the area, transitioning from the higher level of density to the south, and the lower level to the north of the project site.

SUMMARY OF FINDINGS:

1. Proposed General Plan Land Use (Ex. #6): Community Development: Low Density Residential (CD:LDR)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) on the north and east, Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) and Community Development: Medium Density Residential (CD:MDR) to the west, Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) and Community Development: Low Density Residential (CD:LDR) to the south.
3. Existing Zoning (Ex. #2): Rural Residential (R-R)
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) and Residential Agricultural- 1 ½ Acre Minimum (R-A-1 ½) to the north, Rural Residential (R-R) and Specific Plan (SP) to the east, Rural Residential (R-R), Residential Agricultural- 5 Acre Minimum (R-A-5) and Specific Plan (SP) to the west, and Rural Residential (R-R), and One Family Dwelling (R-1) to the south.
5. Existing Land Use (Ex. #1): Vacant and single family dwellings.
6. Surrounding Land Use (Ex. #1): Vacant, single family dwellings and urban development.
7. Project Data: Total Acreage: 230.72 as applied, 202.87 as revised
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATION:

APPROVAL of the **PLANNING COMMISSION RESOLUTION NO. 2014-03** recommending adoption of General Plan Amendment No. 925 to the Riverside County Board of Supervisors with the addition of the three parcels identified in the staff report;

THE PLANING DEPARTMENT RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41748**, based on the findings incorporated in the initial study, and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **GENERAL PLAN AMENDMENT NO. 925**, amending the Land Use Designation for the subject property from Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) to Community Development: Low Density Residential (CD:LDR) (1/2 acre minimum lot size) in accordance with the General Plan Land Use Exhibit; based on the findings and conclusions incorporated in the staff report; and, pending final adoption of the General Plan Amendment

Resolution by the Board of Supervisors, and with the addition of the three parcels identified in the staff report.

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

1. The project site is designated Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) on the Southwest Area Plan, the proposed designation is Community Development: Low Density Residential (CD:LDR) (1/2 acre minimum lot size).
2. The application was submitted during the permitted time period to request foundation changes in 2008.
3. Residential uses are permitted in the Community Development: Low Density Residential (CD:LDR).
4. The General Plan envisioned the area as rural. The proposed designation proposed requires a ½ acre minimum lot size which maintains the rural atmosphere of the area.
5. Many of the parcels that are included in the proposal and many that surround the proposed site remain vacant at this time although urbanization trends seem to be moving toward the area of the subject site. Much of the urbanization in the area is found to the south and east of the subject site, where multiple tracts and Specific Plans have been approved since 2003 which increased density.
6. The incorporation of the City of Menifee which lies to the west of the site across Leon Road also serves as a sign of urbanization and change for the area.
7. Keller Road divides the site into a northern and southern section. The Circulation Element of the General Plan identifies Keller Road as a Secondary Roadway, ultimately having a 100' right-of-way and improving circulation within the area.
8. Staff reviewed the proposed change against all policies of the General Plan and determined that the project is not inconsistent with the policies.
9. Specific Plan 380, the Keller Crossing Specific Plan was approved after 2003, adding 38 acres of commercial retail, 23.8 acres of commercial office, 42.4 acres of mixed use, and 15.6 acres of low density residential development adjacent to the property on the north east portion of the development. SP 380 has also changed the alignment of Keller Road and established a roadway section with four (4) travel lanes within a 100-foot right of way.
10. Since 2003, a significant lawsuit has been settled regarding nearby APN's 384-270-002, 384-270-003, 392-340-036, 392-340-037, 392-340-038, 392-350-023, 392-350-024, 392-350-025, and 392-350-026 that will place over 300 acres of previously developable property into permanent conservation, over a period of time.
11. The project site is surrounded by properties which are designated Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) on the north and east, Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) and Community Development: Medium Density Residential (CD:MDR) to

the west, Rural: Rural Residential (RUR:RR) (5 acre minimum lot size) and Community Development: Low Density Residential (CD:LDR) to the south.

12. The zoning for the subject site is Rural Residential (R-R).
13. The project has mitigation that requires a Change of Zone to be filled with any implementing project.
14. The project site is surrounded by properties which are zoned Rural Residential (R-R) and Residential Agricultural- 1½ Acre Minimum (R-A-1½) to the north, Rural Residential (R-R) and Specific Plan (SP) to the east, Rural Residential (R-R), Residential Agricultural- 5 Acre Minimum (R-A-5) and Specific Plan (SP) to the west, and Rural Residential (R-R), and One Family Dwelling (R-1) to the south.
15. Similar residential uses have been constructed and are operating in the project vicinity.
16. This project is [located within Criteria Area Cells 5174 and 5175 of the Western Riverside County Multiple Species Habitat Conservation Plan. A total of 13.1 acres was identified for conservation focused on the northern portion of the cell. This project fulfills those requirements. The project has completed a Habitat Acquisition and Negotiation Strategy Review (HANS No. 2147, see attached).
17. This project is within the City Sphere of Influence of the City of Murrieta.
18. Environmental Assessment No. 41748 identified the following potentially significant impacts:
 - a. Land Use
 - b. Traffic

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential (CD:LDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. With mitigation, the proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the provisions of the Administration Element of the 2003 General Plan.
4. The proposed project is consistent with the provisions of Ordinance No 348 Section 2.1 and 2.5 relating to Foundation Component Amendments- Regular.
5. The proposed project is consistent with the vision of the General Plan for the area and the proposed change would not create an internal inconsistency among the elements of the General Plan.

6. With MSHCP conservation of nearby properties, and with the changes in land uses near the site, the changes since 2003 justify the proposed amendment.
7. The SB-18 Tribal Consultation request for consultation was completed.
8. The public's health, safety, and general welfare are protected through project design.
9. With mitigation, the proposed project is compatible with the present and future logical development of the area.
10. The proposed project will not have a significant effect on the environment.
11. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A High Fire Area;
 - b. A 100-year flood plain, an area drainage plan; or;
 - c. Stephens Kangaroo Rat Core Reserve Area.
3. The project site is located within:
 - a. The Stephens Kangaroo Rat Fee Area
 - b. The limits of a dam inundation area;
 - c. The boundaries of the Valley Wide Parks and recreation District;
 - d. The City of Murrieta sphere of influence; and,
 - e. An area of moderate liquefaction.
4. The project site is currently designated as Assessor's Parcel Numbers: (as modified): 472-090-007, 472-090-008, 472-090-010, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-021, 472-090-024, 480-030-001, 480-030-002, 480-030-003, 480-030-004, 480-030-005, 480-030-006, 480-030-007, 480-030-009, 480-030-010, 480-030-011, 480-030-012, 480-030-014, 480-030-015, 480-030-019 and 480-030-021.

2
3 **RESOLUTION**

4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 2014-003**

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 June 18, 2014, 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 June 18, 2014, 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

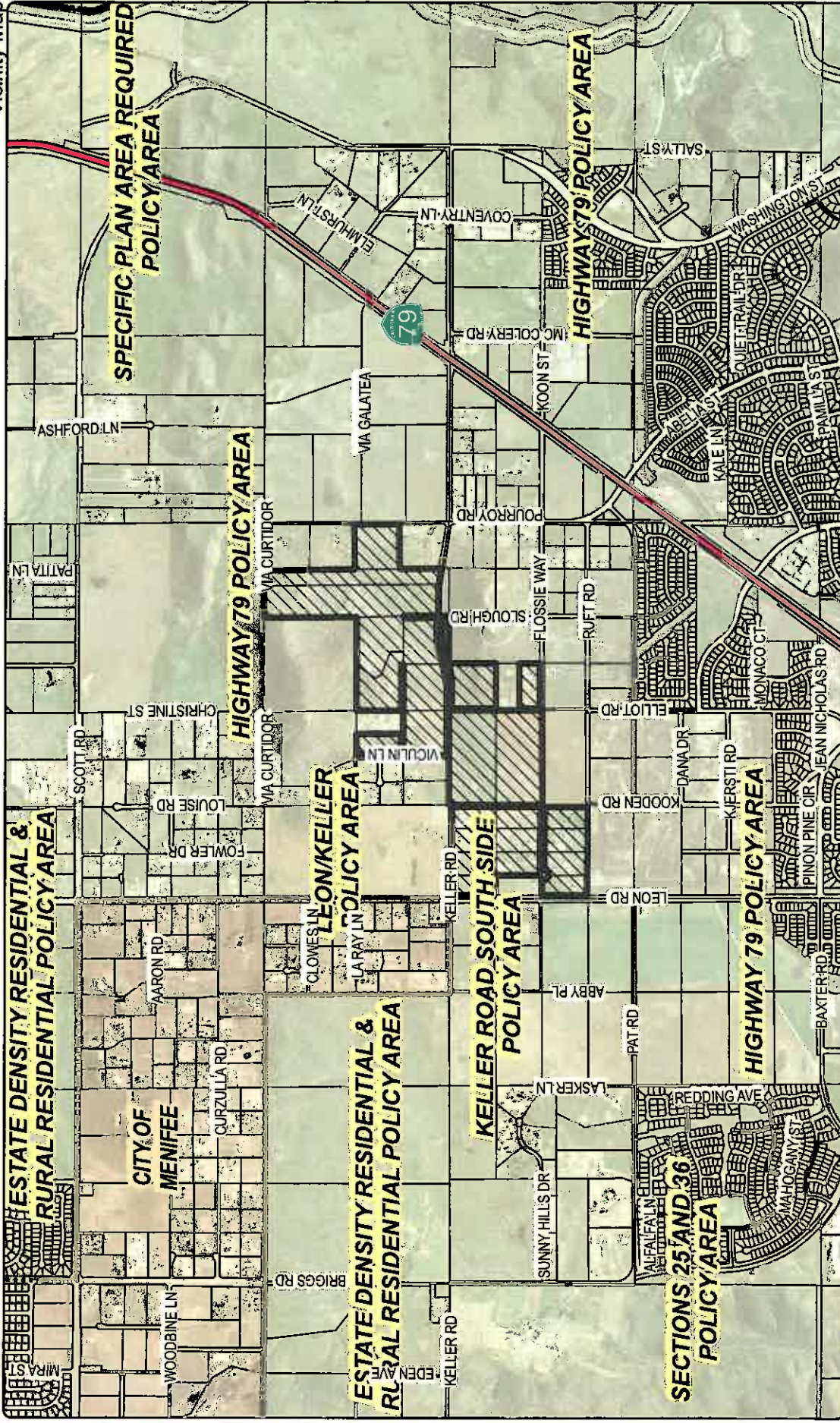
23 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
24 Assessment No. 41748; and

25 **ADOPTION** of General Plan Amendment No. 925
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00925
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

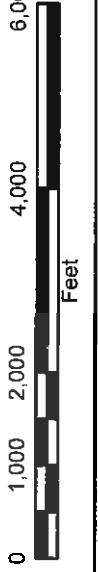
Date Drawn: 5/9/2014
 Vicinity Map



Assessors Bk. Pg. 472,480
 Thomas Bros. Pg. 899 D3
 Edition 2014

Zoning Area: French Valley
 Township/Range: T6SR2W
 Section: 20, 29

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



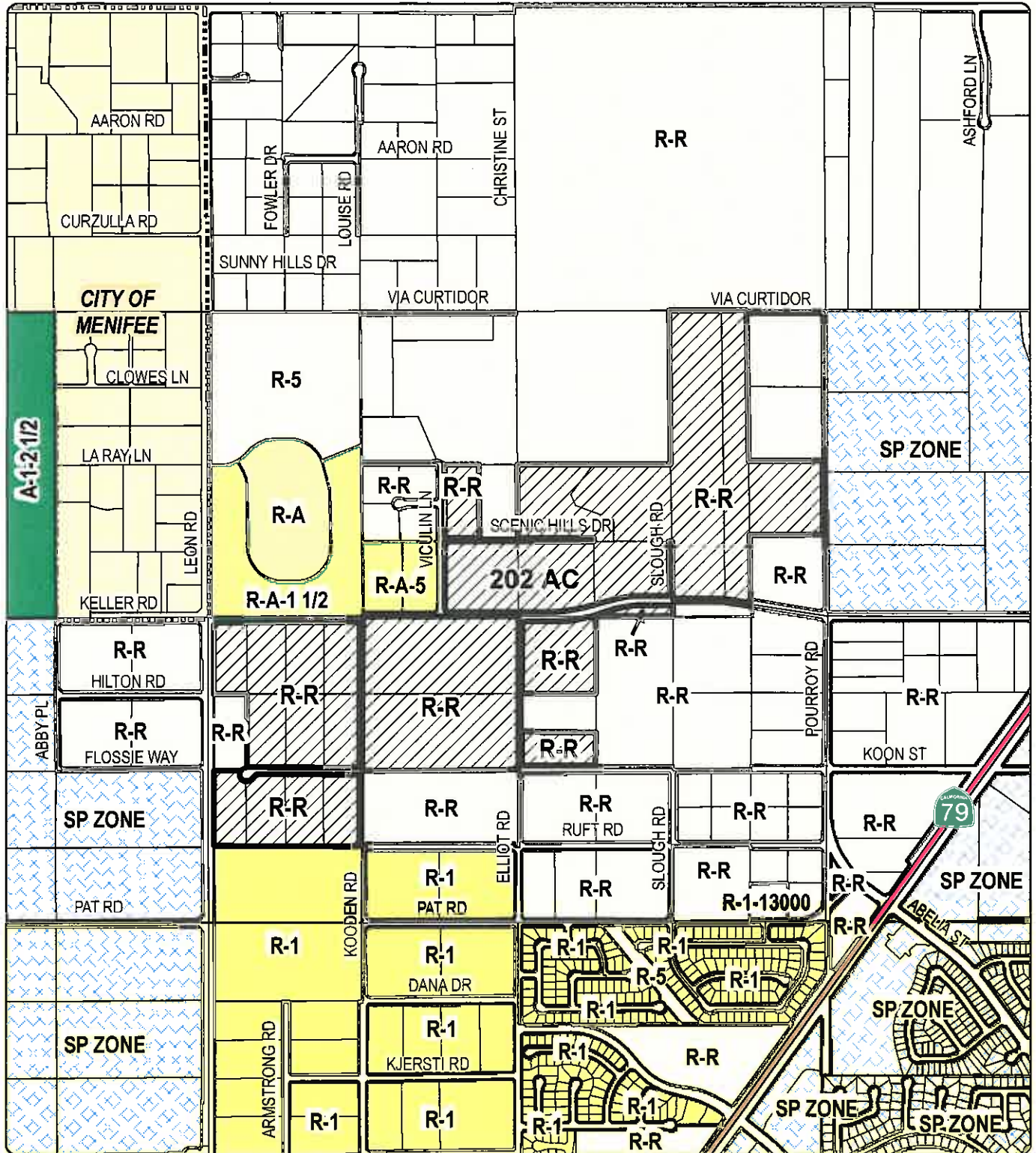
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00925

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 5/9/2014
Exhibit 2



Zoning Area: French Valley
Township/Range: T6SR2W
Section: 20, 29

Assessors Bk. Pg. 472,480
Thomas Bros. Pg. 899 D3
Edition 2014



0 600 1,200 2,400 3,600



Feet

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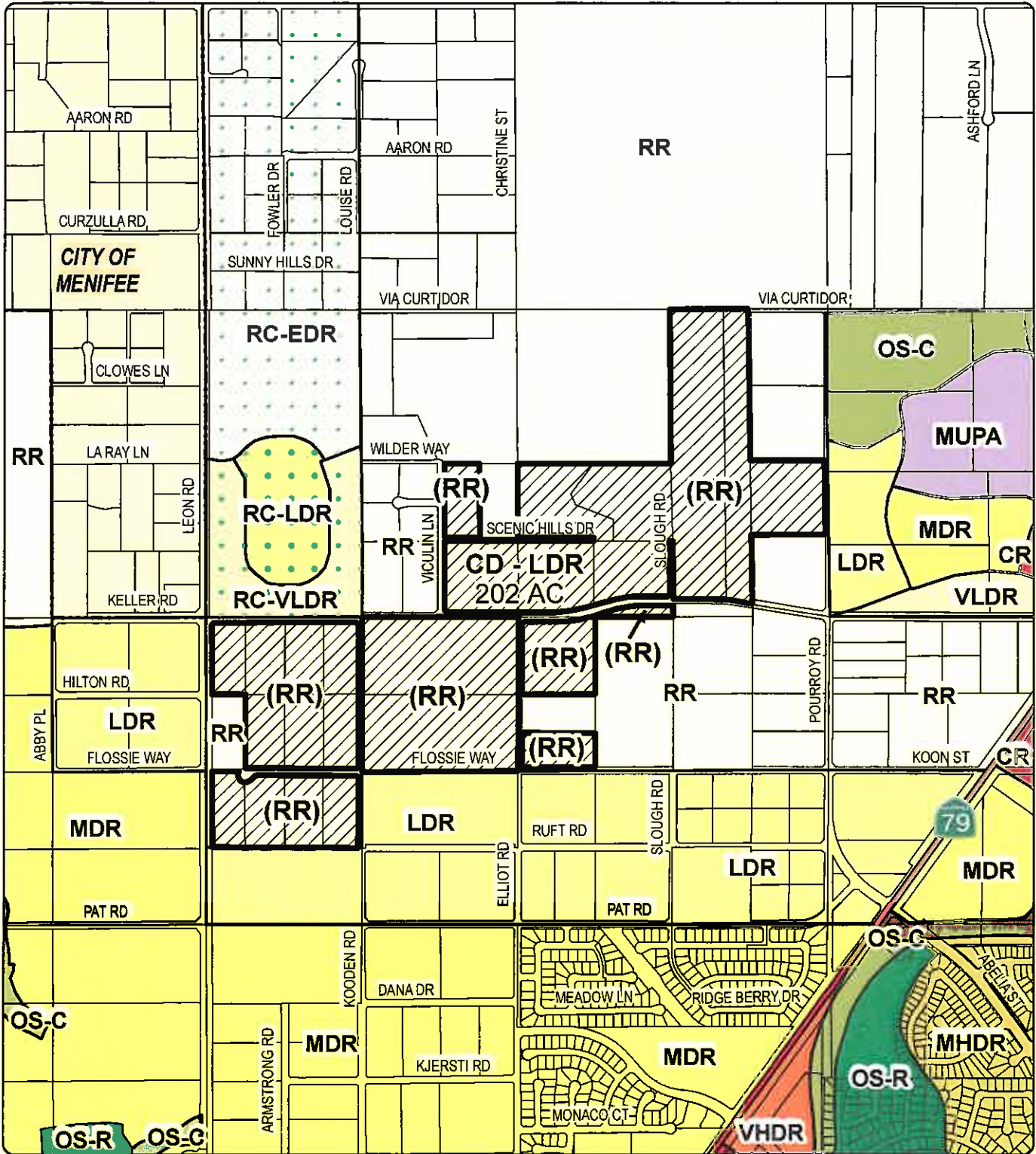
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00925

PROPOSED GENERAL PLAN

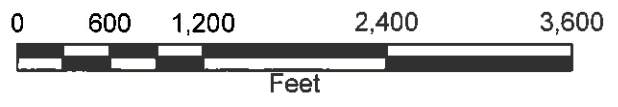
Supervisor Stone
District: 3

Date Drawn: 5/9/2014
Exhibit 6



Zoning Area: French Valley
Township/Range: T6SR2W
Section: 20, 29

Assessors Bk. Pg. 472,480
Thomas Bros. Pg. 899 D3
Edition 2014



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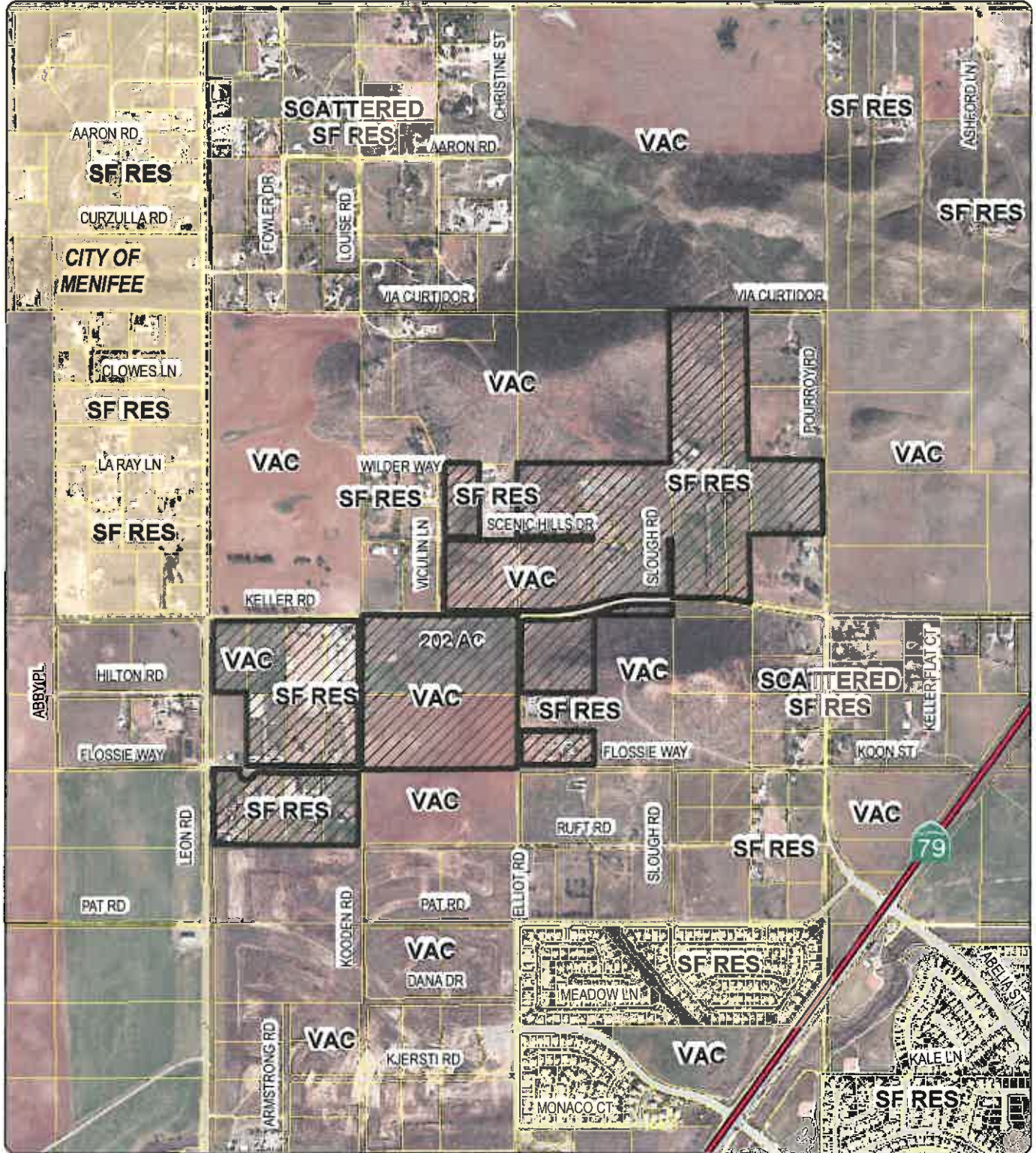
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00925

LAND USE

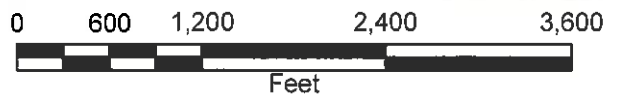
Supervisor Stone
District 3

Date Drawn: 5/9/2014
Exhibit 1



Zoning Area: French Valley
Township/Range: T6SR2W
Section: 20, 29

Assessors Bk. Pg. 472,480
Thomas Bros. Pg. 899 D3
Edition 2014



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.limg.ca.riverside.ca.us/929x.html>.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41748
Project Case Type (s) and Number(s): General Plan Amendment No. 925
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's/ Eng Name: Lubec Properties, LLC
Applicant's/ Eng Address: PO BOX 492403

I. PROJECT INFORMATION

A. Project Description: The General Plan Amendment proposes to amend the General Plan Foundation Component of the subject site from Rural to Community Development and to amend the land use designation of the subject site from Rural Residential (R-RR) (5 Acre Minimum Lot Size) within the Highway 79 Policy Area to Low Density Residential (CD-LDR) (1/2 Acre Minimum Lot Size). NOTE: GPA00925 was initiated by the BOS on May 4, 2010.

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

C. Total Project Area: 230.72 Acres for the original application

Residential Acres: 230.72 **Lots:** N/A **Units:** N/A **Projected No. of Residents:** N/A
Other:

D. Assessor's Parcel No(s): 472-090-005, 472-090-007, 472-090-008, 472-090-010, 472-090-017, 472-090-018, 472-090-019, 472-090-020, 472-090-021, 472-090-022, 472-090-023, 472-090-024, 480-030-001, 480-030-002, 480-030-003, 480-030-004, 480-030-005, 480-030-006, 480-030-007, 480-030-008, 480-030-009, 480-030-010, 480-030-011, 480-030-012, 480-030-014, 480-030-015, 480-030-019 and 480-030-021 were submitted with the original application. The applicants subsequently revised the application to eliminate some of the parcels; however, the analysis that follows studied the entirety of the original application.

E. Street References: The project is located northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 20 South West, Township 6 South, Range 2 West, Section 29 North West Township 6 South Range 2 West, Section 29 North East Township 6 South Range 2 West, and Section 20 South East Township 6 South Range 2 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: Vacant dry farmland, single family dwellings.

II. APPLICABLE GENERAL PLAN REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The project is consistent with the provisions of the Land Use Element.

2. **Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.
3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural:

D. Land Use Designation(s): Rural: Rural Residential (R:RR)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest to the north, south, east and west
2. **Foundation Component(s):** Rural and Rural Community to the north, Rural and Community Development to the east, Community Development to the south, Community Development and Rural Community to the west.
3. **Land Use Designation(s):** Rural and Low Density Residential to the north, Specific Plan and Rural to the east, Low Density Residential and Rural to the south, and Medium Density Residential, Low Density Residential to the west.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west. Leon/Keller policy, and Keller Road South Side Policy area to the west

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: Rural Residential (R-R)

J. Proposed Zoning, if any: No zone change is proposed.

K. Adjacent and Surrounding Zoning: Specific Plan (SP) and Rural Residential (R-R) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 1 ½ Acre Minimum (R-A-1 ½), Residential Agricultural- 5 Acre Minimum (R-A-5), Specific Plan (SP), and Rural Residential (R-R) to the west, Rural Residential (R-R) and One Family Dwelling (R-1) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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



5/14/14

Signature

Date

Matt Striate, project planner

For Juan C Perez, Interim Planning 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 9 in the Southwest Area Plan- "Scenic Highways"

Findings of Fact:

a-b) The proposed project is not located along any scenic highway corridors in the Southwest Area plan. The closest Scenic Highway Corridor is the 215. This project will not impact any scenic highway corridors.

The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6

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 is located within Zone b of the Palomar Nighttime Lighting Policy Area according to figure 6 in the Southwest Area Plan section of the General Plan. However, the project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land	<input type="checkbox"/>	<input type="checkbox"/>	<input 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
within a Riverside County Agricultural Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is located within an area of designated "local importance" and "other lands" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. However, the current Land Use designations for the property do not permit commercial agricultural use. Therefore, there is no impact.

b) There are no Williamson Act contracts on the site, and while the zoning on the property is Agricultural, the General Plan is not. As a result, the zoning was not inconsistent with the General Plan and the proposed change is not inconsistent with the County's vision for the area. There are no impacts.

c-d) The property surrounding the site is not agriculturally zoned. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The County has no forest land zoning, nor is the property forested. There will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) The proposed land use change would result in a net increase in population at build out based on the proposed change. However, the amount of the increase is too speculative to provide a detailed analysis at this stage. This is a programmatic level CEQA analysis. The General Plan includes assumptions that could be used to estimate density, but the new water quality requirements for the State's mandated Low Impact Development (LID) standards will result in a lower density yield on development of all designations. At this stage the increase proposed is minimal on a regional scale and will not substantially alter the population projections for the area, thus not impacting the local Air Quality Management Plans. There are no point source emitters within 1 mile of the proposed site. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to air quality. At this stage, the impacts are considered less than significant.

Mitigation: No mitigation is required

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

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 Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-g) County mapping has identified a number of the parcels included within the proposal as being located within Cells 5174 and 5175 under the County's Multiple Species Habitat Conservation Plan. Conservation within Cell 5174 will range from 35%-45% of the Cell and will focus on the northern portion of the cell according to the plan. Those proposed parcels that fall within Cell 5174 are located in the southern and northeastern portions of the Cell. Conservation within Cell 5175 will range from 35%-45% of the Cell and will also be focused in the northern portion of the cell. Those proposed parcels that fall within Cell 5175 are located in the southeastern and northeastern portions of the Cell. Cells 5174 and 5175 will contribute to Proposed Constrained Linkage 17 (Paloma Valley), which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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according to the plan, will provide Habitat for species and will also provide for the movement of species. The plan recognizes that this linkage is currently constrained by existing urban development and agricultural uses; however, many of the land uses surrounding the Constrained Linkage are currently rural.

The proposed project has been submitted to the Environmental Programs Department to process a Habitat Acquisitions and Negotiations Strategy (HANS) application. The process has been completed and Conservation requirements have been identified. Any specific actions regarding the conservation will be required at the project implementation stage. The project is therefore consistent with the requirements of the MSHCP at this stage. Additional ground studies will be required at a future stage to further determine consistency with the MSHCP at the construction stage. Further, this project does not provide the opportunity for physical disturbance of the property, therefore, there is no potential for take of sensitive species or conflict with adopted conservation plans, including but not limited to the MSHCP. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts to Biological Resources as well as any further potential conflicts with adopted conversation plans, including but not limited to the MSHCP. It should be noted that even if the proposed General Plan Land Use is approved by the Board of Supervisors, there is no guarantee that development could occur on all of the property included in the project site. Further study at the implementation stage may reveal biological constraints that would limit development. The applicants are aware of such risk associated with the processing of General Plan Amendments without an associated project.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Based on a site visit of the subject property, there are no historic sites on the property. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential ground disturbing cultural impacts.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-d) The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. As a result, no site specific archeological studies were requested. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to the General Plan the project is in an area of low and undetermined paleontological sensitivity to the north east and for the remainder of the site (about 80% of the site) respectively. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) According to the General Plan, there are no map fault zones within or near the project site. There are no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

12. Liquefaction Potential Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

a) According to the General Plan, there are portions to the south of the project site that are mapped as areas of low liquefaction potential. The rest of the site shows no mapped liquefaction zones. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts at this stage. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) Every project in California has some degree of potential exposure to significant ground shaking. The proposed project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts. The proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. This will include adherence to the California Building code, Title 24, which will mitigate to some degree, the potential for ground shaking impacts.

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 generally flat and based on exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. There will be no impacts.

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 Map"

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 the General Plan, Figure S-7, the lower half of the site is in an area potentially susceptible to subsidence. For the purposes of a stand-alone General Plan Amendment, the indicated level of subsidence does not preclude the potential development of the property at any level. Therefore, there are no impacts based on the proposed project.

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?

Source: On-site Inspection, Project Application Materials, Geologist Review

Findings of Fact:

a) Based on the review of the proposed project by the County Geologist, the project does not present any other geological hazards or risks. Lake Skinner is located about 16,000 feet (3 miles) to the east of the project site. Portions of the project site are located within a Dam Inundation zone for Lake Skinner. This also indicates a high likeliness for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property. Regarding the potential mitigation of seiche, the General Plan includes many policies intended to address the concerns presented by Dam Inundation but most are specific to construction level requirements. Such mitigation will be implemented at the construction phase of development, and are not appropriate at the General Plan Amendment levels.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to or from slopes. As was previously explained, the site is general flat. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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 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: Project Application Materials, On-site Inspection

Findings of Fact:

a-c) The project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. There are several single family structures on the site, all of which are on septic currently. The project proposes to increase the density of the property from 5 acre minimum lot size to 1/2 acre minimum lots. One acre lots are consistent with the current regulations regarding minimum lot size for septic systems. All septic systems require separate permitting from the County Environmental Health Department, with full percolation testing. Such testing will be performed at the implementation stage. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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 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: 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:

a-b) The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from erosion. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) According to General Plan figure S-8 the project is not located in an area of high wind erosion. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source:

Findings of Fact: The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential impacts as the number of residential units are not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 checked="" type="checkbox"/>	<input 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:

a-b, d-e) The project proposes no grading or construction of any kind; therefore there are no potential impacts that could result from the transportation of hazardous materials; nor will the proposed change in land use density result in an increased potential for generating anything hazardous. The site is not listed as a hazardous materials site. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c) The project will result in higher development intensity of the site than was proposed in the General Plan in 2003. The increase in density may result in an overburden of streets previously identified as evacuation routes for other projects. However, the Transportation Department will require any future

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development proposals on the site to add mitigation to those projects to assure the streets will accommodate adequate emergency provisions.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

23. Airports

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

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

Findings of Fact:

a-d) Based on the General Plan, figure S-19, the project is not located within an Airport Influence area or compatibility zone and will not require review by ALUC or impact any airport operations in any way.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to General Plan Figure S-11 the project is not located within a Wildfire Susceptibility Area. There will be no impacts.

Mitigation: No mitigation is required

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

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input 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 Review.

Findings of Fact:

a-h) The project is not located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. No additional study of the current conditions was performed at this time because the proposed General Plan Amendment is not proposing any ground alteration at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts which will include a hydrology analysis.

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

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Findings of Fact:

a-d) The project is not located within a flood zone. The project proposes no grading or construction of any kind; therefore there are no potential impacts to or from flood hazards with the exception of dam inundation (see topic in geology regarding seiche). There is no land alteration proposed at this time that would alter any flows, violate any standards, impact ground water resources, create any runoff, or require any BMP's. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a-b) The project will result in changes to the Land Use patterns in the area. The area is currently designated for lower density uses, 5 acre minimum lot sizes. However, property near the site, specifically to the south, north and east have experienced some increases in density over what was adopted with the 2003 General Plan. The proposed change will not alter the rural character of the area, because 1/2 acre lots generally permit animal keeping. As previously stated, the potential impacts in this EA are being evaluated for the Land Use change only. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

28. Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the 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, GIS database

Findings of Fact:

a-e) The project will eventually result in changes to the zoning in the area. The area is currently zoned Rural Residential (R-R), which is generally inconsistent with the proposed General Plan Land Use Designation. Any implementing project within the area of the proposed change will be required to process a zone change with the proposed implementing project to assure the General Plan and zoning consistency for the implementing project. Many projects around and near the project site have changed their General Plan and zoning designations since the 2003 General Plan, most recently a Specific Plan was approved adjacent to the project site on the east, the Keller Crossing Specific Plan, SP380. The proposed Land Use change is consistent with all policies of the General Plan, particularly because the proposed change generally retains the rural character of the area, and will not be dividing the physical arrangement of any communities. As previously stated, the potential impacts in this EA are being evaluated for the Land Use only. Once a development proposal or land use application to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts. For these reasons, the Land Use and zoning impacts are considered less than significant.

Mitigation: GPA925 MM1: Any implementing project within the limits of General Plan Amendment No. 925 will be required to process a zone change application to assure consistency with the General Plan.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a-d) According to the General Plan figure OS-5 the project is not located in an area known to have mineral resources that would preclude the development of the ultimate density requested in the project. Further, the project proposes no grading or construction of any kind; therefore there are no potential impacts to or from mineral resources. There are no known mines on or near the site. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is 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

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) According to the General Plan, Figure S-19, the project is not located within an airport influence area. Therefore, there will be no significant impacts from airport noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project is not located near any railroads, therefore, there will be no significant impacts from railroad noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

32. Highway Noise

NA A B C D

Source: On-site Inspection, 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:

The project is not located near any highways. The closest Highway is Highway 79 about one half mile to the east of the northern portion of the project area. Noise from this distance will be negligible. Therefore, there will be no significant impacts from highway noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

The project is not located near any other source of potential noise, therefore, there will be no significant impacts from other noise.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

a-d) The project proposes no grading or construction of any kind. With no structures proposed on the site, and no expressed use permitted, no additional CEQA analysis is required at this time. The proposed project will change the General Plan designation for the site, which could eventually lead to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-f) Appendix E of the 2003 General Plan outlines the assumptions used for build out density in the Plan. The existing designation of Rural: Rural Residential (R:RR) assumes a midpoint density of 0.15 dwelling units to the acre. The proposed designation of Community Development: Low Density Residential assumes a midpoint of 1.2 dwelling units to the acre, for a difference of 1.05 dwelling units to the acre, or a total unit increase of 242 units over 230 acres (.15x230 – 1.2x230). The increase in units will result a potential midpoint population increase of 626 people (102 people in RR subtracted from 728 people in VLDR- based on the General Plan assumption of 3.01 residents per unit). The project proposes no grading or construction of any kind. There are several homes on the site. None are proposed to be eliminated as part of this proposed Land Use change. It will not displace any existing housing or effect a redevelopment area. The project would increase the population density of the area by 626. This change is negligible to the population projections for Riverside County. Additionally, the project site is large and disperses the population increase over the entire project site (showing a median dwelling unit increase of 1.05 units per acre). Any impacts of the population increase are less than significant. The limitation of sewer availability in the area will act as a further limitation to additional increases in density. The impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, as previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project would result in an increased need for all public services, including fire. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including the Sheriff. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

38. Schools

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database

Findings of Fact:

The project would result in an increased need for all public services, including schools. However, the costs associated with the increased need are addressed through the County's Development Impact Fees and other State requirements which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including books and materials for libraries. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the subject site. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project would result in an increased need for all public services, including the Health services. However, health care is generally driven by market forces and any increase in population is generally addressed through market demand forces. As such, the impacts would be less than significant.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

RECREATION

41. Parks and Recreation

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project would increase the opportunity for density within a designation that would permit residential uses. Those residential uses would ultimately need recreation space, and would potentially impact existing recreational spaces. However, the project is not proposing any actual structures. At such time that a project is proposed, those impacts will be addressed in a separate CEQA document. There is no CSA for this area and there will be no impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service	<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
standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Highway 79 Policy

Findings of Fact:

a) The project is located within the Highway 79 Policy Area of the General Plan. The project is proposing to increase the density of the area, see discussion in the planning section on the EA. The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations." Because the Policy intends to limit the existing build out of the Land Use Designation, and increase in the density proposes potential conflicts with the Policy. Mitigation is proposed below to address the General Plan Policy. This mitigation will assure that the goals of the Policy are met at the implementation stage of development. The project would be consistent with all other plans. With the proposed mitigation, the impacts are less than significant.

b) With the required mitigation outlined above, the proposed project will be able to address any congestion management program through the standard fees and mitigation required at the time development is proposed. As previously explained, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

c-d) No air traffic or water traffic will be altered due to the proposed project. There will be no impact.

e-i) The project is not proposing any development at the time, therefore there are no design changes to the streets or roads that may increase hazard due to road design. The increase in density will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a need to evaluate the impacts to the existing street design; however, the potential impacts would be too speculative at this stage, because the actual level of impact from the implementing development is not known at this time. The proposed change does not conflict with any adopted policies regarding public transit, bikeways or pedestrian access because the site is rural today, and the proposed change will maintain the rural nature of the area. The efficiency of transit will not change, and therefore not impact any policies regarding transit or other alternative means of travel. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: GPA925 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project’s incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant’s request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.
- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant’s request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

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

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

See 41.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. An assessment of the availability of water to service the area will be required prior to the approval of an implementing project. This will include a commitment from the water purveyor in that area to provide water to the site (beyond that which already exists). Many of the homes in the area currently use well water. The increase in density will likely require connection to a public water system, the construction of which will have potential impacts. However, at this stage, the specific size and need of water infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

46. Sewer

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

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?

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:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. The homes in project site are currently using septic systems. Specific permitting is required prior to the use of any septic system. The proposed increase in density would permit lot sizes that have traditionally been accepted by the County and the Regional Water Quality Control Board to permit septic systems. However, the RWQCB has recently been re-evaluating the minimum lot size that would permit septic. The proposed project might be required to connect to and construct a sewer system which could result in potential impacts. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is not proposing any construction at this time. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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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48. Utilities

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

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

Source: Application Materials

Findings of Fact:

a-g) The project is not proposing any construction at this time. At this stage, the specific size and need of sewer infrastructure to the area would be too speculative to analyze. However, the proposed project will change the General Plan designation for the site, which could eventually lead to a higher level of development on the property. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

49. Energy Conservation

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

Findings of Fact:

a) The County has no specific energy conservation plans that would conflict with the project.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposal will increase the density of the area, which could potentially impact CEQA study areas cumulatively. At this stage, the specific level of changes is not known, as there is no construction proposed with this project. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 925 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

Project Information

Permittee: County of Riverside EPD
 Case Information: HANS LITE 2147 – GPA00925
 Site Acreage: 99 acres
 Portion of Site Proposed for
 MSHCP Conservation Area: 13.1 acres

Criteria Consistency Review

Consistency Conclusion: The project is consistent with both the Criteria and Other Plan requirements.

Data:

Applicable Core/Linkage: Proposed Constrained Linkage 17
 Area Plan: Southwest

APN	Sub-Unit	Cell Group	Cell
472-090-007	SU5 – French Valley/Lower Sedco Hills	Independent	5174
472-090-008			
472-090-010			
472-090-017			
472-090-018			
472-090-019			
472-090-020			
472-090-021			
472-090-024			
472-090-026			

Criteria and Project Information

Criteria Comments:

- a. As stated in Section 3.2.3 of the MSHCP, “Proposed Constrained Linkage 17 (Paloma Valley) is located in the south-central region of the Plan Area. Proposed Extension of Existing Core 7 (Lake Skinner/Diamond Valley Lake Extension) is located to the east of Proposed Constrained Linkage 17. Proposed Constrained Linkage 17 provides Habitat for species and also provides for movement of species. Although Proposed Constrained Linkage 17 is constrained by existing urban Development and agricultural use along much of its length, planned land uses surrounding the Constrained Linkage are nearly entirely rural. In addition, Proposed Constrained Linkage 17 has a comparatively low P/A ratio. Thus, Edge Effects on Proposed Constrained Linkage 17 may be substantially lower than for other Constrained Linkages. Nonetheless, treatment and management of edge conditions along Proposed



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

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Constrained Linkage 17 will be necessary to ensure that it provides Habitat and movement functions for species using the Linkage, since several major Covered Activities are proposed for extension or widening within or adjacent to the Linkage. An adequate wildlife underpass or overpass may need to be implemented to insure movement of species in this area and to reduce the chance of mortality from vehicle collision.”

- b. The project site is located within Cell 5174. As stated in Section 3.3.15 of the MSHCP, “Conservation within Cell 5174 will contribute to assembly of Proposed Constrained Linkage 17. Conservation within Cell 5174 will focus on chaparral habitat and agricultural land. Areas conserved within Cell 5174 will be connected to chaparral and grassland habitat proposed for conservation in Cell Group U to the north, to chaparral habitat proposed for conservation in Cell 5175 to the east and to grassland and adjacent habitat proposed for conservation in Cell Group B in the Sun City/Menifee Area Plan to the west. Conservation within Cell 5174 will range from 35% to 45% of the Cell focusing in the northern portion of the Cell.”
- c. The project site is also located within Cell 5175. As stated in Section 3.3.15 of the MSHCP, “Conservation within Cell 5175 will contribute to assembly of Proposed Constrained Linkage 17. Conservation within Cell 5175 will focus on grassland and chaparral habitat. Areas conserved within Cell 5175 will be connected to chaparral habitat proposed for conservation in Cell 5174 to the west, to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group U to the north, and to agricultural land proposed for conservation in Cell 5173 to the east. Conservation within Cell 5175 will range from 35% to 45% of the Cell focusing in the northern portion of the Cell.”
- d. Rough Step: The proposed project is within Rough Step Unit 6. Rough Step Unit 6 encompasses 101,542 acres within the south-central region of western Riverside County and includes Antelope Valley, Warm Springs Creek, Paloma Creek, Lake Skinner, Johnson Ranch, and Diamond Valley Lake. Rough Step Unit 6 is bounded by Interstate 15 to the northwest, Bundy Canyon Road and Olive Avenue to the north, and Palm Avenue to the west. Within Rough Step Unit 6, 24,836 acres are located within the Criteria Area. Key vegetation communities within Rough Step Unit 6 include coastal sage scrub, grasslands, developed/disturbed lands, and agricultural lands. Based on the 2012 MSHCP Annual Report, all vegetation categories are “in” rough step. Vegetation on the proposed project site contains coastal sage scrub, grassland, developed/disturbed, and agricultural lands. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 6.
- e. Per County of Riverside Resolution No. 2013-111, General Plan Amendments on their own (i.e. without any other entitlement applications), the County will conduct a determination if any portion of the property is needed to meet the requirements of the conservation Criteria of the MSHCP, but survey reports for Sections 6.1.2, 6.1.3 and 6.3.2 will not be conducted until a specific development/entitlement application is submitted to the County. The County has deemed projects with General Plan Amendments only as “Habitat Acquisition and Negotiation Strategy (HANS) LITE” cases.
- f. Project information was provided by the Permittee in the JPR application, including a MSHCP Compliance Review Worksheet prepared by Riverside County Environmental Programs Department



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

(EPD) dated April 2, 2014, Application for MSHCP HANS LITE prepared by EPD dated March 3, 2014, a Revised Map – Partial Conservation letter by EPD dated April 23, 2014, and a letter by Louise C. McCausland and Stephen A. McCausland regarding APN 472-090-022 received by EPD on March 31, 2014. The project site is generally located east of Viculin Lane, north and south of Keller Road, and west of Pourroy Road in Winchester, California. The project site currently includes several single family residences with associated structures and vacant lands. There is a very small portion of the project south of Keller Road which is not located in Criteria Cells; therefore, they are not a part of this HANS LITE and JPR process. EPD will ensure that the properties south of Keller Road not in Criteria Cells are in compliance with the other survey requirements of the MSHCP specifically Sections 6.1.2, 6.1.3, 6.1.4 and 6.3.2 prior to project approval. The project being evaluated at this time with the County of Riverside includes a General Plan Amendment (GPA), which identifies 13.1 acres needed for Conservation. No specific development is proposed as part of the General Plan Amendment application. The General Plan Amendment will not alter the General Plan designation on the 13.1-acre portion of the site described for Conservation. The proposed Conservation should be conveyed to the RCA after future entitlements are approved and prior to any site disturbance on any portion of the site depicted on the Regional Map.

- g. Reserve Assembly: As discussed above, the project site is located in Cells 5174 and 5175, which will contribute to Proposed Constrained Linkage 17. The project site is located in the southeastern portion of Cell 5174, not the northern portion of the Cell which is the area described for Conservation. The project site is also located in the southern and north-central portion of Cell 5175. Approximately 13.1 acres of the project site located in the northern portion of Cell 5175 is proposed for Conservation which will contribute to areas described for Conservation. The proposed Conservation would contribute to Proposed Constrained Linkage 17 which traverses the northern portion of Cell 5175 and would connect to areas already conserved northwest of Cell 5175.

Of the 160 acres in Cell 5174, approximately 12% is currently developed with rural residential development, mostly in the south-central portion of Cell 5174. The remaining land within Cell 5174 consists of vacant lands in the northeastern and western portions of the Cell. Since there has been minimal development in the northern portion of Cell 5174, and to date, there has been approximately 32 acres in the northwestern portion of Cell 5174 proposed for Conservation, there is sufficient undeveloped land in the remaining northern portions of Cell 5174 to meet the goals described in Section b. above. Of the 160 acres in Cell 5175, approximately 11% is currently developed with rural residential development, scattered in the eastern and southern portions of Cell 5175. There are 40-acres of Conserved land in the northwest quadrant of Cell 5175 which the proposed 13.1 acres of Conservation in the northern portion of Cell 5175 will adjoin. The proposed 13.1 acres of Conservation will contribute towards the assembly of Constrained Linkage 17; therefore, the project would meet the goals described in Section c. above. Criteria Cells in this area, generally between Briggs Road on the west and Washington Street on the east, are described for assembly of Constrained Linkage 17, a connection between the Southwestern Riverside County Multi-Species Reserve (MSR) and Proposed Core 2 in French Valley. Conservation areas contributing towards the linkage have been identified through several



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large development project JPRs (04-11-16-01, 09-12-14-01) to the east extending to the boundary of MSR. Conservation land has been secured in the western and central portions of the linkage. The gaps that remain are largely undeveloped and conservation can be secured in the future. There is existing fragmentation to the west between Leon Road and Abby Place, homes on 2.5 to 5 acre lots that existed prior to MSHCP approval. The large lot nature of the home doesn't preclude wildlife movement. Future proposed development of the project site in the southern portion of Cells 5174 and 5175 will not preclude the ability of MSHCP Conservation goals to be reached in this area. The project does not affect the Reserve Assembly goals of the MSHCP.

Other Plan Requirements

Per County of Riverside Resolution No. 2013-111, and as stated above, HANS LITE applications are not subject to other Plan requirements. Any future entitlement applications involving the subject parcels, that do not qualify for HANS LITE, will be subject to a full HANS process including analysis of other Plan requirements.

Data:

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Undetermined. No biological surveys have been completed to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.1.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.1.2 resources will occur as a result of development, a Determination of Biologically Equivalent or Superior Preservation (DBESP) shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.1.2 of the MSHCP.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

Undetermined. The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. No biological surveys have been conducted to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.1.3 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.1.3 resources will occur as a result of development, a DBESP shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.1.3 of the MSHCP.

Section 6.3.2 – Was Additional Survey Information Provided?

Undetermined. The project site is located within a Criteria Area Species Survey Area (CASSA) for Davidson's saltscallion, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree,



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Coulter's Goldfields, and little mouselink. The project site is also located within an Additional Survey Needs and Procedures Area for burrowing owl. No biological surveys have been conducted to date. Upon submittal of any future development/entitlement submitted for this project, biological surveys and evaluations of Section 6.3.2 resources shall be submitted to the RCA for concurrence. If any impacts to Section 6.3.2 resources will occur as a result of development, a DBESP shall be required and submitted to the RCA and Wildlife Agencies pursuant to Section 6.3.2 of the MSHCP.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

Other Plan Requirement Comments:

- a. Section 6.1.2: The project consists of a General Plan Amendment with no development proposed at this time. Per Riverside County Resolution No. 2013-111, MSHCP required habitat assessments and surveys shall not be required until land use application is submitted to the County. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine presence or absence of riparian and riverine resources, riparian birds, vernal pools, and fairy shrimp, and avoidance of these habitats, where possible. If the future proposed project cannot avoid riparian/riverine resources, a DBESP including appropriate mitigation (i.e., on-site or off-site enhancement, restoration, establishment (creation), preservation, payment into habitat mitigation banks or in lieu fee programs, or a combination of one of these options) to offset the loss of functions and values as they pertain to the MSHCP covered species, is required. The project will demonstrate compliance with Section 6.1.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.
- b. Section 6.1.3: The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for Munz's onion, San Diego ambrosia, many-stemmed dudleya, spreading navarretia, California Orcutt grass, and Wright's trichocoronis. As previously mentioned, the project consists of a General Plan Amendment with no development proposed at this time. Per Riverside County Resolution No. 2013-111, MSHCP required habitat assessments and surveys shall not be required until a land use application is submitted to the County. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for the above mentioned NEPSSA species are present, and if so, focused surveys during the appropriate blooming period would be warranted. Should avoidance of 90% of the long-term conservation value areas cannot be accomplished for any of the above mentioned NEPSSA species, then a DBESP shall be prepared and submitted along with the JPR, to the Permittee, RCA, and Wildlife Agencies for review and approval. The project will demonstrate compliance with Section 6.1.3 of the MSHCP when any future land use application requiring discretionary approval is submitted.



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

- c. Section 6.3.2: The project site is located within a Criteria Area Species Survey Area (CASSA) for Davidson's saltscale, Parish's brittlescale, thread-leaved brodiaea, smooth tarplant, round-leaved filaree, Coulter's Goldfields, and little mousetail. As previously mentioned, the project consists of a General Plan Amendment with no development proposed at this time. Per Riverside County Resolution No. 2013-111, MSHCP required habitat assessments and surveys shall not be required until a land use application is submitted to the County. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for the above mentioned CASSA species are present, and if so, focused surveys during the appropriate blooming period would be warranted. Should avoidance of 90% of the long-term conservation value areas cannot be accomplished for any of the above mentioned CASSA species, then a DBESP shall be prepared and submitted along with the JPR, to the Permittee, RCA, and Wildlife Agencies for review and approval. The project site is also located within an Additional Survey Needs and Procedures Area for burrowing owl. When a specific development is proposed, a habitat assessment shall be conducted by a qualified biologist to determine whether suitable habitat for burrowing owl are present/absent on site, and if so, focused surveys during the appropriate nesting season is required. If burrowing owls are detected, areas with long term conservation value (generally a minimum of 3 pairs of owls and 35 acres of habitat) are subject to avoidance of 90% of portions of the property that provide for long-term conservation value. If 90% avoidance of areas with long-term conservation value for burrowing owl cannot be met, a DBESP shall be prepared and submitted along with the JPR, to the Permittee, RCA, and Wildlife Agencies for review and approval. If there is no long-term conservation value, the burrowing owls may be relocated. The project will demonstrate compliance with Section 6.3.2 of the MSHCP when any future land use application requiring discretionary approval is submitted.
- d. Section 6.1.4: Future and existing Conservation Areas are located adjacent to the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP Conservation Area shall be implemented by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval, once a development/entitlement proposal is processed, including the following measures:
- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
 - ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

ST/SNS



RCA Joint Project Review (JPR)

JPR #: 14-04-10-01

Date: 5/9/14

INTENTIONALLY LEFT BLANK

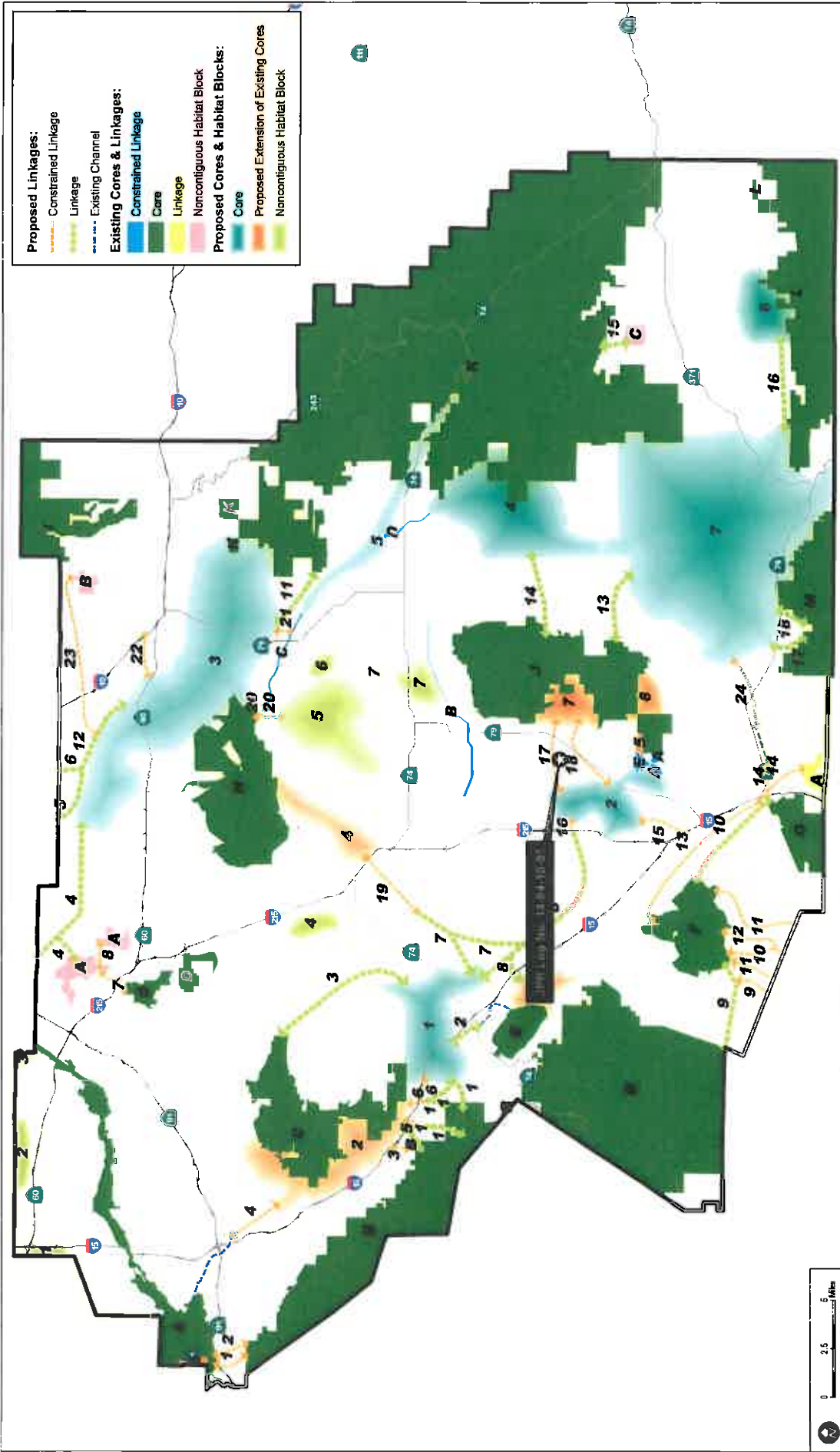


EXHIBIT A
 JPR Log No. 14-04-10-01 - Vicinity Map with MSHCP Schematic Cores and Linkages

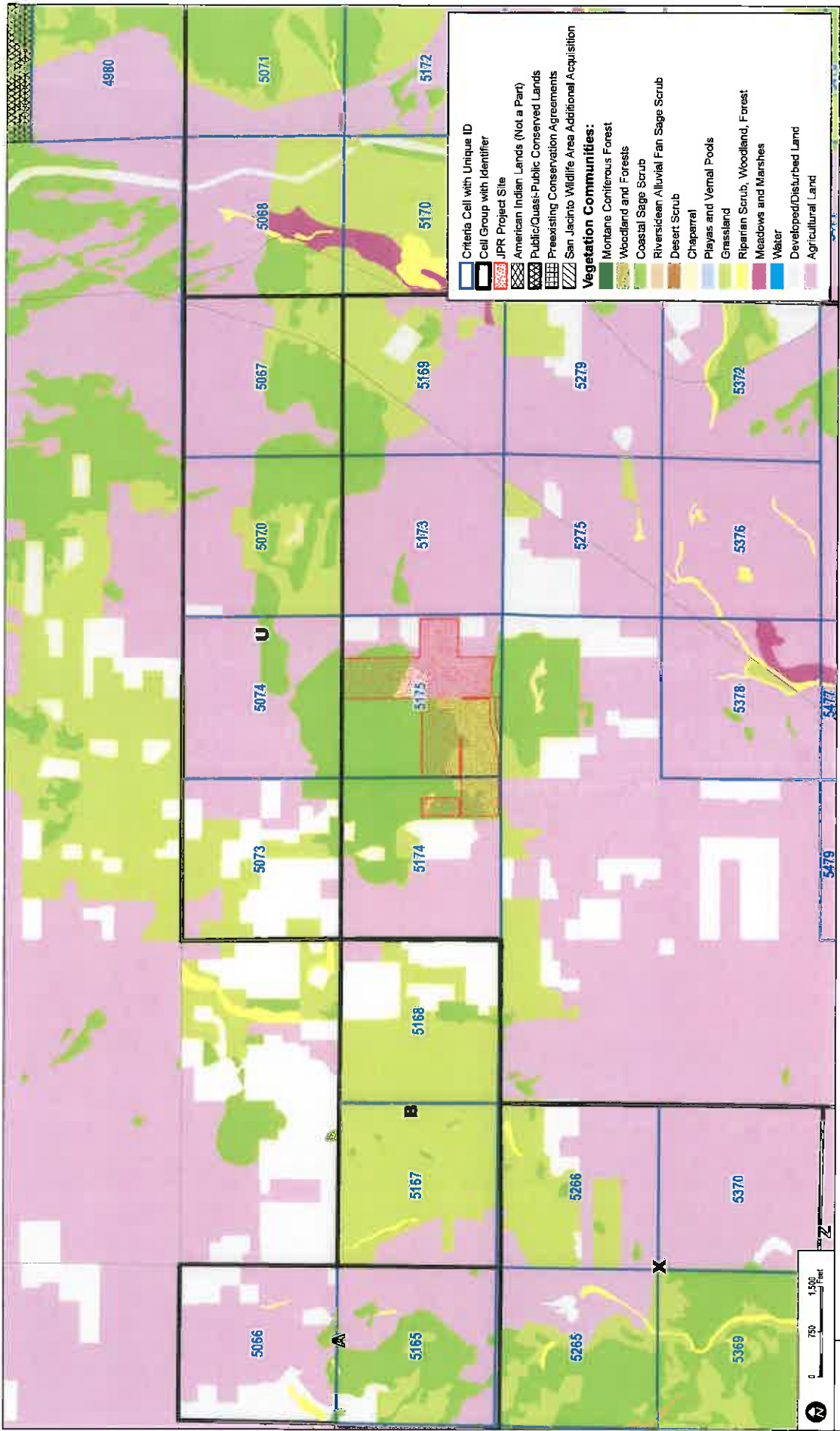
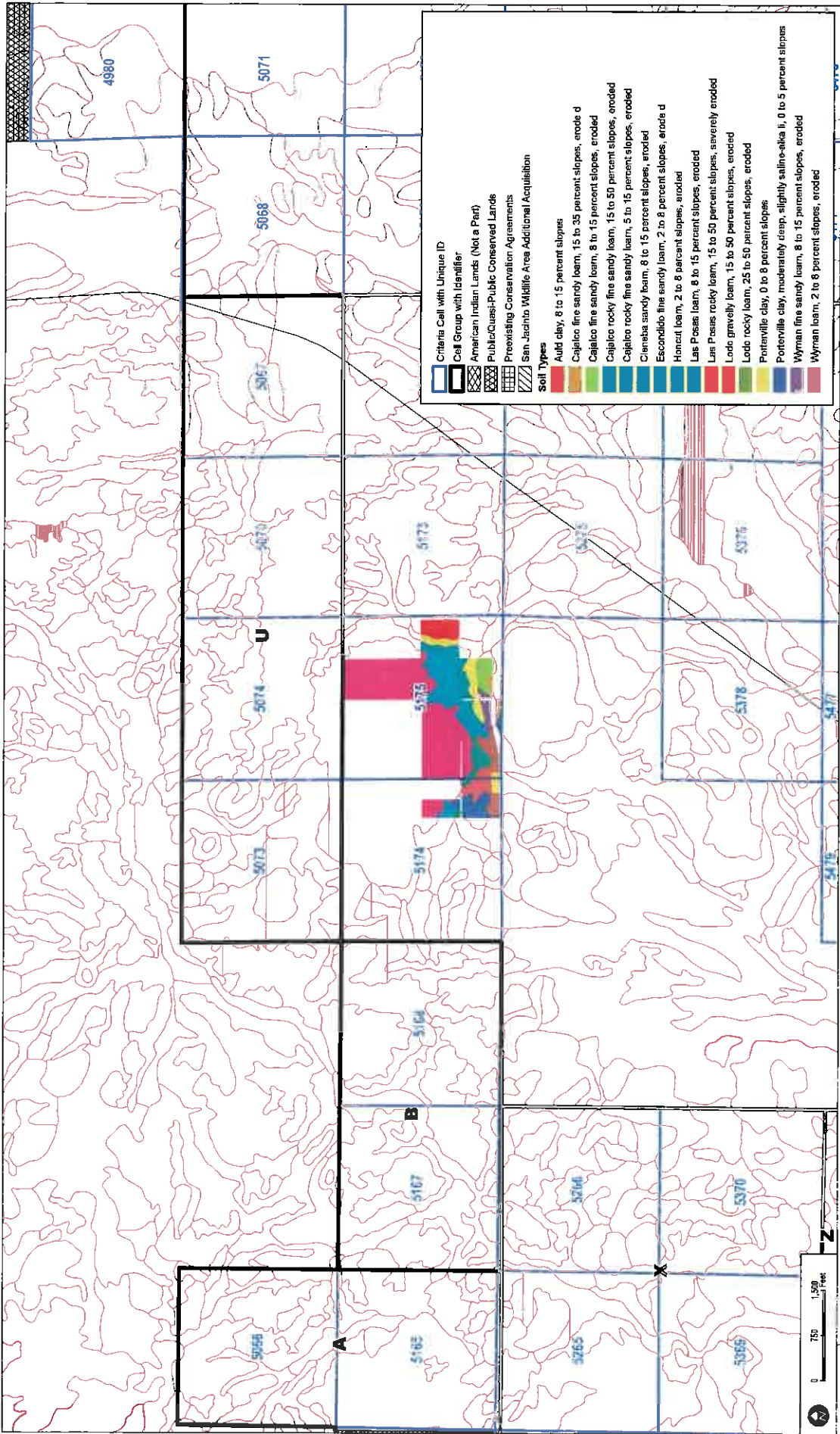


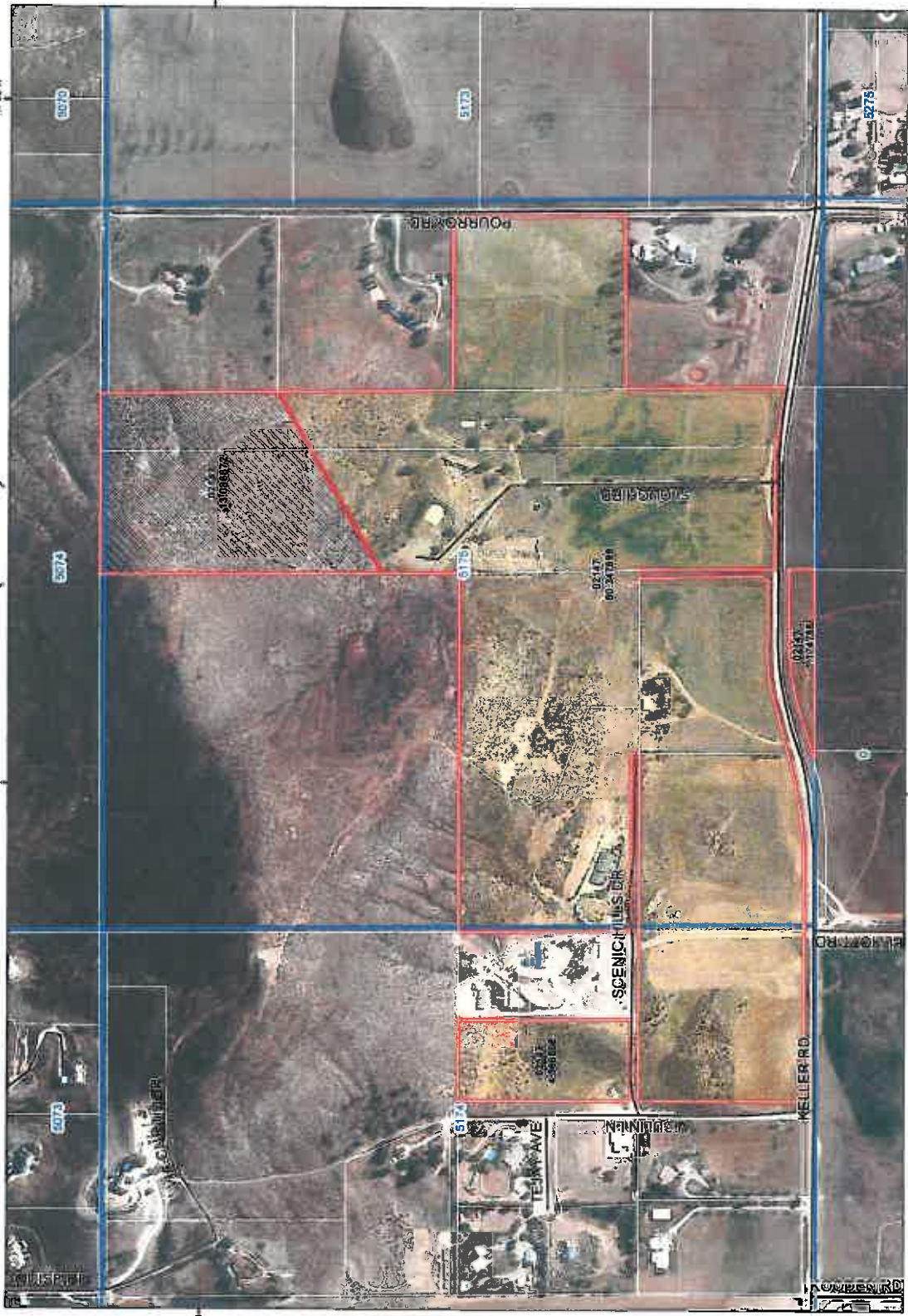
EXHIBIT B
JPR Log No. 14-04-10-01 - Criteria Area Cells with MSHCP Vegetation and Project Location



DUDEK



MSHCP HANS 2147 (LITE)



Scale: 1 inch = 396 feet
0 200 400 600 800 1000
117°30'00"W 117°30'00"W
Map by Zebra
Region: Virginia / Project: MSHCP HANS 2147 (LITE)

Winchester Quadrangle

Roads

PARCELS

INTAKE BOUNDARIES

HANS Designations

- Development
- Proposed MSHCP Conservation Area
- Criteria Cells

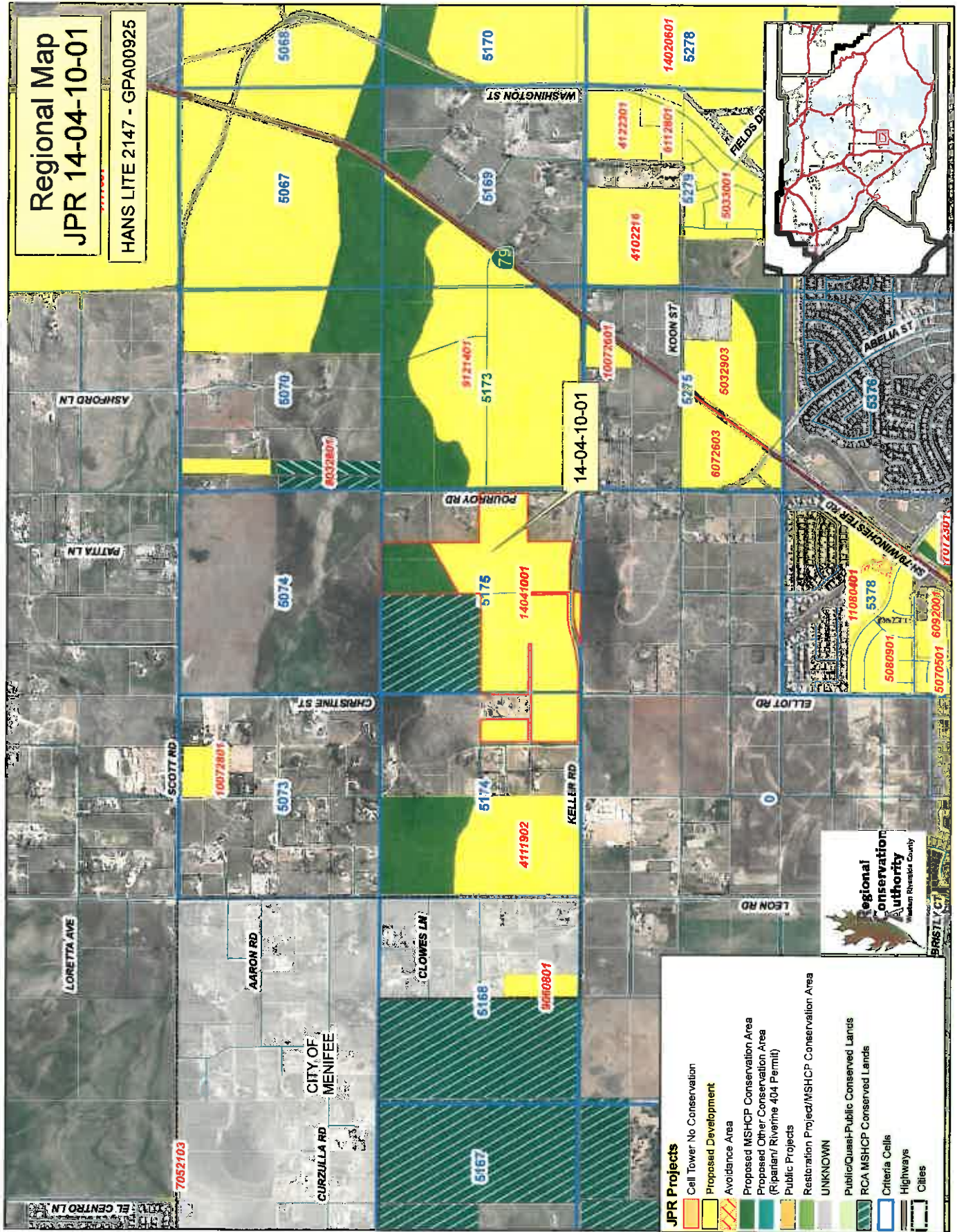
FINAL
4/8/2014

Victorville
Crestline
San Diego
Copyright © 2013 Esri
Deloitte, NAVTEQ

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate. No warranty or guarantee as to the content (the accuracy is that of the party, accuracy, timeliness, or completeness of any of the data provided, and any use of the product with respect to accuracy and precision shall be the sole responsibility of the user.

Regional Map JPR 14-04-10-01

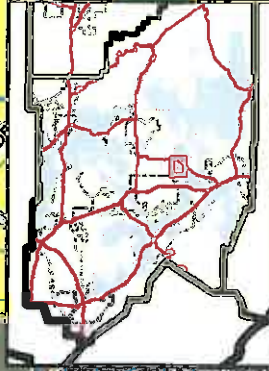
HANS LITE 2147 - GPA00925



14-04-10-01

JPR P Projects

- Cell Tower/No Conservation
- Proposed Development
- Avoidance Area
- Proposed MSHCP Conservation Area
- Proposed Other Conservation Area (Riparian/ Riverine 404 Permit)
- Public Projects
- Restoration Project/MSHCP Conservation Area
- UNKNOWN
- Public/Quash-Public Conserved Lands
- RCA MSHCP Conserved Lands
- Criteria Cells
- Highways
- Cities



Rough Step Unit 6

PROPERTY OWNERS CERTIFICATION FORM

I, Matt Fraite, certify that on May 8, 2014

The attached property owners list was prepared by Riverside County

APN (s) or case numbers GPA 00975 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Matt Fraite

TITLE Planner

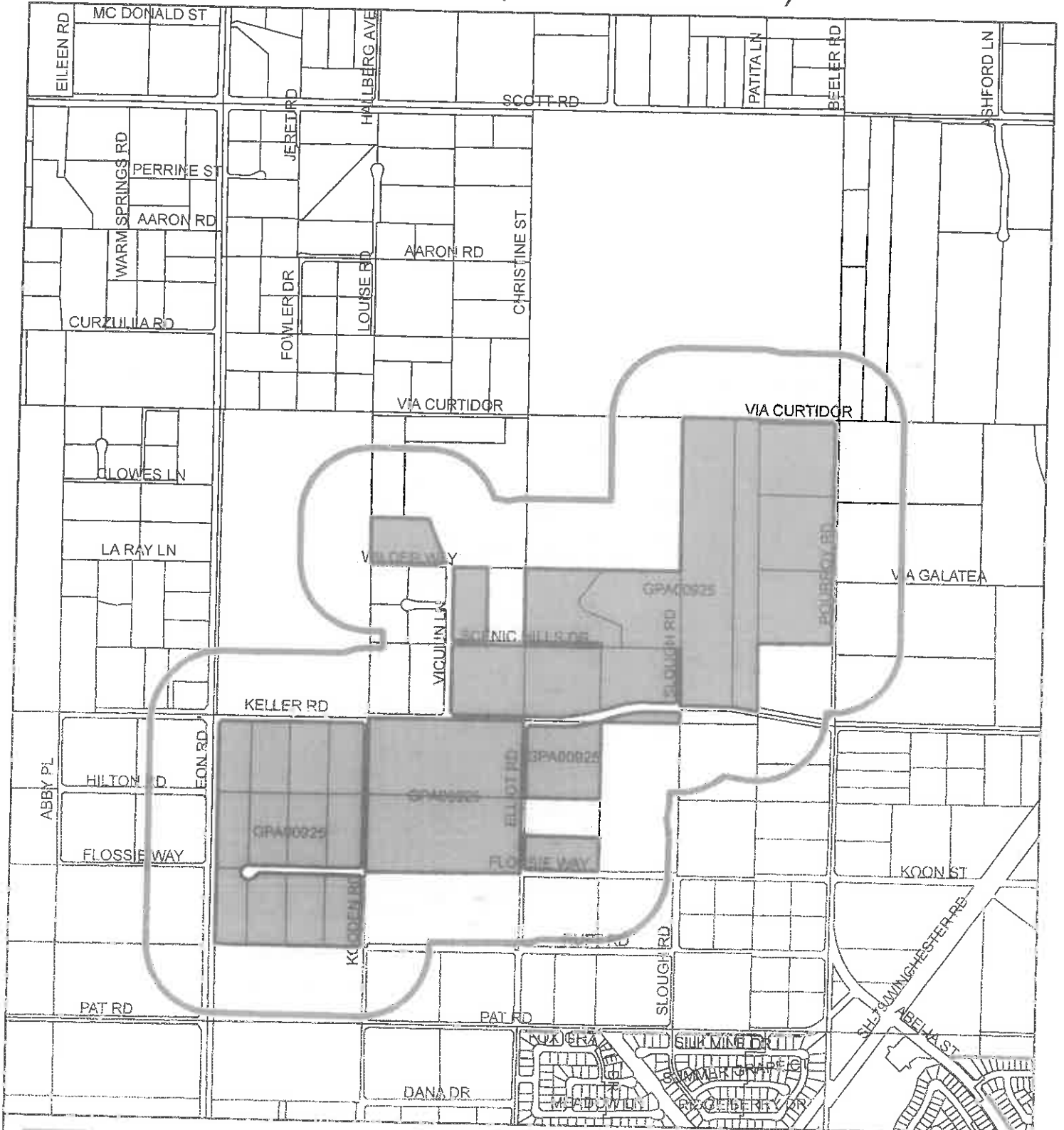
ADDRESS: 4080 Lemon Street 2nd Floor



Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): _____

Checked by
Matt
Exp. Nov 8,
2014

GPA00925 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstrait on 5/8/2014

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

CLARA M ASIMAKOPOULOS
39908 VIA CASTANA
MURRIETA, CA. 92563

BEAZER HOMES HOLDING CORP
1800 E IMPERIAL HWY NO 200
BREA, CA. 92821

GRACE M BELCUORE
31145 KELLER RD
WINCHESTER, CA. 92596

VICTOR CANTU
31650 SCENIC HILL DR
WINCHESTER, CA. 92596

BOYD CARGILL
275 W RIDER ST
PERRIS, CA. 92571

VALOY W CAVANAUGH
104 DEBORAH CT
UPLAND, CA. 91784

CARLOS A CELLA
18266 SANTA CARLOTTA ST
FOUNTAIN VALLEY, CA. 92708

JENNIE L CHIEM
P O BOX 8505
MORENO VALLEY, CA. 92552

IGNACIO CORDERO
28265 RAWLINGS RD
HEMET, CA. 92543

CORNELIO ANGELA LIVING TRUST
C/O ANGELES CORNELIO KEELER
2262 SALT AIR DR
SANTA ANA, CA. 92705

DAVID CUPP
6225 CAMINITO JUANICO
SAN DIEGO, CA. 92111

FERNANDO DELGADILLO
31120 FLOSSIE WAY
WINCHESTER, CA. 92596

SCOTT DETRAY
P O BOX 400
WINCHESTER, CA. 92596

LINCOLN ERAMO
34125 POURROY RD
WINCHESTER, CA. 92596

EVERETT FAULK
35245 BRIGGS RD
MURRIETA, CA. 92563

JON P FAULK
P O BOX 57
WINCHESTER, CA. 92596

RUSSELL L GOODWIN
31130 FLOSSIE WAY
WINCHESTER, CA. 92596

RICHARD L HALVERSON
32097 SCOTT RD
WINCHESTER, CA. 92596

VIOLET B HANNA
C/O HANNA CAPITAL MGMT
43 POST
IRVINE, CA. 92618

ANDRES T HERRERA
34215 KOODEN RD
WINCHESTER, CA. 92596

WADE WESLEY HOUGH
9135 GREGORY ST
CYPRESS, CA. 90630

KRISTA A HUNDLEY
42389 WINCHESTER RD NO B
TEMECULA, CA. 92590

JERRY D JOHNSON
31365 TEJAY AVE
WINCHESTER, CA. 92596

CHINGHUA LAFKO
C/O KUANGLIEH HAN
3545 HOLMES CIR
HACIENDA HEIGHTS, CA. 91745

TOM LE
C/O CHS INVESTMENTS
15822 LAS FLORES ST
WESTMINSTER, CA. 92683

LEON & KELLER 80
1601 SEPULVEDA BLV 364
MANHATTAN BEACH, CA. 90266

LUBEC PROP
P O BOX 492403
LOS ANGELES, CA. 90049

MARVIN D LUTZ
7710 PARKDALE PL
SAN DIEGO, CA. 92126

MARK MANNING
PO BOX 427
LONG CREEK, OR. 97856

DOMENICO MANNO
31362 KELLER RD
WINCHESTER, CA. 92596

STEPHEN A MCCAUSLAND
P O BOX 187
WINCHESTER, CA. 92596

PHILLIP MEANS
31265 VIA CURTIDOR
WINCHESTER, CA. 92596

ABEL MORALES
34235 LEON RD
WINCHESTER, CA. 92596

TIMOTHY C MOYER
33785 VICULIN LN
WINCHESTER, CA. 92596

MICHAEL ORNDORF
30928 KELLER RD
WINCHESTER, CA. 92596

LADD L PENFOLD
P O BOX 999
TEMECULA, CA. 92589

LADD L PENFOLD
P O BOX 999
TEMECULA, CA. 92593

LAVERNE POLIQUIN
1331 W BAY AVE
NEWPORT BEACH, CA. 92661

POLIQUIN FAMILY LTD PARTNERSHIP
C/O LAVERNE POLIQUIN
1331 W BAY AVE
NEWPORT BEACH, CA. 92661

PEGGIE REDERICH
34180 ELLIOT RD
WINCHESTER, CA. 92596

RIVERSIDE MITLAND 03
C/O RICHARD WHITNEY
12865 POINTE DEL MAR 200
DEL MAR, CA. 92014

ROCKRIDGE CHURCH INC
C/O MICHAEL MCNEFF
27570 COMMERCE CTR NO 125
TEMECULA, CA. 92590

SCOTT ROAD 160
C/O DOMENIGONI BARTON PROP MGMT CO
33011 HOLLAND RD
WINCHESTER, CA. 92596

CHARLES W SHORES
31085 FLOSSIE WAY
WINCHESTER, CA. 92596

NICHOLE LAUREN SIMPSON
31450 KELLER RD
WINCHESTER, CA. 92596

THE 8 ACRES
C/O EUGENIA KIOUFTIS
6915 RUTGERS DR
ANAHEIM, CA. 92807

PAUL VANDERWALL
4151 EUREKA AVE
YORBA LINDA, CA. 92886

VINTAGE PLAZA LTD
7 CORPORATE PLZ
NEWPORT BEACH, CA. 92660

AMANDA WARREN
31125 FLOSSIE WAY
WINCHESTER, CA. 92596

SHALYN WARRINGTON
30980 KELLER RD
WINCHESTER, CA. 92596

WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
P O BOX 1667
RIVERSIDE, CA. 92502

WESTERN RIVERSIDE COUNTY REG CON AUTHORITY
C/O DEPT OF FAC MGMT
3133 MISSION INN AVE
RIVERSIDE, CA. 92507

RANDALL WILLIAMS
31500 SCENIC HILLS DR
WINCHESTER, CA. 92596

DIANA C WILSTERMANN
31450 TEJAY AVE
WINCHESTER, CA. 92596

WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE, CA. 92612

Lubec Properties LLC
908 S. Granville Ave. #5
Los Angeles, CA 90049
GPA925-Applicant

Jon & Elizabeth Faulk
31492 Flossie Way
Winchester, CA 92596
GPA925-Owner

Everett & Caroline Faulk
31135 Flossie Way
Winchester, CA 92596
GPA925-Owner

Peggie Rederich
34180 Elliot Rd.
Winchester, CA 92596
GPA925-Owner

Boyd Cargill
275 W. Rider St.
Perris, CA 92571
GPA925-Owner

Carvi Auto Body & Paint
18266 Santa Carlotta
Fountain Valley, CA 92708
GPA925-Owner

Jon Pierre & Elizebeth Faulk
31125 Flossie Way
Winchester, CA 92596
GPA925-Owner

Charles & Sharilyn Shores
31085 Flossie Way
Wichester, CA 92596
GPA925-Owner

Harold Davis
31080 Flossie Way
Winchester, CA 92596
GPA925-Owner

Fernando Eldadillo
31120 Flossie Way
Winchester, CA 92596
GPA925-Owner

Russell Goodwin
31130 Flossie Way
Winchester, CA 92596
GPA925-Owner

Andres & Aurora Herrera
34215 Kooden Rd
Winchester, CA 92596
GPA925-Owner

Grace Belcuore/Josephine Italiano
31145 Keller Rd
Winchester, CA 92596
GPA925-Owner

Poliquin Credit Trust
1331 W. Bay Avenue
Newport Beach, CA 92661
GPA925-Owner

Salvador Delrio
Clara Asimakopoulos
39908 Via Castana
Murrieta, CA 92563
GPA925-Owner

Vintage Plaza LTD
7 Corporate Plaza
Newport Beach, CA 92660
GPA925-Owner

Jesse & Tedra Reyes
33555 Pourroy
Winchester, CA 92596
GPA925-Owner

Stephen & Louise McCausland
33525 Pourroy
Sun City CA 92586
GPA925-Owner

Vintage Plaza / Dale Lyons
31820 Keller Rd
Winchester, CA 92596
GPA925-Owner

Salvador Delrio
Clara Asimakopoulos
31750 Keller Rd
Winchester, CA 92596
GPA925-Owner

Clara Asimakopoulos
39908 Via Castana
Murrieta, CA 92563
GPA925-Owner

CHS Investment LLC / Phan Davis
15822 Las Flores St
Westminster CA 92683
GPA925-Owner

Ignacio & Maria Cordero
28265 Rawlings Rd
Hemet, CA 92544
GPA925-Owner

George & Kyriaki Tait
31650 Scenic Hill
Winchester, CA 92596
GPA925-Owner

Edward Cavanaugh
104 Deborah Ct
Upland CA 91784
GPA925-Owner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 925 (GPA925)

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

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: May 13, 2014

Applicant/Project Sponsor: Lubec Properties LLC Date Submitted: February 7, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Matt Straite at mstraite@rctlma.org.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\GPA00925\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41748 ZCFG05097

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

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.

EA41748 and GPA925

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Lubec Properties, LLC

Project Applicant

PO BOX 492403

Address

Northerly of Pat Road, southerly of Scott Road, easterly of Leon Road and westerly of Pourroy Road.

Project Location

The project amends the General Plan Foundation Component and Land Use designations of the subject site from "Rural: Rural Residential" (RUR:RR) (5 acre minimum lot size) to "Community Development: Low Density Residential" (CD:LDR) (1/2 acre minimum lot size) on approximately 202.87.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE adopted as part of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 5/13/2014
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41748 ZCFG4649

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0801294

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
--	--	--

Received from: VILLAGE PLAZA LTD. KELLER RD \$64.00
paid by: CK 1017 & 010023
paid towards: CFG05097 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41748
at parcel #: 31450 KELLER RD WINC
appl type: CFG3

By _____ Feb 07, 2008 08:52
MBRASWEL posting date Feb 07, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1404963

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 600-6100	38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277
--	--	--

Received from: VILLAGE PLAZA LTD. KELLER RD \$2,181.25
paid by: CK 1114
paid towards: CFG05097 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41748
at parcel #: 31450 KELLER RD WINC
appl type: CFG3

By _____ May 14, 2014 13:12
MGARDNER posting date May 14, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

Additional info at www.rctlma.org

Agenda Item No.: 3.4
Area Plan: Western Coachella Valley
Zoning District: Lower Berdoo Canyon
Supervisory District: Fourth
Project Planner: Paul Rull
Planning Commission: June 18, 2014

**SURFACE MINING PERMIT NO.161 REVISED
PERMIT NO.5**
Environmental Assessment No. 42001
Applicant: West Coast Aggregate Supply Inc.
Engineer/Representative: Webber & Webber
Mining Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The proposal is for a revision to the existing surface mining permit (SMP161R4) to: increase the depth of the excavation area, extend the project life from 25 years to 55 years, incorporation of drill and blast mining techniques, relocate permitted asphalt plant equipment within the existing permitted mine site, allow import, processing, stockpiling and sale of recycled inert construction debris such as broken asphalt and concrete, allow modifications to the equipment and layout of the asphalt plant area to import, stockpile, and process recycled asphalt product, allow 24-hour operation of the asphalt plant, and increase the reclamation plan northern boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area for a total proposed reclamation plan area of 387.5 acres. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million tons to 55 million tons.

The R-C Sand and Gravel Dillon Road Mine site is an existing permitted mine site. Mining activities have been ongoing since 1982 under Surface Mining Permit No.140, which later expired in 1987. Surface Mining Permit No.161 (SMP161) was issued to replace the expired surface mining permit. There have been subsequent revisions to SMP161:

- SMP161R1. Installation of and use of a concrete and asphalt batch plant as well as increasing the permitted mining area from 100 acres to 104 acres.
- SMP161R2. Increase total project mining area from 104 acres to 360 acres. Increase annual production from 300,000 tons per year to 900,000 tons per year. Increase total permitted reserves to be mined from 2.4 million tons to 28 million tons. Increase permit life from 20 years to 25 years and allow the use and construction of a concrete block plant.
- SMP161R3. Increased block storage area to 23.3 acres. Provide for construction of concrete block plant accessory use structures (shop building, dry storage building and office building). Reconfigure and increased the depth of South Quarry Area to 70 feet deep.
- SMP161R4. Increased maximum production levels to 1.8 MM TPY (for a total project life extraction amount of 28 million tons). Added a 10.5 acre retail materials sales yard. Permitted activities included mining, processing and sales of aggregate and aggregate products, including sand gravel cobble and boulder, concrete block products, asphalt products, redi-mix concrete products and various miscellaneous or accessory uses such as sales offices, product storage areas, maintenance shops and areas, parts storage, scales, retail and wholesale areas.

The project site is located approximately 5 miles north of the I-10 freeway, easterly of Dillon Road, and southerly of Berdoo Canyon Road.

ISSUES OF POTENTIAL CONCERN:

Blasting

The proposed increase in depth excavation as part of this Revised Permit No. 5 application may prompt the need for blasting as more competent bedrock material is encountered during the mining process. The applicant is requesting the use of blasting as an option during future quarry expansion activities. If blasting is required for material extraction, all blast related activities will be performed and managed by a licensed blasting contractor. Typically, a track drill will bore a series of 3-4 inch diameter holes vertically into the surface in a predetermined pattern. Explosives will then be loaded into the holes; in this case, Ammonium Nitrate (ANFO) will most likely be used. The blasting contractor will control access to the blast site during bench round charging as well as during/immediately after the actual detonation. The blast site will always be visually checked for persons in addition to using loud auditory alerts prior to blasting. Storage of explosives will not occur onsite throughout the life of the project. Storage of explosives will be the responsibility of the blasting contractors that are properly licensed by the State of California and possess required explosives handling permits from Riverside County and the U.S. Bureau of Alcohol, Tobacco, and Firearms. Additionally, blasting contractors will be required to follow California OSHA and Federal Mine Health and Safety Administration (MHSA) regulations that apply to handling explosives during all activities onsite. Noise and vibration studies have been prepared by Revey Associates which was reviewed by the County's Department of Industrial Hygiene. The report concluded that ground borne vibration and air born noise will be below significant levels as blasting locations are greater than 1,900 feet from the nearest residential communities. In addition, mitigation measures have been placed on the project to mitigate noise and vibration levels created by the project to a less than significant level (Condition of Approval 10.PLANNING.3) as well as regulating mining blasting operations to be limited to daytime hour's 7:00 a.m. to 5:00 p.m. Monday to Friday.

Office of Mining Resources Review

Mining and reclamation plans submitted for the proposed project were reviewed by the Office of Mining Resources (OMR) in accordance with Riverside County Ordinance No. 555 (Implementing the Surface Mining and Reclamation Act of 1975). Comments were provided by OMR to staff on April 11, 2014. Recommendations for the reclamation plan were made by OMR to address the following items as a result of their review of the application materials:

Mining Operation and Closure

OMR requested a signed statement from the person submitting the plan accepting responsibility for reclaiming the mined lands per SMARA Section 2772(c)(10). The applicant will provide this signed statement in the reclamation plan.

OMR is also requesting that all applicable documents shall be prepared by a California-license professional per the Professional Engineers Act, Geologist and Geophysicist Act, and Professional Land Surveyors' Act. The intent from by OMR requiring a licensed stamp is to ensure the documents are complete and genuine and have been prepared by licensed professionals as required by law and regulation. The applicant's technical reports have been prepared by or under supervision of license professionals pursuant to the Professional Engineers Act. The applicant will provided signed and stamped copies of the Mining Plan and Reclamation Plan within 30 days of approval.

Hydrology and Water Quality

OMR requests that the reclamation plan be revised to include a program that documents existing conditions and periodically monitor the wash for adverse mining effects on the active washes (accomplished with topographic surveys, cross and longitudinal section, within and upstream of the surface mining operation". Conditions of Approval 10.BS GRADE.2 Annual Report Information requires "at least every three years of operation, the operator shall provide to the Building and Safety Department, aerial topography showing incremental and total changes to excavations. This will include cross-section maps showing berms, slope angles and benches of all excavations". The applicant will supply the aerial topography which will contain the required survey data and will provide cross and longitudinal sections within and upstream of the surface mining operation.

Environmental Setting and Protection of Fish and Wildlife Habitat

OMR requests that the operator follow the approved reclamation plan and implement the various treatments. OMR also requests that pertinent studies be prepared for biological resources (desert tortoise, Valley fringe-toed lizard and rare, endangered plant Mecca aster and smoke trees) prior to any site disturbance. The applicant will provide six or more test plots consistent with the reclamation plan and implement various treatments. Pertinent biological surveys for the desert tortoise, Valley fringe-toed lizard and the rare, endangered plant Mecca aster will be conducted prior to any mine-related disturbance and has been incorporated into the project (Conditions of Approval 60.EPD.1). If mining activities will disturb any smoke trees, the reclamation plan will include provisions to legally harvest the trees for successful transplant or discuss their preservation (Conditions of Approval 60.PLANNING.23).

Resoiling and Revegetation

OMR states that the revegetation performance standards of 25% of baseline (21.6%) cover are too low. OMR contends a typical desert revegetation standard should be 40-50% of baseline. In addition, OMR recommends that the performance criteria specify all native perennial species and not just shrub cover. The applicant contends that the 2007 Revegetation Plan prepared by Scott White Biological Consulting adequately addresses resoiling and revegetation. The applicant states that revegetation is not intended to replace mature desert shrubland, but to establish a trend toward its eventual development, and therefore the studies recommended performance criteria of 25% of baseline native shrub cover is considered acceptable. The County's Environmental Programs Department has reviewed the applicant's biological studies and has determined it acceptable with County and SMARA standards.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Open Space: Mineral Resources, Open Space: Rural |
| 2. Surrounding General Plan Land Use (Ex. #5): | Open Space: Rural, Open Space: Conservation Habitat, Open Space: Mineral Resources |
| 3. Existing Zoning (Ex. #2): | Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) |
| 4. Surrounding Zoning (Ex. #2): | Watercourse, Watershed and Conservation Areas (W-1) and Controlled Development Areas (W-2) |
| 5. Existing Land Use (Ex. #1): | Surface mining facility |
| 6. Surrounding Land Use (Ex. #1): | Surface mining facility, vacant land |

7. Project Data: Total Property Acreage: 640
Total Project Acreage: 387.5
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42001**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **SURFACE MINING PERMIT NO.161 REVISED PERMIT NO.5**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Open Space: Mineral Resources and Open Space: Rural in the Western Coachella Valley Area Plan.
2. The project site is surrounded by properties which are designated Open Space: Rural and Open Space: Conservation Habitat.
3. The proposed use, a surface mining facility, is consistent with the Open Space: Mineral Resources and Open: Space Rural land use designation.
4. The zoning for the subject site is Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A).
5. The proposed use, a surface mining facility, is a permitted use, subject to approval of a surface mining permit in the Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) zone.
6. The project site is surrounded by properties which are zoned Watercourse, Watershed and Conservation Areas (W-1) and Controlled Development Areas (W-2)
7. The proposed use, a surface mining facility, is consistent with the development standards set forth in the Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A). zone.
8. Surface mining facility uses have been constructed and are operating in the project vicinity.
9. This project is located within the Desert Tortoise and Linkage Conservation Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan, and as such is required to provide biological monitoring prior to grading permit issuance. This project fulfills those requirements.
10. This project is within the City Sphere of Influence of the City of Indio. The City of Indio was transmitted a copy of the proposed project. No comments have been received from the City.

11. The existing mining quarry and the proposed project is consistent with several General Plan policies:
- OS 14.1. Require that the operation and reclamation of surface mines be consistent within the State Surface Mining and Reclamation Act (SMARA) and County Development Code provisions.
 - OS 14.2. Restrict incompatible land uses within the impact area of existing or potential surface mining areas.
 - OS 14.3. Restrict land uses incompatible with mineral resource recovery within areas designated Open Space-Mineral Resources.
 - OS 14.4. Impose conditions as necessary on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties, and environmental resources.
 - OS 14.5. Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.
 - OS 14.6. Accept California Land Conservation (Williamson Act) contracts on land identified by the state as containing significant mineral deposits subject to the use and acreage limitations established by the County.
 - LU 21.1 Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.
 - LU 21.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening.
 - LU 21.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.
 - LU 21.4 Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.
 - LU 21.5 Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.
12. Environmental Assessment No. 42001 identified the following potentially significant impacts:
- | | |
|-------------------------|----------------------------------|
| a. Aesthetics | e. Hazards & Hazardous Materials |
| b. Air Quality | f. Hydrology / Water Quality |
| c. Biological Resources | g. Noise |
| d. Geology / Soils | |

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

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Mineral Resources and Open Space: Rural Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Watercourse, Watershed and Conservation Areas (W-1) and 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 Ordinance 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 with mitigation measures incorporated.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

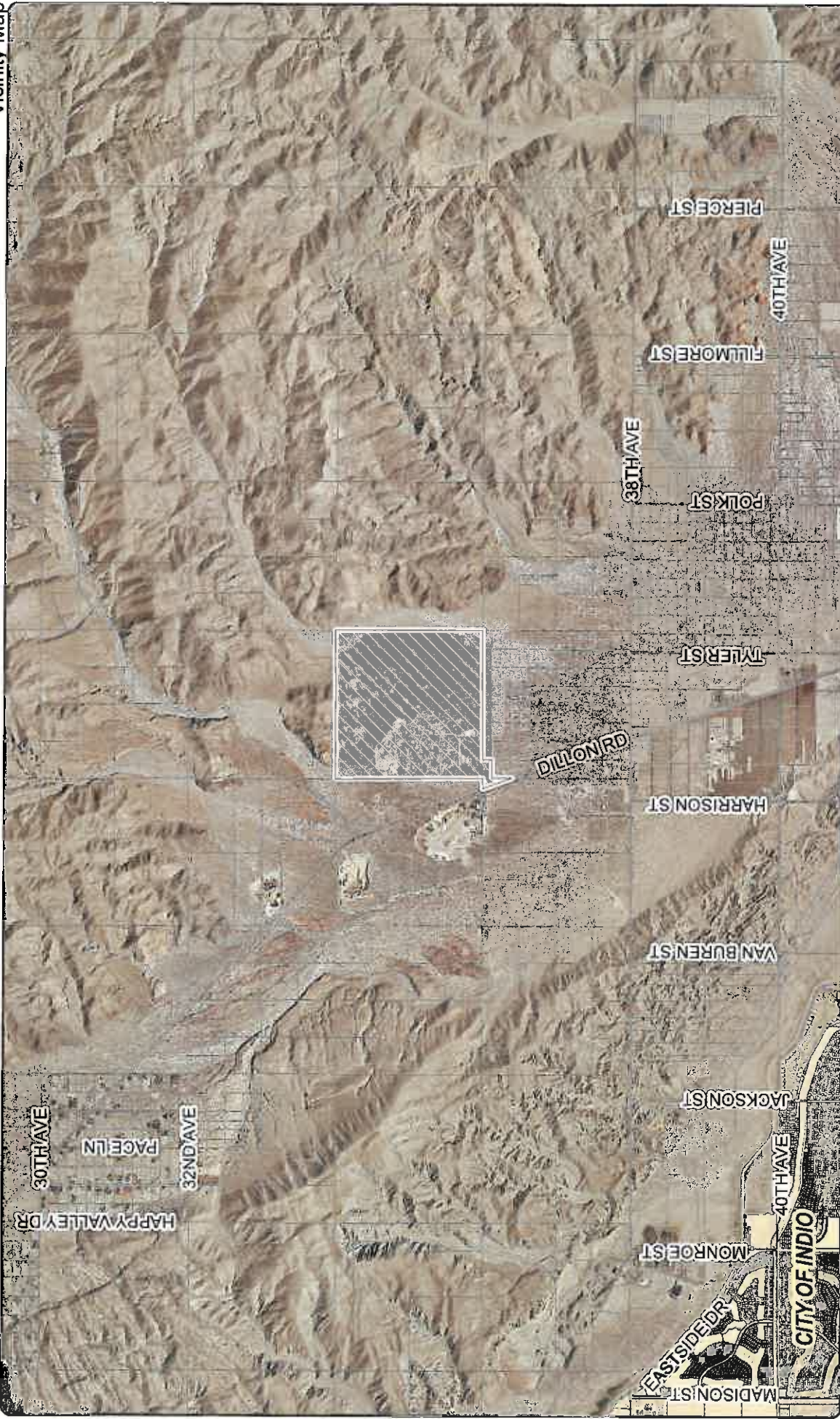
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. General Plan Policy Overlay;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat;
 - d. Tribal land;
 - e. A Specific Plan;
 - f. An agricultural preserve;
 - g. An airport influence area and compatibility zone;
 - h. Not in a high fire area; and
 - i. Lighting Ordinance No. 655 area.
3. The project site is located within:
 - a. The City of Indio sphere of influence;
 - b. The San Andrea Fault zone;
 - c. An area of moderate liquefaction potential;
 - d. An area of susceptible subsidence;
 - e. A low potential for paleontological sensitivity;
 - f. The Desert Sands Unified School District;
 - g. Areas of flooding sensitivity; and
 - h. Coachella Valley Multiple Species Habitat Conservation Plan.
4. The subject site is currently designated as Assessor's Parcel Numbers 745-360-003, 745-360-004, 745-370-005, 745-391-001

RIVERSIDE COUNTY PLANNING DEPARTMENT
SMP00161R5
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 11/11/12
 Vicinity Map



Assessors Bk. Pg. 745-36,37
 Thomas Bros. Pg. 390 E7
 Edition 2009



Zoning District: Lower Berdoo Canyon
 Township/Range: T4SR8E
 Section: 29

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County), or website at <http://www.dma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00161R5

LAND USE

Supervisor Benoit
District 4

Date Drawn: 11/11/12
Exhibit 1



Zoning District: Lower Berdoo Canyon
Township/Range: T4SR8E
Section: 29

Assessors Bk. Pg. 745-36,37
Thomas Bros. Pg. 390 E7
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.rlma.co.riverside.ca.us/index.html>

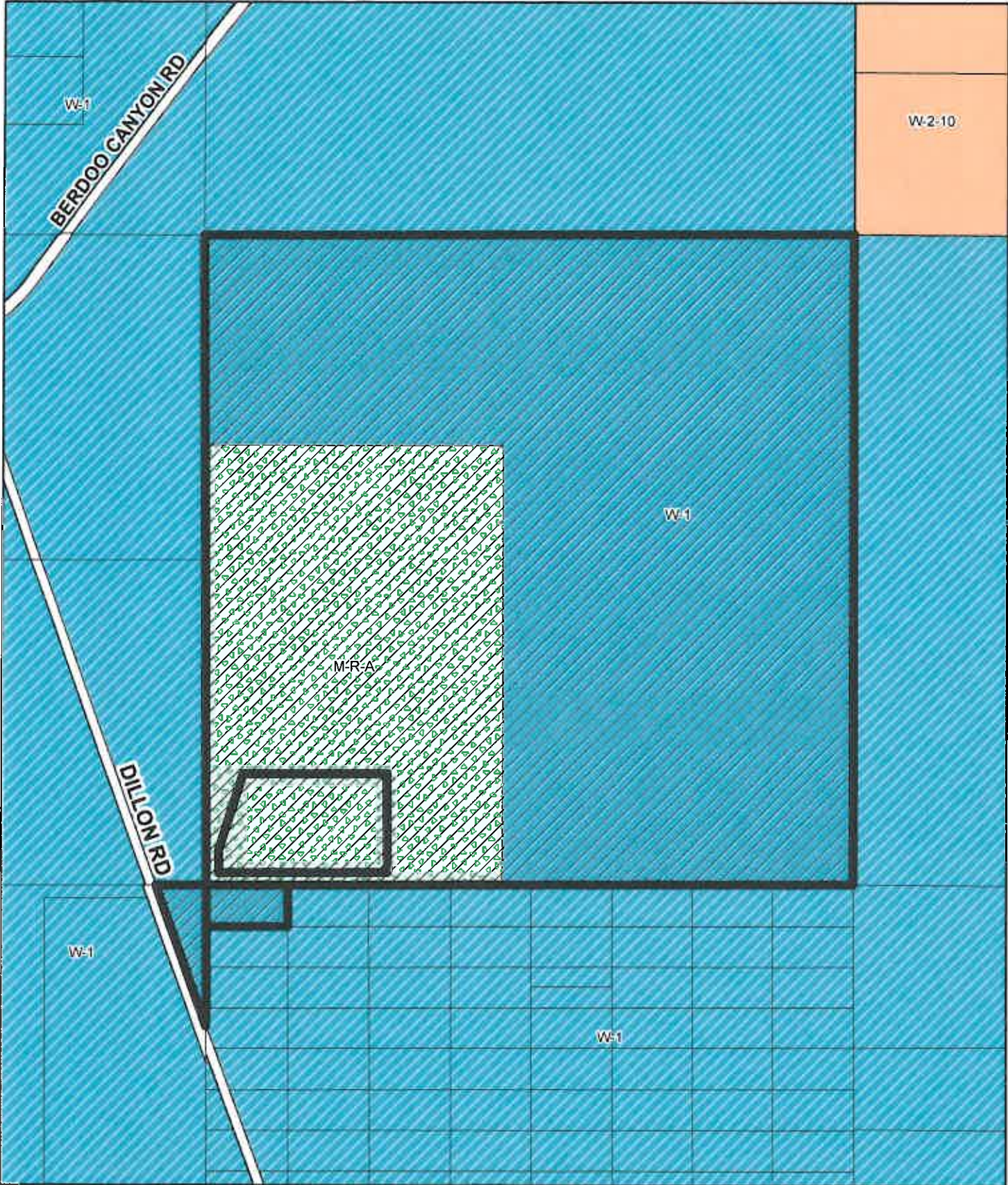


RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00161R5

EXISTING ZONING

Supervisor Benoit
District 4



0 500 1,000 2,000 Feet
 1 inch = 1,042 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by prull on 3/26/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

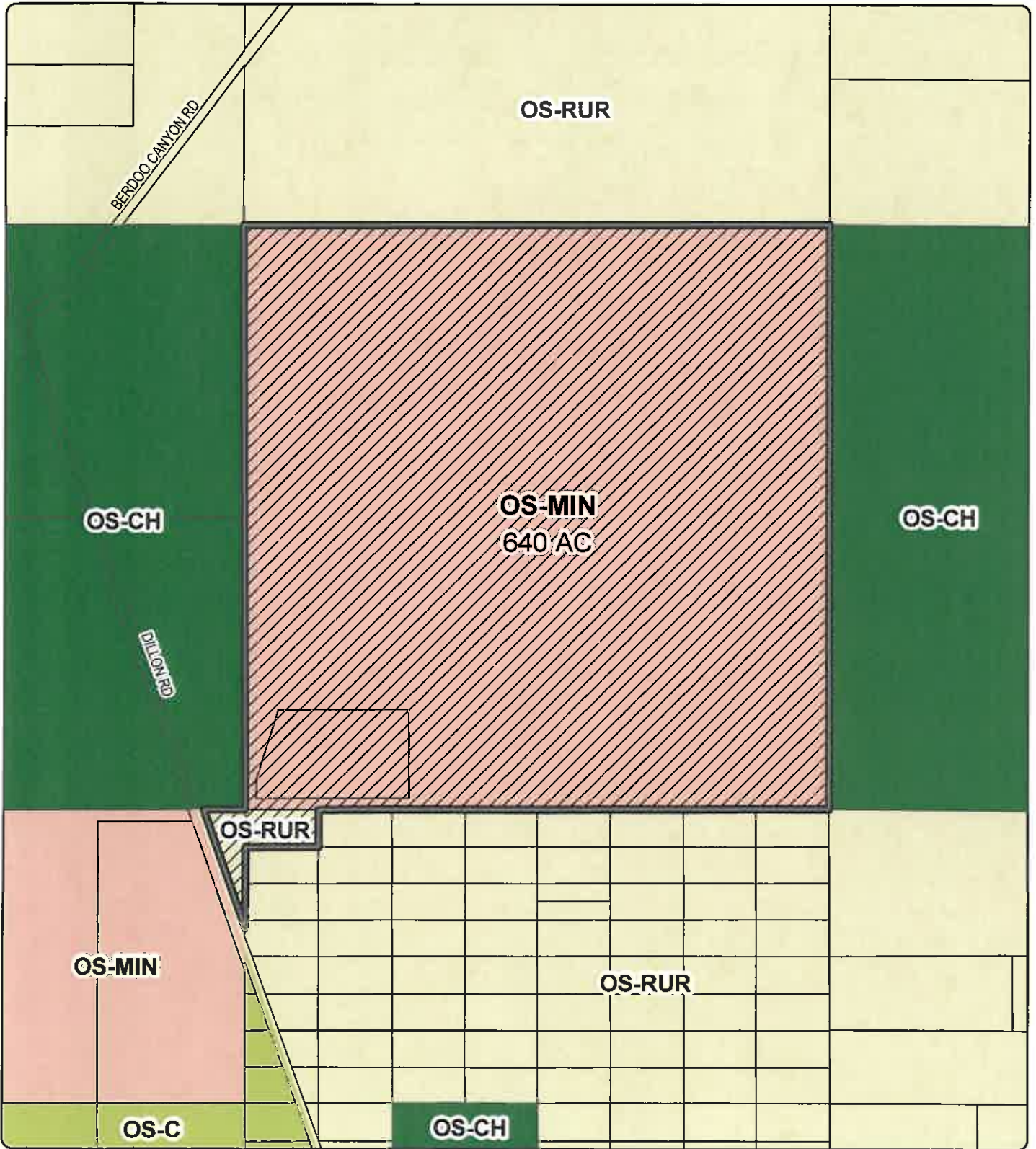
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00161R5

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 11/11/12
Exhibit 5

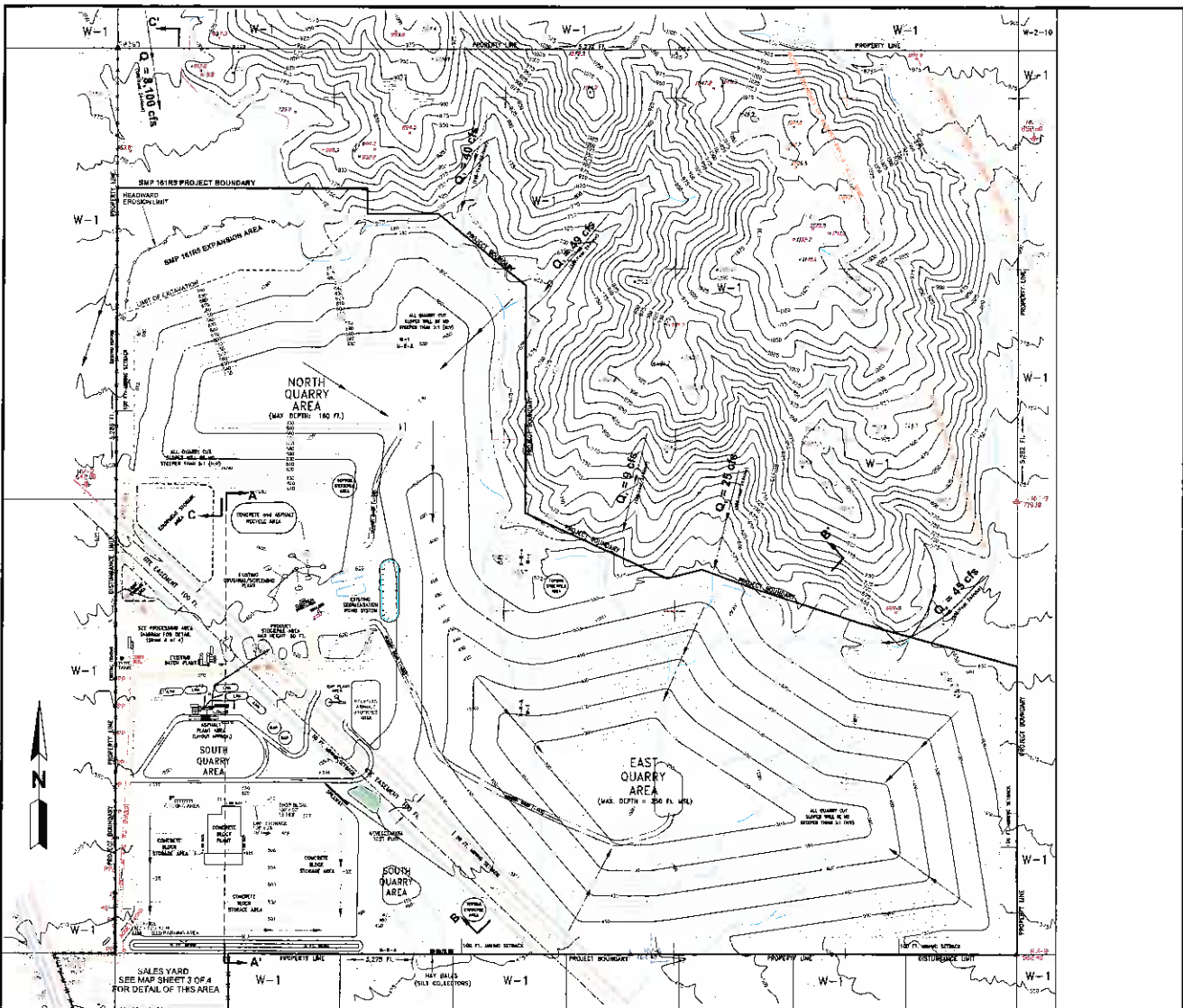


Zoning District: Lower Berdoo Canyon
Township/Range: T4SR8E
Section: 29

Assessors Bk. Pg. 745-36,37
Thomas Bros. Pg. 390 E7
Edition 2009

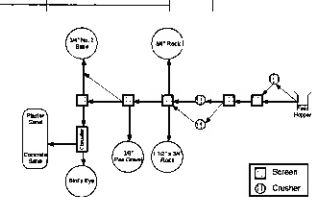


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MINING PLAN NOTES

1. This plan proposes a total project life of 55 years (including successful reclamation of the site) from the date of approval of this revision (until December 31, 2068) or upon production of 85 million tons, whichever comes first.
2. Access to the site is via an access road off Dillon Road, as shown. Two additional project gates are located on Dillon Road. Access into the pit areas will be via 20-30 foot wide ramps with grades of 4% or less, depending on conditions.
3. The project site is currently 370.5 acres. Further potential disturbances of approximately 17 acres will be added for potential reclamation erosion for a total proposed project area of 387.5 acres.
4. Very limited overburden material covers the excavation areas, up to a few inches in the form of topsoil. Topsoil will be removed, stockpiled, and clearly labeled with signs at various locations for subsequent use in reclamation activities.
5. Existing sand and gravel reserves of approximately 55 million tons will be mined over the next 50 years. As permitted by SMP 161R5, an average annual production rate of 900,000 tons is anticipated. Maximum annual production may be 1.8 million tons for 10 years of proposed regional construction activity.
6. Milling waste (fines) produced from the processing equipment has been reduced to near zero through processing and product diversification advancements. Virtually all "waste fines" are now incorporated into the products sold (i.e. aggregate, sand, concrete products, etc.). Any remaining waste at the end of the project will be utilized for site reclamation.
7. The proposed maximum depth of quarry excavations will be 200 feet MSL, as shown. Detailed mining plans will be prepared and approved by the RWMA and the RWMA will ensure that the proposed mining activities will not result in the release of any hazardous materials or substances.
8. Drains will be installed to collect and divert runoff from the site to the South Quarry Area (see sheet).
9. Drains will not be installed during mining. Properly installed drains will be installed on the project site to be installed within the course of a quarry area. Erosion control features will be utilized during mining and will include: profile shaping of quarry walls, "V" drains to minimize erosion or leaks, all drains to return flow where necessary. Mine ditches are prohibited during mining when not used for storm runoff. Any new gullies or erosion rills that are deeper than 5 inches or wider than 3 feet in length will be filled with rock aggregate materials including boulders, cobble, and gravel to reduce any minimal effects by reflecting and dispersing concentrated runoff. These activities will result in no significant increase in erosion effects in the drainage system through the project site.
10. There are no recorded rights-of-way across the project properties.
11. SMP161R5 proposes to add operators to import, process and sell recycled construction materials including up to 100,000 TYP of inert construction debris and 150,000 TYP of recycled asphalt product (RAP) to provide recycled construction aggregate materials to local markets.
12. Water is captured from the units wells for dust suppression, sand washing activities, and concrete block production. Water use from these activities will continue to be in a range from 104 acre-feet per year (avg. production 4 m) to 136 acre-feet per year (max. production level).
13. No encroaching driveways will be utilized on-site. Any waste oil generated will be collected and transported for offsite disposal by approved methods and by properly trained personnel.
14. Blasting may be required for excavations in the future. If blasting is required, explosives will not be stored on-site, but will be the sole responsibility of the blasting contractor.
15. A geotechnical engineer shall conduct a geotechnical investigation of the site to ensure site safety. No additional gates, walls, free-standing signs, additional driveways, curbs, storm channels, additional well sites, tanks, or assets are proposed for this existing project site.
16. Blasting may be required for excavations in the future. If blasting is required, explosives will not be stored on-site, but will be the sole responsibility of the blasting contractor.
17. A geotechnical engineer shall conduct a geotechnical investigation of the site to ensure site safety. No additional gates, walls, free-standing signs, additional driveways, curbs, storm channels, additional well sites, tanks, or assets are proposed for this existing project site.
18. SMP 161R5 Amended #4 proposes a change to the hours of operation to 24 hours/day for the asphalt plant, including operations and truck loading. No change is proposed to the existing hours of operation for the concrete block plant (24-hour/day) or to the other mine operations as proposed. Hours of operation for construction related activities (including hauling) will be limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday excluding equipment maintenance and emergencies.
19. Truck traffic generated by sand and gravel products from the site will average 130 trucks per day at a production rate of 900,000 tons per year. Projected truck traffic under maximum production levels may reach 240 trucks per day. Importing of construction debris for recycling and recycled asphalt product for asphalt production will add up to an additional 33 truck trips per day.
20. Existing proposed buildings and stationary equipment are as shown.
21. Dillon Road street improvements (including accelerated/reinforced lanes) were completed in July 2009 pursuant to SMP 161R4 Condition of Approval 20, TRANS 201, 40, TRANS 001, and 61, TRANS 004. No additional street improvements are proposed throughout the life of the project.
22. Right of way for public use was provided in July 2009 pursuant to SMP161R4 Condition of Approval 20,02 TRANS and 60,2 TRANS. No additional land or right-of-way was proposed to be dedicated to the public for this wellhead.
23. A 100-foot wide GTE easement crosses the site from northwest to southeast, as shown. There are no recorded rights-of-way across the project properties.



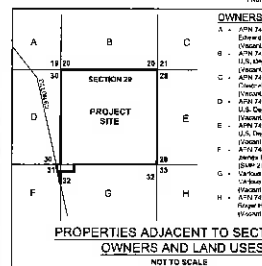
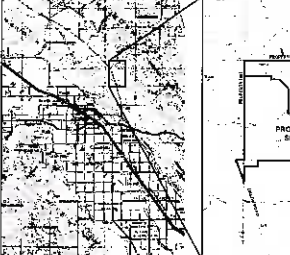
PROCESSING PLANT FLOW DIAGRAM
Not to Scale

SUMMARY OF PROPOSED SMP 161R5 REVISIONS

1. Increase depth of excavations.
2. Extend project life to 55 years, until Dec. 31, 2068.
3. Increase volume of material to be mined and volume of excavation.
4. Relocate asphalt plant to South Quarry, modify plant and allow 24-hour per day operation.
5. Allow import of material and inert construction debris for processing into recycled products.
6. Relocate Sales Yard - Relocate office and install covered storage areas.

SITE INFORMATION
REVERDE COUNTY GENERAL PLAN AREA PLAN NAME:
 Western Coachella Valley
FOUNDATION COMPONENT AND LAND USE DESIGNATION:
 Open Space - Mineral Resource
OVERLAYS, POLICY AREAS:
 Mills and Overlay, Policy Area
ENVIRONMENTAL HAZARDS:
 Aesthetic/Visual Special Study Zone (Adj. Shown)
 Moderate/Low Potential Area
 Circumlocutory Substrate Area
 No Other Environmental Hazards
ENVIRONMENTAL RESOURCES:
 MR-2 Zone in Fracture of Site
 Low Paleontological Sensitivity Area
 No Other Environmental Resources
EXISTING/PROPOSED ZONING:
 UPL, MRA

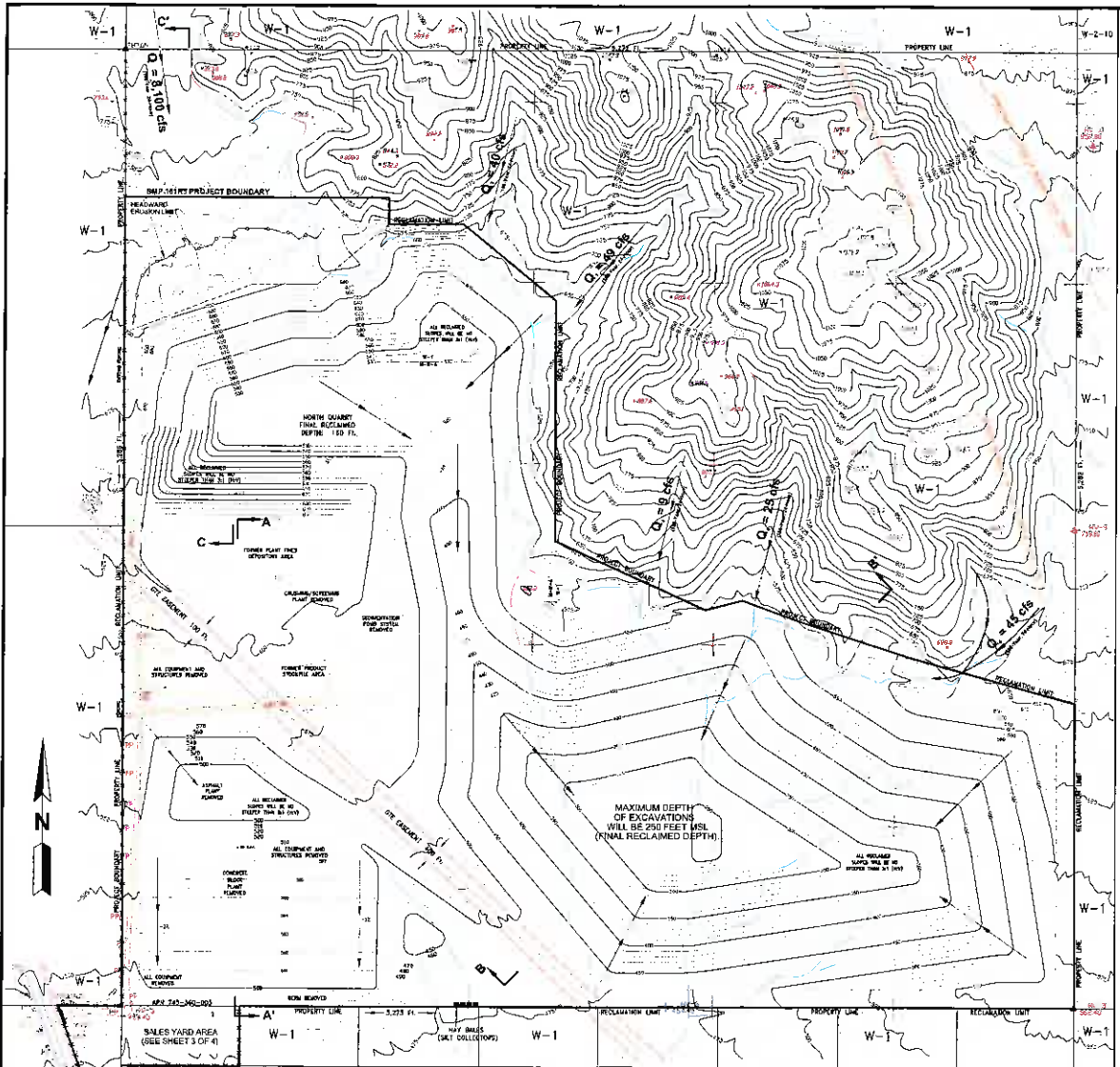
LOCATION MAP



OWNERS' LAND USES

A	John F. & Susan J. Ruffalo	266.5 Acres
B	John F. & Susan J. Ruffalo	266.5 Acres
C	John F. & Susan J. Ruffalo	266.5 Acres
D	John F. & Susan J. Ruffalo	266.5 Acres
E	John F. & Susan J. Ruffalo	266.5 Acres
F	John F. & Susan J. Ruffalo	266.5 Acres
G	John F. & Susan J. Ruffalo	266.5 Acres
H	John F. & Susan J. Ruffalo	266.5 Acres

TOTAL LAND HOLDERS: 266.5 Acres
SMP 161R5 APPROVED SITE: 370.5 Acres
SMP 161R5 PROPOSED PROJECT AREA: 387.5 Acres
TOTAL AREA TO BE RECLAIMED: 387.5 Acres
ASSESSORS' PARCEL NUMBER(S): 746-390-001, 746-390-002, 746-390-003, 746-390-004, 746-390-005, 746-390-006, 746-390-007, 746-390-008, 746-390-009, 746-390-010, 746-390-011, 746-390-012, 746-390-013, 746-390-014, 746-390-015, 746-390-016, 746-390-017, 746-390-018, 746-390-019, 746-390-020, 746-390-021, 746-390-022, 746-390-023, 746-390-024, 746-390-025, 746-390-026, 746-390-027, 746-390-028, 746-390-029, 746-390-030, 746-390-031, 746-390-032, 746-390-033, 746-390-034, 746-390-035, 746-390-036, 746-390-037, 746-390-038, 746-390-039, 746-390-040, 746-390-041, 746-390-042, 746-390-043, 746-390-044, 746-390-045, 746-390-046, 746-390-047, 746-390-048, 746-390-049, 746-390-050, 746-390-051, 746-390-052, 746-390-053, 746-390-054, 746-390-055, 746-390-056, 746-390-057, 746-390-058, 746-390-059, 746-390-060, 746-390-061, 746-390-062, 746-390-063, 746-390-064, 746-390-065, 746-390-066, 746-390-067, 746-390-068, 746-390-069, 746-390-070, 746-390-071, 746-390-072, 746-390-073, 746-390-074, 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RECLAMATION PLAN NOTES

- All quarry slopes will be final graded to no steeper than 3:1 (horizontal:vertical), as shown.
- All structures, stabilizing equipment, concrete support plants, concrete block plant, etc. will be removed from the site during final reclamation. Any foundations existing on-site will be broken up and removed from the site.
- The tailings pond system will be dewatered, backfilled, and compacted.
- The stream existing on-site will be abandoned in accordance with Riverside County Environmental Health Department requirements.
- Disturbance mitigation plan is not adopted. Reclamation will occur on those project areas that will not be further disturbed by ongoing mining and reclamation activities. General phasing of reclamation activities will occur as shown on the site plan.
- Final reclamation efforts will be accomplished in coordination with the Biological Assessment/Revegetation Plan documents prepared by White & Leathers. Blueprints and/or a qualified person knowledgeable in the final flow information. Revegetation activities will be monitored for five years, or until performance standards have been achieved. A herbicide schedule is not required for revegetation activities.
- Post-reclamation drainage will be sheet flow from north to south, as shown. Storm water flows will be localized into the depression area to a collection structure. If any new storm water occurs, it will remain within the modified reclamation plan boundary and will be readily repaired and re-vegetated, as necessary.
- Post-reclamation water use at the site will be all. No ongoing irrigation or other water consumption activities will occur subsequent to final reclamation.
- Gravel control features will be utilized during final reclamation and include: gentle sloping of quarry walls, revegetation activities, or ditches to stabilize slope erosion, soil collectors, etc. to control flows where needed. Additionally, wherever erosion of fill greater in cross section than 5 square inches exceeding 100 feet in length occur, they will be retained (via minimum of 10% greater in cross section) such as berms and/or outside or placement of slope walls, cables, etc. to filter and slow the transportation of native materials such as boulders and/or large rocks. These rocks will result in no significant erosion.
- Construction of the drainage system through the reclamation project.
- Office of West Coast Aggregate Supply, Inc. will be responsible for accomplishing the maintenance and monitoring program in coordination with the Riverside County Land Management Department responsible for reviewing the reclamation activities.
- The access gate and soil channels, located around the material piles yard area will remain as shown with signs for "Transporting" and "Closed" signs. The standard berms/dikes from around the excavation areas will also remain in their unaltered areas.
- Proposed final use of the reclaimed site will be Open Space managed by the legal owner of the property.

RECLAMATION SCHEDULE

PHASE	DATE BEGIN	DATE COMPLETE	ACTIVITY
1	In Progress	2017	Review commercial availability of required revegetation seed mix. Coordinate seed collection of plant species from the site and/or commercial purchase of reseed inventory as needed and available.
2	In Progress	Fall 2017	Establish an initial revegetation test plot area on the site that will not be further disturbed by continuing operations. (See above for location)
3	In Progress	2017	Evaluate initial revegetation activities and make adjustments, if required, per recommendations of a qualified person in consultation with officials from Riverside County.
4	2017	2017	Re-vegetate any final graded areas that will not be further disturbed by mining activities. Revegetate based on results of the initial revegetation test plot activities.
5	2064	12/31/2064	Mining activities cease. If feasible, establish and place equipment/buildings on remaining open area. Reconstruct as required. Gravel and/or recycled aggregate material pond system will remain quarry area. Conduct revegetation activities.
6			Finalize all revegetation activities.

RIVERSIDE COUNTY COMPREHENSIVE GENERAL PLAN REVISIONS:
 Open Space - Mineral Resources
ENVIRONMENTAL HAZARDS:
 Air Quality-Photo Smog/Smog (As Shown)
ENVIRONMENTAL RESOURCES:
 M2Q2 Zone in Portion of Site (As Shown)
EXISTING / PROPOSED SPECIAL LAND USE DISTRICT:
 W-1, M2QA

BENCH MARK:
 COUNTY OF RIVERSIDE BENCH MARK NO. 0047-108 LOCATED 2 MILES SOUTHEAST ALONG U.S. HIGHWAY 78 FROM THE SOUTHERN PACIFIC COMPANY RAILROAD STATION AT ROAD THENCE 1.5 MILES NORTHEAST ALONG U.S. HIGHWAY 78 TO THENCE 2.4 MILES NORTHEAST ALONG MILK ROAD, THENCE 1.5 MILES EAST ALONG PARDO CANYON ROAD, 0.55 MILE EAST OF THE INTERSECTION OF A DIRT ROAD PARALLELING A ROW OF TELEPHONE POLES, IN THE TOP OF A 2-1/2 BY 4 FOOT BOUNDER PROJECTING 1-1/2 FEET ABOVE GROUND, 220-1/2 FEET NORTHEAST OF TELEPHONE POLE 3709, 110 FEET SOUTH OF THE CENTERLINE OF THE ROAD, AND ABOUT LEVEL WITH THE ROAD, ELEV = 619.539

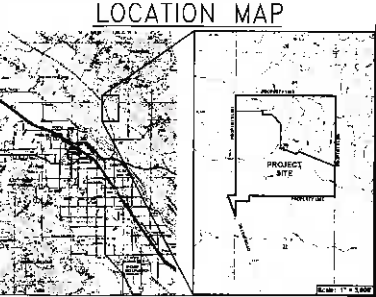
DATUM USED FOR MAP PREPARATION: MEAN SEA LEVEL

REVEGETATION SEED LIST

COMMON NAME	LATIN NAME	POUNDS/ACRE
Cresote Bush	Larrea tridentata	5
Burrobrush	Amelanchia alnifolia	10
Mormon Tea	Ephedra nevadensis	5
Cheesewood	Hymenoclea salsola	5
3-flwr Grass	Andropogon scoparius	5
Indian Kidneygrass	Oryzopsis hymenoides	5
Desert Needlegrass	Stipa spodiopogon	10

The following additional species should be added to this mix, depending upon availability, at no more than two pounds per acre.

COMMON NAME	LATIN NAME
Dogon Lavender	Phyllis stricta
Sagebrush	Artemisia tridentata
Spanish Needles	Phacelia ramosa
Pinyon Cedar	Pinus monophylla



TOTAL LAND HOLDINGS: 650.5 Acres
 SMP 16194 APPROVED SITE: 370.5 Acres
 SMP 16195 PROPOSED PROJECT AREA: 387.5 Acres

TOTAL AREA TO BE RECLAIMED: 387.5 Acres

ASSESSOR'S PARCEL NUMBERS: 745200003, 745200004, 745200005, 745200006, 745200007

LEGEND

- DRAINAGE FLOW
- POWER POLE
- PRE-MINING CONTOUR
- POST-MINING CONTOUR
- PROJECT BOUNDARY
- FENCING
- FLOW - EASEMENT
- MINING SETBACK
- NATURAL DRAINAGE

Horizontal and Vertical Scale = 1" = 300'

Contour Interval = 5' / 25'

R-C SAND AND GRAVEL

RECLAMATION PLAN (SMP 16195 Amended #4)

MINERAL: Sand and Gravel

APPLICANT: West Coast Aggregate Supply, Inc.
OPERATOR: P.O. Box 790, Thermal, California 92274 (760)

MINERAL RIGHTS: R-C Sand & Gravel
LANDOWNER: P.O. Box 5287, Buena Park, California 90622 (760)

REPRESENTATIVE: Webber & Webber Mining Consultants, Inc.
MINING ENGINEER: 101 E. Redlands Blvd., Ste. 240, Redlands, California 92373 (909)

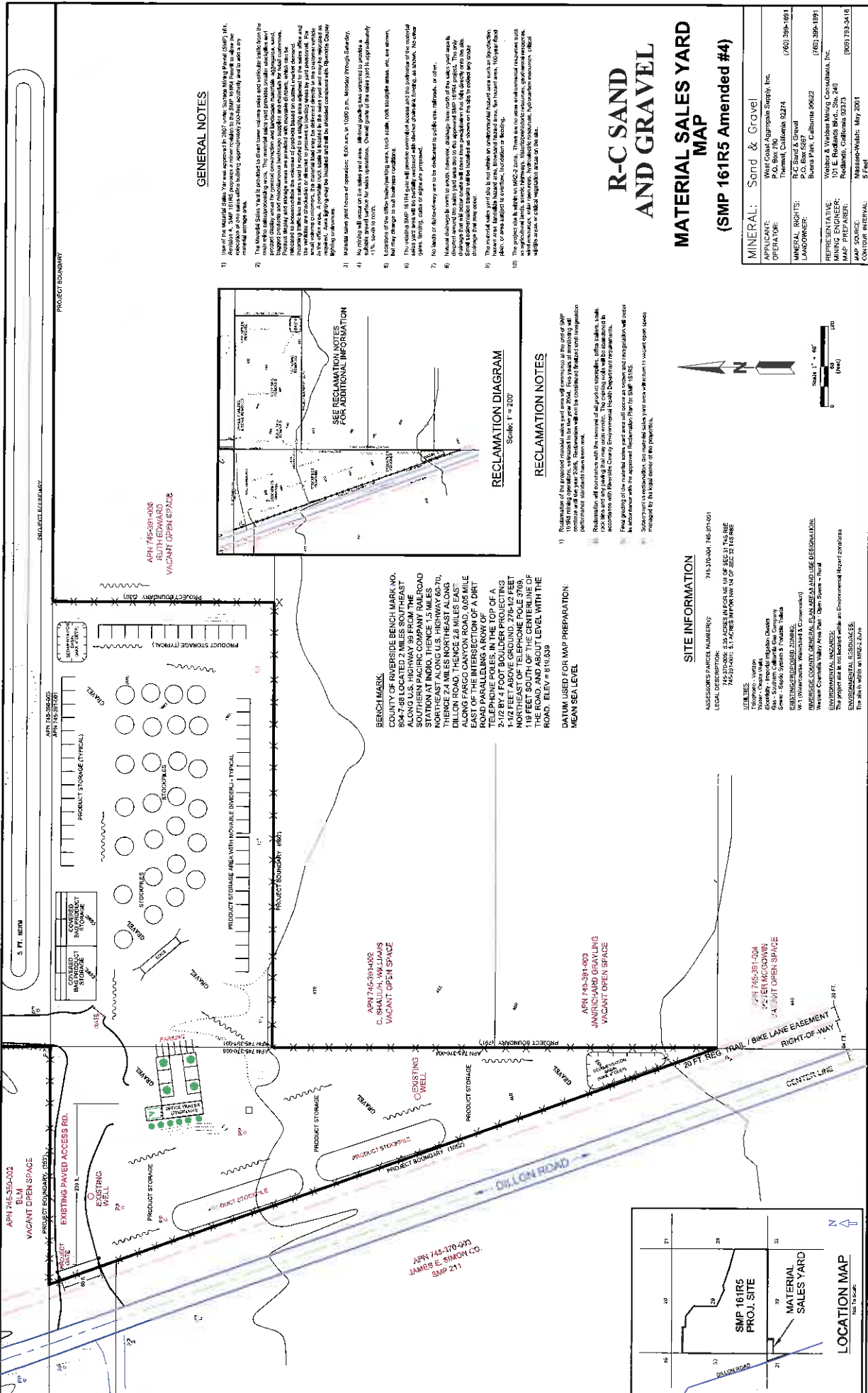
MAP PREPARER: Massimo-Webb, May 2001 & 2017

CONTOUR INTERVAL: 1" = 300'

NO.	DATE	BY	REVISION REFERENCE
1	July 16, 2009	L. Röhnigwe	2 3/31/11 GAW
2	3/22/12	GAW	4 9/27/13 GAW
3	9/27/13	GAW	5 2/14/14 GAW

WEBBER & WEBBER
 MINING CONSULTANTS, INC.
 101 East Redlands Blvd., Ste. 240
 Redlands, California 92373
 (909) 793-3416

CASE #: SMP16195 AMD#4
EXHIBIT: B (rec. plan)
DATED: 2/14/14
PLANNER: P.RULL



GENERAL NOTES

- 1) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.
- 2) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.
- 3) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.
- 4) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.
- 5) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.
- 6) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.
- 7) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.
- 8) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.
- 9) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.
- 10) The material shall be stored in piles or bins. The piles shall be constructed of compacted aggregate base material and shall be covered with a minimum of 12 inches of compacted aggregate base material.

RECLAMATION NOTES

- 1) Reclamation of the material sales yard area shall be completed within 180 days of the completion of the material sales yard area. The reclamation shall be completed in accordance with the following specifications:
 - a. The material sales yard area shall be reclaimed to its original condition.
 - b. The material sales yard area shall be reclaimed to its original condition.
 - c. The material sales yard area shall be reclaimed to its original condition.
 - d. The material sales yard area shall be reclaimed to its original condition.
 - e. The material sales yard area shall be reclaimed to its original condition.
 - f. The material sales yard area shall be reclaimed to its original condition.
 - g. The material sales yard area shall be reclaimed to its original condition.
 - h. The material sales yard area shall be reclaimed to its original condition.
 - i. The material sales yard area shall be reclaimed to its original condition.
 - j. The material sales yard area shall be reclaimed to its original condition.
 - k. The material sales yard area shall be reclaimed to its original condition.
 - l. The material sales yard area shall be reclaimed to its original condition.
 - m. The material sales yard area shall be reclaimed to its original condition.
 - n. The material sales yard area shall be reclaimed to its original condition.
 - o. The material sales yard area shall be reclaimed to its original condition.
 - p. The material sales yard area shall be reclaimed to its original condition.
 - q. The material sales yard area shall be reclaimed to its original condition.
 - r. The material sales yard area shall be reclaimed to its original condition.
 - s. The material sales yard area shall be reclaimed to its original condition.
 - t. The material sales yard area shall be reclaimed to its original condition.
 - u. The material sales yard area shall be reclaimed to its original condition.
 - v. The material sales yard area shall be reclaimed to its original condition.
 - w. The material sales yard area shall be reclaimed to its original condition.
 - x. The material sales yard area shall be reclaimed to its original condition.
 - y. The material sales yard area shall be reclaimed to its original condition.
 - z. The material sales yard area shall be reclaimed to its original condition.

R-C SAND AND GRAVEL MATERIAL SALES YARD MAP (SMP 161R5 Amended #4)

MINERAL:	Sand & Gravel
APPLICANT:	West Coast Aggregate Supply, Inc.
OPERATOR:	West Coast Aggregate Supply, Inc. (860) 398-6891
ADDRESS:	11111 West Coast Highway, Torrance, California 92274
MINERAL RIGHTS:	R-C Sand & Gravel
LANDOWNER:	P.O. Box 6387, Brea Park, California 92622 (761) 394-1891
REPRESENTATIVE:	Webber & Webber Mining Consultants, Inc.
MINING ENGINEER:	101 E. Redlands Blvd., Ste. 240, Redlands, California 92373 (951) 793-5418
MAP PREPARED:	MISSION: May 2001

NO.	DATE	BY	REVISION
1	1/14/11	GAW	Removed the previously proposed material storage area (SMP 161R5).
2	2/22/12	GAW	Revised plan to include County LDC Agency and State OIR project comments.
3	8/27/13	GAW	Slight modification of material sales yard layout.
4	2/14/14	GAW	Revised plan to include County OIR project comments.

WEBBER & WEBBER MINING CONSULTANTS, INC.
 101 E. Redlands Blvd., Ste. 240
 Redlands, California 92373
 (951) 782-3418

NO.	DATE	BY	REVISION
1	1/14/11	GAW	Removed the previously proposed material storage area (SMP 161R5).
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3	8/27/13	GAW	Slight modification of material sales yard layout.
4	2/14/14	GAW	Revised plan to include County OIR project comments.

SITE INFORMATION

ASSASSINATOR'S OFFICE NUMBER: 745-39-041
 LOCAL DESCRIPTION: 745-39-041, 745-39-042
 745-39-043, 745-39-044, 745-39-045
 745-39-046, 745-39-047, 745-39-048, 745-39-049
 745-39-050, 745-39-051, 745-39-052, 745-39-053
 745-39-054, 745-39-055, 745-39-056, 745-39-057
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 745-39-090, 745-39-091, 745-39-092, 745-39-093
 745-39-094, 745-39-095, 745-39-096, 745-39-097
 745-39-098, 745-39-099, 745-39-100

CASE #: SMP161R5 AMD#4
EXHIBIT: B-1 (sales yard)
DATED: 2/14/14
PLANNER: P-PULL

R-C SAND AND GRAVEL

SMP 161R5

AMENDED #4 MINING and RECLAMATION PLAN

Prepared for:

WEST COAST AGGREGATE SUPPLY, INC.
P.O. Box 790
Thermal, California 92274

Prepared by:

WEBBER & WEBBER MINING CONSULTANTS, INC.
101 East Redlands Boulevard
Suite 240
Redlands, California 92373

July 16, 2008

Revised: February 22, 2012

Revised: August 7, 2013

Amended #2: September 27, 2013

Amended #4: February 4, 2014



**CASE #: SMP161R5 AMD#4
EXHIBIT: C (mine.rec plan)
DATED: 2/14/14
PLANNER: P.RULL**

Executive Summary

The R-C Sand & Gravel Dillon Road Mine Site is an existing, permitted mine site located approximately 10 miles north of Indio California. The mine provides construction aggregate products to the Coachella Valley area and surrounding regions. Mining activities have been ongoing since 1982, when Surface Mining Permit (SMP) 140 was granted to R-C Sand and Gravel. Surface Mining Permit 140 expired in 1987 and SMP161 was issued for the site. Subsequent revisions to the permit, SMP161R1 through SMP161R3, are summarized as follows:

- SMP 161R1:
- Allow the installation of and use of one concrete and one asphalt batch plant on the site;
 - Increase permitted area from 100 acres to 104 acres.

- SMP 161R2:
- Increase total project area from 104 acres to 360 acres;
 - Increase annual production from 300,000 tons per year to 900,000 tons per year;
 - Increase total permitted reserves to be mined from 2.4 million tons to 28 million tons;
 - Increase permit life from 20 years to 25 years; and allow use and construction of a concrete block plant.

- SMP 161R3:
- Increase block storage area to 23.3 acres;
 - Provide for construction of concrete block plant accessory use structures (shop building, dry storage building and office building);
 - Reconfigure and increased the depth of South Quarry Area to 70 feet deep.

The current revision, SMP 161R4, was approved in October, 2007. It increased maximum production levels to 1.8 MM TPY (for a total project life extraction amount of 28 million tons) and added a 10.5-acre retail material sales yard to the approved project site. Surface Mining Permit 161R4 provides authority for all current activities at this project site which include mining, processing and sales of aggregate and aggregate products, including sand gravel cobble and boulder, concrete block products, asphalt products, redi-mix concrete products and various miscellaneous or accessory uses such as sales offices, product storage areas, maintenance shops and areas, parts storage, scales, retail and wholesale sales areas.

The approved mine site consists of 370.5 acres on privately held land. This amended Mine and Reclamation Plan has been prepared to incorporate modifications to the mining and reclamation plans since SMP161R4 and to satisfy the requirements of the County of Riverside Mining Ordinance No. 555 and the State Mining and Reclamation Act (SMARA) as overseen by the California Office of Mine Reclamation (OMR)

This proposal to revise SMP161R4 incorporates the following modifications to that permit:

- Increase the depth of excavation areas to fully utilize the onsite sand and gravel reserves.
- Extend the project life from 25 to 55 years (from the date of approval), including 5 years for reclamation monitoring to allow for mining to a greater depth. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million tons to 55 million tons.
- Relocate one material sales yard office approximately 200 feet southerly; add covered dry material storage area, and allow relocation of portable truck scale at the material sales yard to meet market demand.
- Incorporate the option to utilize drill and blast mining techniques at the site.
- Relocate the permitted asphalt plant equipment within the existing permitted mine site.
- Allow modifications to the equipment and layout of the asphalt plant area to import, stockpile and process recycled asphalt product (RAP).
- Allow 24-hour operation of the asphalt plant as required to meet CalTrans work schedules. No change to hours of operation for any other permitted activity is proposed.
- Allow the import, processing, stockpiling and sale of recycled inert construction debris, namely broken asphalt and concrete. No on-site burial of any imported material is proposed.
- Increase the Reclamation Plan Northern Boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area, for a total proposed Reclamation Plan area of 387.5 acres.

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PROJECT DESCRIPTION

SITE AND AREA CHARACTERISTICS

- 1. ACCESS:** The project site is located on Dillon Road approximately 10 miles north-northeast of the City of Indio, California and 4 miles southwest of Joshua Tree National Park. Dillon Road (two lanes, paved) provides access to the site from Highway 111 and Interstate 10 to the south, and from Highway 62 to the northwest (see Vicinity Map—Figure 1). From Dillon Road, a 65-foot paved access road traverses easterly 100 feet and then northerly approximately 1,600 feet to the main office. This road has a locked iron gate just off Dillon Road and signs marked "West Coast Aggregate Supply, Inc.," "Associated Ready Mix," "Orco Block Co.," and "Private, No Trespassing" to provide a secured entrance.
- 2. UTILITIES:** There are currently three water wells on the project site: One near the concrete block plant and two in the area of the Material Sales Yard. Water is currently acquired for project activities from these existing wells utilizing pumps or by hauling to the processing area. All continuing and proposed activities will continue to use these onsite wells as the source water system. Throughout the project life, all wells will be protected from unauthorized entry. Sewage disposal is provided utilizing a septic system and portable toilets that are regularly maintained by a local sewage disposal service. Electricity is provided by the Imperial Irrigation District through the use of an electrical substation maintained onsite.
- 3. LAND USE:** The existing SMP 161R4 mine site, comprising 370.5 acres, is located on a portion of Section 29, T4S, R8E, the northeast 5 acres of Section 31, T4S, R8E, and the northwest 5 acres of Section 32, T4S, R8E. The project site is located entirely on privately held lands owned by R-C Sand and Gravel, Inc. R-C owns approximately 655.5 acres of land including the mine site and area surrounding the mine to the north and east. West Coast Aggregate Supply, Inc. is the applicant and operator of the mine. The current use of the mine site is mining/processing of sand and gravel and related operations. Permitted operations include aggregate mining, processing, and sales; and the production and sale of

concrete block products, ready-mix concrete products, asphaltic concrete products, and landscape products.

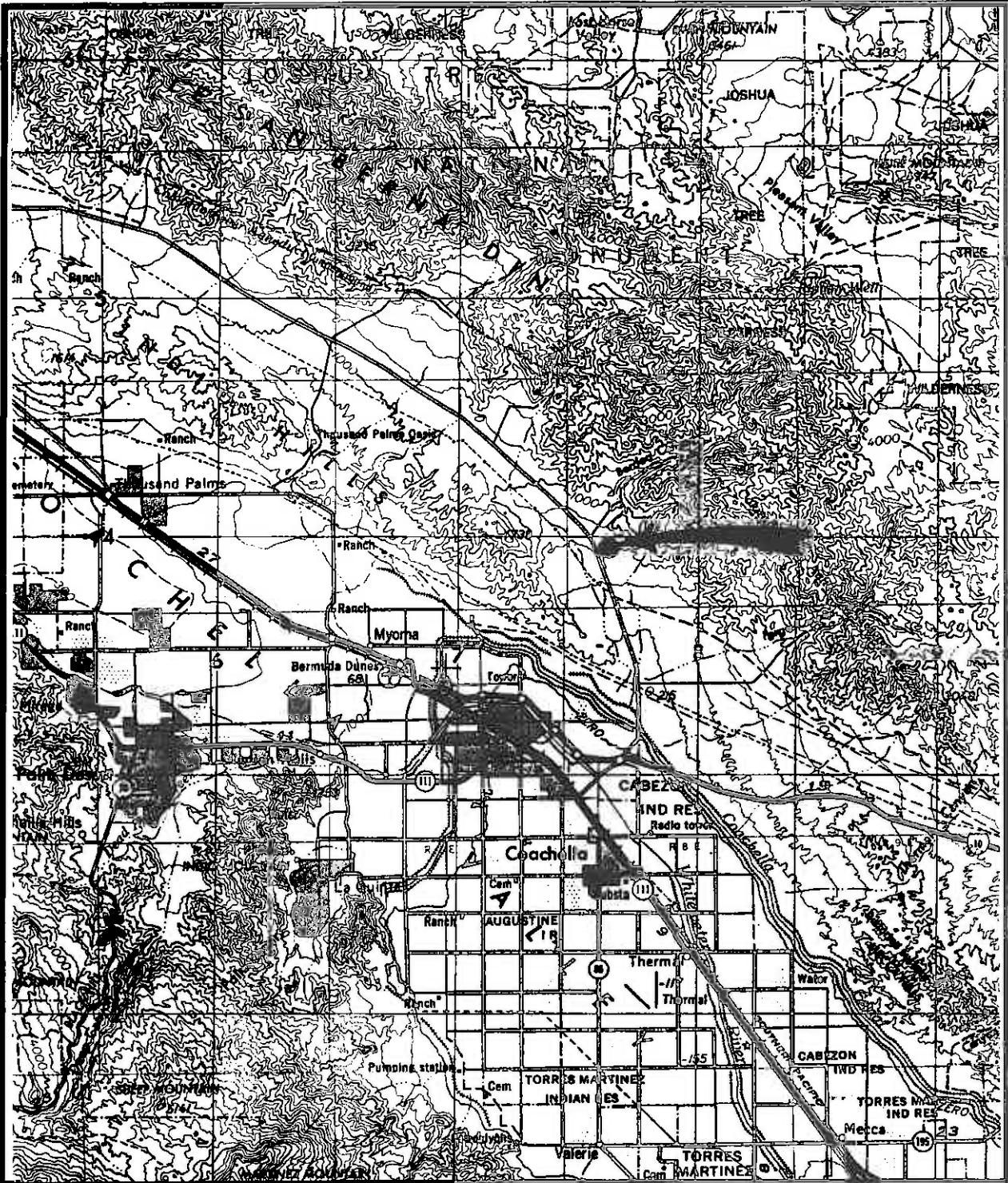
The existing mine site is immediately bounded on the south by small (5 acre) privately held, vacant lands; on the north and east by privately held lands owned by R-C Sand and Gravel; and on the west, by BLM vacant property and Dillon Road. All surrounding lands are vacant. The area is within a construction aggregate resource area designated by the California Department of Conservation Mining and Geology Board as MRZ-2 and of regional significance for "PCC" aggregate resources. Zoning on the mine site is W-1 and M-R-A. The Riverside County Land Use Designation for the property is OS-Mineral.

Mining activities have been ongoing since 1982, when Surface Mining Permit (SMP) 140 was granted to R-C Sand and Gravel. Surface Mining Permit 140 expired in 1987 when the original SMP 161 was issued. Surface Mining Permit 161 was revised in March 2001 (R1), October 2002 (R2), May 2004 (R3), and October 2007 (R4). The following summary details all revisions to date to the SMP 161 project:

- SMP 161R1:
 - Allow the installation of and use of one concrete and one asphalt batch plant on the site;
 - Increase permitted area from 100 acres to 104 acres.

- SMP 161R2:
 - Increase total project area from 104 acres to 360 acres;
 - Increase annual production from 300,000 tons per year to 900,000 tons per year;
 - Increase total permitted reserves to be mined from 2.4 million tons to 28 million tons;
 - Increase permit life from 20 years to 25 years; and allow construction of a concrete block plant.

- SMP 161R3:
 - Increased block storage area to 23.3 acres;
 - Provide for construction of concrete block plant accessory use structures (shop building, dry storage building and office building);
 - Reconfigure South Quarry Area to mine up to 70 feet deep.



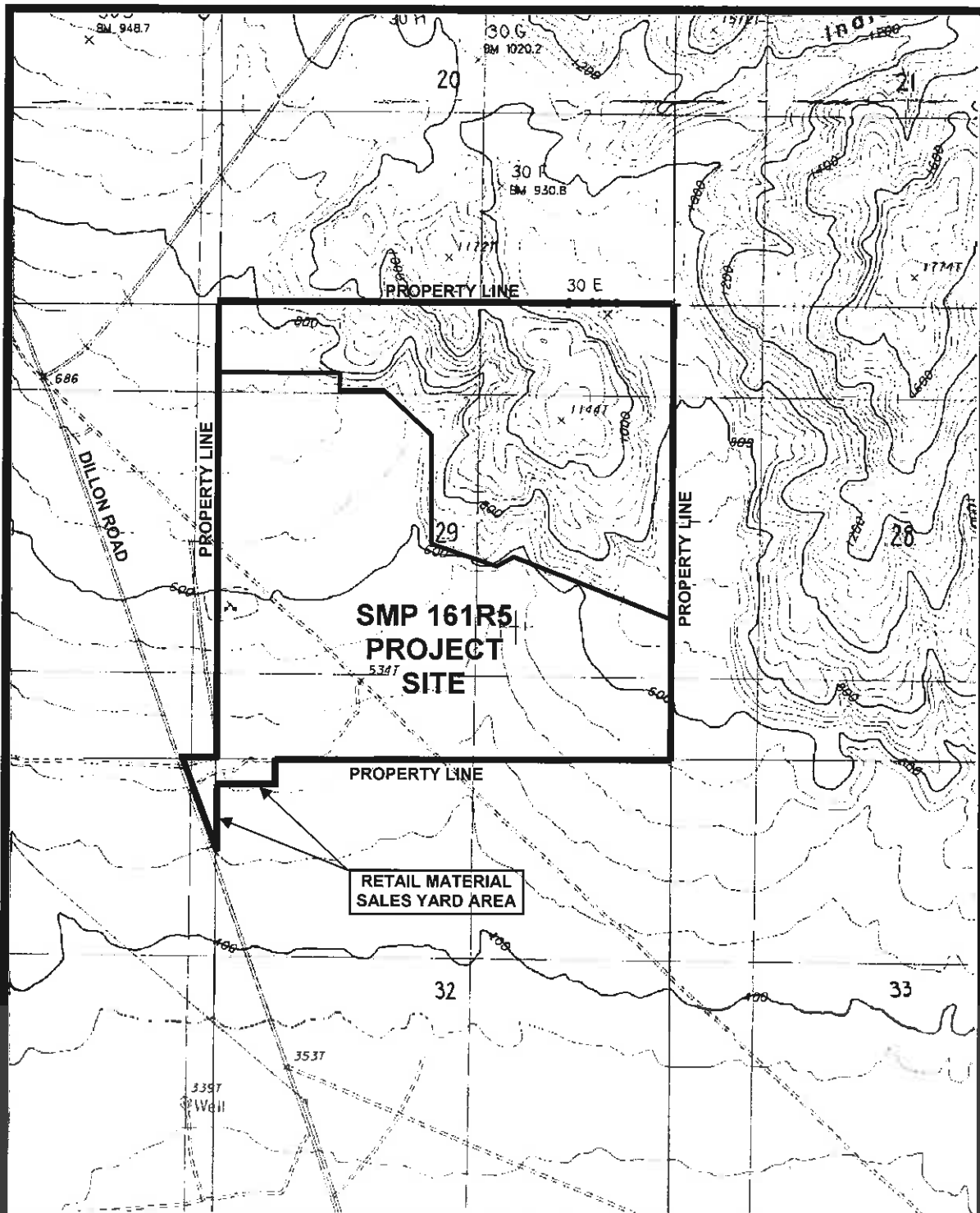
Scale: 1 Inch = 4 Miles

VICINITY MAP
R-C SAND & GRAVEL



Map Source: USGS 1:250,000 Santa Ana Quadrangle (1979)

Figure 1



Scale: 1 Inch = ~1,750 Feet

**EXTENT OF HOLDINGS / LOCATION MAP
R-C SAND & GRAVEL - DILLON ROAD MINE**



Map Source: USGS 7.5' West Berdoo Canyon, Calif. Quadrangle

Figure 2

- SMP 161R4:
- Increase maximum annual production from 900,000 tons per year to 1.8 million tons per year, for a total project life extraction amount of 28 million tons.
 - Add 10.5-acre Retail Material Sales Yard on two land parcels contiguous to existing project area.

This project revision proposes to increase the depth of the excavation area and to expand the boundary of the mine reclamation area in the North Quarry Area to incorporate possible disturbance that may result from the effects of headward erosion. Surface Mining Permit 161R4 currently allows a maximum of 1.8 million tons to be produced annually, until a total of 28 million tons have been extracted. No change to annual production is proposed; however the cumulative total to be mined over the life of the project will increase from 28 million tons to 55 million tons.

This revision also proposes modifications to the material sales yard and to the asphalt plant location and equipment. The proposed modifications to the sales yard include a change to the sales yard office location and the addition of covered storage areas. Proposed modifications to the asphalt plant include: a change to the currently permitted location and configuration of the asphalt plant; a change to the hours of operation and a change to allow the import and processing of inert construction debris and recycled asphalt product (RAP).

The land surrounding the project site and outside the privately held lands owned by R-C Sand and Gravel to the west, north and east is comprised primarily of large sized parcels that are currently vacant and managed by the BLM. Properties to the south are small privately held parcels and are also vacant. Directly to the west of this project (across Dillon Road) is an existing sand and gravel operation operated by Simon Concrete & Aggregate, LLC. The nearest residential development is situated approximately 4 miles to the northwest along Dillon Road in the community of Indio Hills.

A GTE easement passes through the southwestern portion of the existing project site. The easement runs diagonally from the northwest to the southeast, and separates what is referred to as the "processing area" from the active mining

areas. The GTE easement is 100 feet wide and contains underground fiber-optic lines. No material processing activities or mining excavations are permitted within this easement. Access for GTE maintenance and inspection is maintained along the easement.

A portion of an Alquist-Priolo Earthquake Fault Zone area crosses the very eastern extent of the approved quarry, and continues north and northwesterly of the site for several miles.

- 4. VISIBILITY:** The existing project site is located in a remote portion of Riverside County, approximately 1,500 feet east of Dillon Road. Virtually all lands within a three-mile radius of the project are vacant desert areas, except for other sand and gravel operations along Dillon Rd. and an agricultural operation to the south. There are no residences, other commercial developments, or recreation areas to the north, south, east or west that contain this project within its viewshed.

The existing concrete block manufacturing plant is situated approximately 20 feet below natural grade to help minimize visibility of the operations. The existing material sales yard area adjacent to Dillon Road contains stockpiles, sales office, and rock bins, most of which are visible to potential customers along Dillon Road. Any lighting required for operations during non-daylight hours is hooded to prevent glare from impacting Dillon Road and adjacent properties. The proposed asphalt plant will be installed approximately 35 feet below the natural grade of the asphalt plant location. The maximum height of the plant equipment is 55 feet.

- 5. GEOLOGY:** The project site (existing operations and material sales yard) is located in a broad alluvial channel just south of the Little San Bernardino Mountains. The outlets of Berdoo Canyon and Indio Canyon are situated to the north and east, respectively. The Indio Hills are located approximately 2 miles to the west and the northwest-southeast trending San Andreas Fault is an additional 3-5 miles to the west.

Geologically the site is comprised of Qal, alluvium, which relates to unconsolidated stream channels and alluvial fan deposits of decomposed granite. The Soil Conservation Service (SCS) lists the site as Carrizo stony sand, and as a gravelly, cobbly, or stony coarse sand down to the SCS study depth of 5 feet. Present

mining operations indicate that the depth of this deposit well exceeds 5 feet, and is more likely to be greater than 100 feet in depth in some areas.

An Alquist-Priolo Earthquake Fault Zone crosses the very eastern extent of the approved SMP 161R4 quarry area. No structures are currently located or proposed within the Alquist-Priolo Earthquake Fault Zone. Future mining and reclamation activities should not be impacted severely by earthquake-related phenomenon such as ground shaking, landslides, mudflows, liquefaction or settlement (Slope Stability Investigation, CHJ, Inc., Oct. 2001)

A general description of the soil and bedrock materials observed on the site is provided as follows:

Quaternary Alluvium: Quaternary alluvium was interpreted to exist at depths of up to 50 feet based on the seismic refraction survey. In general, the alluvium consists of yellow-brown to brown silty sands and gravels.

Quaternary Older Fanglomerate: Quaternary older fanglomerate mantles the bedrock along the eastern limits of the proposed quarry area. The older fanglomerate was observed up to 4 feet thick and consists of brown to gray brown, hard, well indurated conglomeritic igneous and metamorphic rock in a silt/sand matrix.

Precambrian Igneous and Metamorphic Rock Complex: Igneous and metamorphic rock exists at the surface and can be interpreted at depth below the Quaternary alluvium. Generally, the bedrock consists of intermixed white to light gray quartz rich monzonite and gray to dark gray grannodiorite. The igneous and metamorphic rock is moderately weathered and hard to very hard in condition.

6. HYDROLOGY:

Surface Water

The project site is located in the alluvial fan wash deposits from nearby Berdoo Canyon. Two intermittent streams flow north to south through the central portion of the mine site. Both streams are only active during the infrequent periods of

heavy rainfall. The primary (more active) Berdoo Canyon blueline stream currently flows into, and terminates in, the active mining pit located just north of the processing plant under most stormwater events. Water flows from the primary Berdoo Canyon blueline stream will be directed away from the processing areas and into the lower elevations that will exist in each active mining area with the aid of dikes and/or berms where applicable. In the event that water discharges from the site, installed silt collectors will filter any remaining storm sediments. The secondary stream currently flows uninterrupted through the central portion of this project. The quarry area will intercept the secondary stream creating site terminating water flows. These measures and other measures developed in the Stormwater Pollution Prevention Plan will continue to minimize the possibility of adverse effects on adjacent properties for the remainder of the project life.

In accordance with California Dept. of Fish and Wildlife (CDFW) regulations (Fish and Game Code, Sec. 1602), consultations were conducted with officials from the CDFW in 2010, 2011 and in 2012 to review the site conditions and the status of mining operations. The CDFW determined that active mining activity impacts would not occur until sometime in late 2012, and that it was premature to make application for a Streambed Alteration Agreement until that time. In November of 2012, an application for a Streambed Alteration Agreement was submitted to the CDFW and, on April 2, 2013 the owner was notified that the application was complete. It is the responsibility of the CDFW to prepare the draft agreement and submit it to the owner for execution. To date, CDFW has not completed the draft agreement and execution of a final agreement is pending receipt of the draft agreement from CDFW. Consistent with CDFW regulations, all Streambed Alteration Agreements shall be completed prior to any active streambed excavations at the site.

The existing material sales yard area has been graded to direct and collect any surface water flows that may occur on the 10.5 acre site. Natural drainage from the northern portions of the project mine site will not enter the sales yard area as current SMP 161R4 operations collect and/or divert any water flows around the site. Rainfall directly onto the sales yard will be directed into two shallow catch basins onsite: One at on the northeast sector of the sales yard and one at the southwest sector of the sales yard area. This will provide for complete retention of

water flows caused by precipitation that occurs directly on the sales yard area (see Exhibit A, Map Sheet 3 of 4 – Material Sales Yard).

The sales yard site is not located in a recognized floodway or a 100-year flood plain and is protected by the mine areas to the north. If a locally severe storm produced a flash flood in a rare occurrence, the proposed drainage system will promote water flows into the project site avoiding contact with project equipment. Therefore, additional methods to protect the project and adjacent properties from intensified flooding are not necessary.

The United States Army Corps of Engineers (USACE) had determined in May 6, 2009 Permit 404 jurisdictional determination decision letter for SPL-2009-347-FBV that SMP 161R4 was not subject to its jurisdiction. The proposed project changes will not alter any mine discharge nor offsite downstream conditions. In accordance with USACE protocols, the mine owner will periodically make application for renewal of the approved jurisdictional determination.

In accordance with CCR Sections 3706 and 3710 (Porter-Cologne and Clean Water Acts), a Storm Water Pollution Prevention Plan has been prepared and is kept onsite at all times. On-going monitoring via the periodic collection and analysis of surface water samples during local storm events that result in ephemeral surface flow (no onsite perennial surface flow exists) has been incorporated into site activities. Monitoring data are made available to the Colorado River Basin Region #7 Water Quality Control Board, as required.

The project site is not within a groundwater recharge area. The operation will not introduce any toxic substances, contaminants, or degrade the quality of stream runoff from the site. There are no stream gauging stations within two miles of the site.

Groundwater

The project site is located within the Coachella Valley Ground Water Basin of the Colorado Desert Hydrologic Study Area. The Coachella Valley Basin covers 690 square miles and is drained by the Whitewater River. Ground water within the basin is located at a depth of 100 - 1,000 feet. Groundwater levels have been

measured within the onsite well(s) to be approximately 467 feet below ground surface (33 feet AMSL). The basin has an estimated storage capacity of 39,000,000 acre-feet, and natural recharge of the basin is estimated at 80,000 acre-feet per year. Water use in the Coachella Valley includes 41,000 acre-feet for agriculture and 45,300 acre-feet for urban use annually. Approximately 350,000 acre-feet of Colorado River water is also used for irrigation annually. Generally, the basin is known to have fluoride, sulfate, and total dissolved solids contents that exceed the limits allowable for domestic use.

The three existing wells are located on the project site (two near the entrance gate and one near the concrete block plant) to facilitate aggregate processing, concrete production and dust suppression requirements. The amount of groundwater used for onsite activities will not affect the overall groundwater condition throughout the life of the project.

Furthermore, the pits would receive and accumulate intercepted ephemeral surface flow. This would benefit the underlying regional groundwater system by providing a new groundwater recharge location, as opposed to simply allowing surface water to flow downstream and a portion of which to be released into the atmosphere by evapotranspiration via drainage vegetation. This recharge location would have a relatively high topographic location, which would benefit onsite, adjacent, and down gradient groundwater users. Quality of the underlying regional groundwater system would not be degraded because the distance between onsite groundwater (467 feet below ground surface or 33 feet AMSL) and the deepest pit depth (250 feet below ground surface (410' AMSL) in East Quarry Area) would result in percolating surface water through approximately 375 feet of vadose soils. The intercepted surface water would have essentially the same physicochemical characteristics as that of non-intercepted groundwater.

7. **SOILS:** The soil that exists on the project site is comprised of Carrizo stony sand (CcC) of the Carrizo Soils Series. According to the Soil Conservation Service all Carrizo Series Soils are comprised of excessively drained soils that were formed in very cobbly or very stony sand alluvium. These soils naturally form slopes from 2 to 9 percent in steepness. Typically these soils are present in regions that are approximately 2,000 feet above mean sea level. Average annual precipitation for this site is less than 4 inches, and average soil temperature is 72-75 degrees

Fahrenheit. These soils are rapidly permeable and contain a water capacity of less than 2 inches.

8. **VEGETATION:** The existing vegetation on and around the project site is relatively sparse due to the sand and gravel substrate that does not readily support flora. The most prevalent plant species found include creosote bush (*Larrea tridentata*), white bursage (*Ambrosia dumosa*), brittlebush (*Encelia farinosa*), indigo bush (*Psoralea schottii*), and cheesebush (*Hymenoclea salsola*). There are no Federal and/or State designated Rare, Threatened or Endangered Species.

For a more detailed description of vegetation on the project site, see the following Appendices to this report prepared by Scott White Biological Consulting:

- Appendix 1 – Biological Assessment: Proposed R-C Sand and Gravel Quarry Expansion, Nov. 1999
- Appendix 2 – Proposed R-C Sand and Gravel Quarry Expansion: Focused Desert Tortoise and Sensitive Plant Survey, Oct. 2000
- Appendix 3 – Proposed R-C Sand and Gravel Quarry Expansion: Biological Technical Report and Focused Surveys for Desert Tortoise and Special Status Plants, Jun. 2001
- Appendix 5 – Proposed R-C Sand and Gravel Materials Yard: Biological Technical Report and Focused Survey for Desert Tortoise, Aug. 2006

9. **WILDLIFE:** Wildlife encountered on and around the project site include only common birds, reptiles and mammals. These include the raven (*Corvus corax*), turkey vulture (*Cathartes aura*), coyote (*Canis latrans*), and jackrabbit (*Lepus californicus*). No signs of the Federally and/or State listed threatened species of Desert Tortoise have been identified near the site. It is believed that the Desert Tortoise does not utilize this region of Riverside County as habitat. For additional information, see the following Appendices to this report prepared by Scott White Biological Consulting:

- Appendix 1 – Biological Assessment: Proposed R-C Sand and Gravel Quarry Expansion, Nov. 1999
- Appendix 2 – Proposed R-C Sand and Gravel Quarry Expansion: Focused Desert Tortoise and Sensitive Plant Survey, Oct. 2000
- Appendix 3 – Proposed R-C Sand and Gravel Quarry Expansion: Biological Technical Report and Focused Surveys for Desert Tortoise and Special Status Plants, Jun. 2001

Appendix 5 – Proposed R-C Sand and Gravel Materials Yard: Biological
Technical Report and Focused Survey for Desert Tortoise, Aug.
2006

MINING

- 1. MINERAL COMMODITY:** The mineral commodities extracted onsite currently include sand and gravel, but may include a crushed hard rock in the future if the underlying bedrock is encountered during excavations. The project site is located within land designated as Mineral Resource Zone MRZ-2 (Mineral Land Classification: Aggregate Materials in the Palm Springs Production-Consumption Region, California Division of Mines and Geology, 1987). Sand and gravel have been mined intermittently since approximately 1982 at this site, and are utilized in the production of concrete, asphaltic concrete, base materials and sand products. These are the only mineral commodities to be mined at this site.

- 2. MINING OPERATION:** This plan proposes to continue mining the site at production levels approved in SMP 161R4. This plan proposes to revise the approved cumulative total mined of 28 million tons to a cumulative total of approximately 55 million tons over the life of the project. To accommodate extraction of the additional reserves, it's proposed to extend the time allowed to extract the material from 25 years (as in SMP 161R4), to up to 55 years (SMP 161R5) from the date of approval. For example, if the project is approved in 2014, the entitlement will expire no later than December 31, 2069. The end of mining will occur when either the total amount of material extracted is accomplished, or the permit life has expired, whichever comes first. Reclamation of the project site will be finalized during the final five years of project life or until performance standards have been met. Success criteria (performance standards) are presented in Section 14 Monitoring and Maintenance (see below). It is not proposed to increase the maximum annual production amounts exported of 1.8 million tons as permitted in SMP 161R4. It is projected that annual production will generally range from approximately 900,000 – 1,800,000 tons per year to meet the future demands of the regional construction market. This proposed plan incorporates a level of flexibility that will provide additional years to accommodate regional construction activity without increasing maximum extraction rates as currently approved.

To provide the additional reserves to be mined over the life of the project, it is proposed to increase the depth of excavations, as compared to SMP 161R4. As shown on the Mining and Reclamation Plan Maps, the proposed excavations will be a maximum of 250 feet deep with a bottom elevation of 250 feet (MSL) in the East Quarry, but will average approximately 140 feet deep in the remainder of the quarry areas. The final quarry floor elevations for the North, East and South Quarry areas are as shown on the Exhibit A, Sheet 1 of 4, Mining Plan Map. Datum used for all elevation contours within this plan is Mean Sea Level. As approved in SMP 161R4, all proposed excavation slopes will be final graded to no steeper than 3:1 (horizontal:vertical). Typically, one quarry area will be mined at any particular time, however, certain construction requirements may arise that require mining more than one quarry area concurrently for selective blending of particular materials.

No changes are proposed to the operation of the approved concrete redi-mix batch plant currently located in the processing area portion of the project, as shown on the Mining Plan Map. The processing area will continue to be the location of the site office, scale, equipment maintenance, truck parking, and related operations. No mining or processing activities will occur within 50 feet (setback) of the 100-foot GTE easement throughout the remaining life of this project.

Mining operations at this site are accomplished utilizing a standard open pit method. As this operation has been ongoing since approximately 1982 and due to the alluvial nature of the immediate region, there is very little, if any, vegetation and overburden to be removed. As each new quarry area is opened, the sparse vegetative cover will be cleared and stockpiled for subsequent reclamation activities. Any overburden encountered will consist of "topsoil" material and will be removed and stockpiled in designated areas prior to mineral extraction activities (see Exhibit A, Map Sheet 1 of 4 – Mining Plan Map). Topsoil stockpile identification signs have been installed to clearly identify existing and future topsoil stockpiles to be used during reclamation of the site.

The mining of these materials is accomplished with dozers, front-end loaders, or hydraulic excavators depositing the raw material into a haul truck, or directly into the processing plant feed hopper, or onto a conveyor system. Once entering the

primary processing plant, the material is crushed, screened, washed if necessary, and then stockpiled according to final product size. The sized aggregates are then diverted to the concrete batch plant, asphalt plant, concrete block manufacturing plant, sales yard, or directly to the end-user. These final products are primarily sold directly for the construction market end use.

The locations of the existing concrete batch plant and the proposed relocation of the permitted asphalt plant are shown on Exhibit A, Sheet 1 of 4, Mining Plan Map. These plants are typical of most portable asphalt and redi-mix plants. The concrete batch plant is capable of producing approximately 200-400 tons per hour and the asphalt plant is capable of producing up to 650 tons per hour of product. These plants operate intermittently as dictated by the local construction market. For additional details on these plants, see Section 8. Planned Ore Processing Methods Onsite.

The existing material sales yard area consists of the 10.5-acre southwest portion of the existing operations. This area will continue to be utilized as product storage and display areas. Products consist of construction and landscape materials, including aggregates, sand, bagged materials, miscellaneous landscape supplies and other miscellaneous rock products that may be imported to the site for resale. Office trailers, a portable truck scale, and covered dry storage are proposed and will be installed in support of the retail operations. Paving of the sales yard is not proposed; however, compacted crushed gravel surfacing will be applied to minimize dust production.

3. **CONCRETE BLOCK MANUFACTURING PLANT:** Surface Mining Permit 161R4 currently provides authority to operate the concrete block manufacturing plant onsite to better diversify the aggregate product line offered by West Coast Aggregate Supply to the region. The concrete block manufacturing plant is located as shown on the Mining Plan Map (Exhibit A, Map Sheet 1 of 4). The enclosed plant building dimensions are approximately 220 feet by 340 feet and 52 feet at its highest point. This building is situated on a designated 23.3-acre portion of the overall project site. Approximately half of the plant building is enclosed and comprises the material storage, mixing, and actual block production area. The other half of the plant building is enclosed, but with loading bays along the perimeter and will be utilized for green block curing, storage and shipping. In

direct support of this plant, an open storage shed structure, shop building, sales office building, well and outdoor block storage yard are located onsite. All together, the concrete block plant with associated structures/storage yard comprises 23.3 acres.

4. **PROJECT LIFE:** This project initially commenced operations in 1982 with the approval of SMP 140. Surface Mining Permit 161 was approved in 1987 for a period of 20 years, until 2007. Revision 1 to SMP 161 was approved in March 2001, Revision 2 was approved in October 2002, Revision 3 was approved in May 2005 and Revision 4 was approved in October 2007. This revision plan proposes an increase from the 25-year project life currently approved, to a 55-year total project life from the effective date of the SMP 161R5 permit. Therefore, it's estimated that project operations (including successful reclamation of the site) will cease December 31, 2069, or upon production of 55 million tons, whichever comes first.
5. **SIZE:** R-C Sand and Gravel currently owns the entire Section 29 as well as the two adjacent parcels on which the proposed material sales yard area is located. Of the 650-acre land holdings, a total project area of 370.5 acres was approved in SMP 161R4. This plan proposes a 17-acre increase in the area to be reclaimed to accommodate potential headward erosion in the North Quarry Area. No increase in mining area is proposed. The new total area to be reclaimed is 387.5 acres.
6. **EXCAVATIONS:** This revision plan proposes minor changes to the excavation parameters approved in SMP 161R4. The individual mining areas will have maximum slope heights ranging from 100 feet to 250 feet, compared to 20-70 feet in SMP 161R4. However, as approved in SMP 161R4, all mining areas will maintain a maximum slope angle of 3:1 (horizontal:vertical) where the quarries cut into the alluvium. The proposed mine design was revised to better utilize the sand and gravel reserves onsite by excavating deeper within the confines of the project site. The East Quarry Area will continue to be the largest and deepest, creating a basin floor (pit bottom) at elevation 250 feet MSL, or approximately 250 feet below adjacent natural grades to the north. The North Quarry bottom of pit elevation at 530 feet MSL is approximately 160 feet below adjacent natural grade to the north. The South Quarry will contain two small mining areas with a maximum depth of

50-70 feet below adjacent natural grade to the north. Excavations can be references in the field for compliance monitoring using the following benchmark:

COUNTY OF RIVERSIDE BENCH MARK NO. 604-7-68 LOCATED 2 MILES SOUTHEAST ALONG U.S. HIGHWAY 99 FROM THE SOUTHERN PACIFIC COMPANY RAILROAD STATION AT INDIO, THENCE 1.5 MILES NORTHEAST ALONG U.S. HIGHWAY 60-70, THENCE 2.4 MILES NORTHEAST ALONG DILLON ROAD, THENCE 2.8 MILES EAST ALONG FARGO CANYON ROAD, 0.05 MILE EAST OF THE INTERSECTION OF A DIRT ROAD PARALLELING A ROW OF TELEPHONE POLES, IN THE TOP OF A 2-1/2 BY 4 FOOT BOULDER PROJECTING 1-1/2 FEET ABOVE GROUND, 276-1/2 FEET NORTHEAST OF TELEPHONE POLE 3709, 119 FEET SOUTH OF THE CENTERLINE OF THE ROAD, AND ABOUT LEVEL WITH THE ROAD. ELEV = 619.539

7. **ANTICIPATED PRODUCTION OF COMMODITY:** Surface Mining Permit 161R4 approved a maximum aggregate production rate of 1.8 million tons per year (1.2 million cubic yards). This proposed revision will not change the annual maximum, but does change the cumulative total production for the life of the project. Under normal conditions, approximately 900,000 tons (600,000 cubic yards) will be produced annually. However, this proposal will provide R-C Sand and Gravel the flexibility to meet the longer-range, highly-variable aggregate material demands in the local region. Under this proposal, the total amount of material to be cumulatively mined over the proposed 55-year project life will increase to approximately 55 million tons (38 million cubic yards). This 55 million tons includes approximately 6,600,000 tons (4.4 million cubic yards) of fines that were previously designated as a waste product. Refinements in material processing and product diversification have resulted in incorporating the fines into final aggregate products generated at the site.
8. **PLANNED ORE PROCESSING METHODS ONSITE:** This revision proposes no significant changes to the existing ore processing methods onsite. The existing sand and gravel plant onsite consists of jaw/cone crushers, dry/wet screening plants, a fine material classifier, and an assortment of conveyors.

The processing operation begins with the deposit of raw mine run material into the receiving hopper that directs the larger material into the primary crusher and allows the smaller material to pass through to the first screening plant. The first

screening plant then determines which secondary crusher to feed the various material for further size reduction. From the secondary crushers, the material is fed to a series of screens and conveyors that direct the material to ¾" rock, 1½" rock, ¾" pea gravel or ¾" No. 2 base stockpiles. The finer material remaining in the processing circuit is then fed to the classifier where the material is then stockpiled as either plaster sand, concrete sand or bird's eye. Material that will be used for asphalt, concrete, or block production will be transported to the respective area via loader directly from the processed stockpiles.

The permitted concrete batch plant has a maximum production capacity of 200-400 cubic yards per hour and is expected to receive up to 250,000 tons of aggregate yearly. The plant consists of elevated aggregate bins and an enclosed bulk cement silo. The aggregate bins have a maximum capacity of 215 cubic yards and the cement silo has a maximum capacity of 170 cubic yards.

The permitted concrete block plant shares aggregate with the concrete batch plant. No additional mining will occur to supply the block plant. The above referenced 250,000 tons of aggregate yearly will be divided between the block plant and concrete batch plant, in proportions determined by market demands.

Depending on the range of products required to meet particular construction specifications, this plant configuration may be altered slightly to accommodate market requirements.

Proposed Asphalt Plant

This revision proposes a change to the location and configuration of the presently permitted asphalt plant to allow for the stockpiling, processing, loading, weighing, storage, and sale of asphalt and recycled asphalt products. The proposed location is within an existing permitted mine area designated as the South Quarry. The South Quarry is a disturbed area and has been mined continuously since 2003 to a depth of approximately 35' below natural grade.

The proposed new asphalt plant operation will process aggregate, recycled asphalt product (RAP) and recycled rubber material to produce asphalt products. The use of recycled construction material is mandated by local, state, and federal

regulations. Up to 150,000 tons per year of RAP and recycled rubber material will be imported to the proposed asphalt plant area to accommodate asphalt product requirements of CalTrans and other end users. Maximum production of the asphalt plant will be 750,000 tons per year of asphalt product utilizing a combination of mined aggregate and up to 150,000 tons per year of RAP and recycled rubber material. Average hourly output of the plant at full proposed utilization of 750,000 tons per year is estimated to be 350-375 tons per hour. The plant will operate under permits issued by the South Coast Air Quality Management District (SCAQMD). Air emissions from the proposed project are subject to federal, state, and local rules and regulations implemented through provisions of the federal Clean Air Act, California Clean Air Act, and the rules and regulations of the California Air Resources Board (CARB) and SCAQMD. SCAQMD regulates emissions from stationary sources through the permitting process and requires Permits to Construct/Operate for all equipment with the potential to release air contaminants.

The proposed relocated asphalt plant will produce up to 750,000 tons of asphalt product annually, depending on regional demand. The asphalt plant will consist of assorted aggregate feeder conveyors and screws, raw and treated aggregate hoppers, screens and sorting conveyors, a pug mill, a rotary dryer/mixer, asphalt oil storage tanks, lime storage silos/tankers, truck load-out silos, truck scales, and associated dust suppression, maintenance and control structures as well as stockpile areas for raw and lime-treated aggregates (marinating areas), raw and ground RAP material, and recycled rubber material.

From time to time, various agencies such as Caltrans and Federal Highway Administration require virgin aggregates to be treated with hydrated lime to improve the cohesion between liquid asphalt and aggregates. This process is known as lime marination. In this process, water, hydrated lime, and aggregates are metered into a continuous mixing pugmill. The mixture is conveyed from the pugmill to various stockpiles, where it is required to cure for approximately 24 hours prior to usage in hot mix asphalt.

Wheeled loaders will load aggregate material and recycled materials from storage piles to aggregate or RAP bins. Aggregate is transferred from the bins via conveyor belt or screw to rotary dryer/mixer where it is mixed with lime treated

aggregates, recycled asphalt material, recycled rubberized material and asphalt oil to produce asphalt products. The asphalt products are conveyed to truck load-out silos and delivered to trucks for sale and shipment. Asphalt oil is provided to the plant by three (3) 30,000-gallon stationary tanks, which will be located near the hot mix drum. A tack-oil storage tank will also be installed. Fuel for the hot mix drum will be natural gas provided by Southern California Gas Company. All stationary aboveground tanks will comply with any required secondary containment regulations as a precaution against tank rupture. The plant equipment and configuration may be changed or upgraded in response to variations in product and market demands, to modernize and upgrade equipment or to comply with revised federal, state or local compliance regulations.

The asphalt plant will operate as required to meet local construction demand. As the plant location will be not less than 300 feet from the outside boundary of the property, this project revision proposes operation on a 24-hour per day schedule if required to meet specific project requirements. That usage is expected to be occasional and intermittent.

9. **PRODUCTION WATER DATA:** Water is used for material washing, dust control and concrete production activities on this project site. The water is acquired via the three onsite wells: two wells located near the project entrance and one well near the concrete block plant. It is estimated that approximately 50% of aggregates mined at this project site will be washed. At average production levels, the washing of this raw material will require an average of 387,000 gallons per day (approximately 800 gallons per minute). Approximately 70% of the process wash water will be recycled utilizing an onsite tailings pond system, therefore 116,000 gallons per day (approximately 240 gallons per minute) will be consumed in the washing of material. The occasional increased production as approved in SMP 161R4 will double the amount of wash water used during years of increased production. Dust control activities will continue to consume approximately 4,000 gallons per day (approximately 0.8 gallons per minute). Therefore, aggregate washing and dust control activities will consume an average of 120,000 gallons per day (approximately 250 gallons per minute), or approximately 92 acre-feet per year. During times of increased production, up to 240,000 gallons may be used daily (approximately 500 gallons per minute), or 184 acre-feet during that year.

The asphalt plant does not use any additional water; however, the permitted concrete batch plant and concrete block manufacturing plant do consume additional water at a highly variable rate, depending on local concrete market demands. It is estimated that concrete production will average approximately 170,000 cubic yards annually, requiring 20,000 gallons per day (approximately 42 gallons per minute), or 15.25 acre-feet per year. Therefore, an average of 140,000 gallons per day (approximately 292 gallons per minute), or 104.25 acre-feet per year, will be consumed by all project operations, with a maximum potential of 260,000 gallons per day (approximately 542 gallons per minute), or 199 acre-feet for any one-year time period.

As water is utilized and recycled to the greatest extent practical at the project site, there is no 'wastewater' that requires disposal. However, water lost through seepage at the sedimentation ponds and direct application onto road surfaces for dust suppression could be considered excess processing water. Total volume of this water will be less than 10,000 gallons per day (<2 gpm), or roughly 7.5 acre-feet per year at maximum production levels. Possible contaminants to this excess processing water could include turbidity, which would be filtered-out of the water during percolation. This water will not include any other potential contaminants such as processing chemicals, detergents, acid drainage, oils, fertilizer/soil amendments, or any other chemicals/materials. All other water present at the project site (mine drainage, storm runoff, etc.) will remain onsite due to the self-contained nature of the mine design, primarily within the active excavation areas.

10. **MINE WASTES:** Until recently, project operations produced silty fine material from the crushing/screening operation. Past mining history at this site has shown this waste material to comprise approximately 10-12% of total production, or about 135,000 tons per year at the existing permitted production rate. Therefore, project operations may produce up to 270,000 tons of fines during years of maximum aggregate production. However, onsite processing has been refined so that all material formerly considered a waste product (waste fines) are now utilized in the production of aggregate products generated at the site. The former fines stockpiles have been depleted, and stockpiling of fine material is not expected to occur throughout the remainder of the project life.

11. **IMPORTED WASTE:** Chemicals or other hazardous materials are not proposed during processing of materials at this site. This revision proposes to import up to 150,000 tons per year of recycled asphalt product (RAP) for use by the asphalt plant.

Also, up to 100,000 tons per year of inert construction debris may be imported to the site for recycling. Inert construction debris consists of concrete, asphalt and small amounts of reinforcing steel material. The imported material will be processed to produce recycled construction aggregates for use in regional markets.

No hazardous material is contained in the imported material. Approximately 99% of recycled material is re-processed for re-use. All loads are presorted off-site and inspected at delivery. No onsite burial of any imported waste is proposed and is not allowed per existing permit conditions.

Potentially hazardous materials imported to this site such as diesel fuel, oils and solvents are consumed by operating equipment. Any waste oil generated at the project site is collected and transported for offsite disposal by approved methods via properly trained and licensed personnel. These procedures, and any lawful changes to these procedures, will be adhered to throughout the proposed project life.

12. **EROSION AND SEDIMENTATION CONTROL:** Two intermittent streams cross the site from north to south in the central portion of the existing project. A potential for headward erosion upstream from the North Quarry Area (via the primary Berdoo Canyon blueline stream) was identified by Riverside County Flood Control upon SMP 161 approval in 1987. This was based on a 100-year storm event occurring over the life of the previously-permitted 25-year project life. Additional headward erosion analysis performed for this project design indicates the potential for headward erosion outside the permitted project boundary (but still within the property boundary) in the North Quarry Area. This proposal includes a 17-acre increase to the total reclamation area to accommodate any potential erosion so any upstream headward erosion will be contained within both the proposed reclamation boundary and within the site property boundary. Therefore, any potential headward erosion will not affect upstream properties. This reclamation boundary revision will not change the total area to be excavated from what was

approved in SMP 161R4. The project design also incorporates a 100-foot mining setback from the west, south and east property lines.

Under this proposal, the secondary streambed will continue to flow into the East Quarry Area and terminate within the existing project limits.

As each mining area floor is formed, a depression will be created to allow onsite water flows to deposit sediments within the confines of the site. Rainfall onto the quarry areas will remain within the confines of the quarry area(s), thereby preventing offsite sedimentation or erosion concerns. Rainfall that occurs directly on the project processing areas will flow gently towards the nearest quarry depression area. Each quarry area will retain water flows during most situations. Under extreme conditions, water flows may discharge from the site at the designated point in the South Quarry Area. Silt collectors installed at this point will prevent offsite sedimentation during these atypical conditions. These measures and other measures developed in the Stormwater Pollution Prevention Plan will minimize the possibility of adverse effects on adjacent properties for the remainder of the project life.

Production material stockpiles are, and will continue to be, maintained at minimum volumes to reduce their exposure to wind and water erosion. Water erosion has never been a problem in past site operations from the rare direct water flow impacts.

The existing material sales yard area has been graded to direct and collect any surface water flows that may occur onsite into sedimentation basins located in the northeast and southwest corners of the site. Natural drainage from the north will not enter the sales yard area as current SMP 161R4 operations collect and/or divert any drainage around the proposed site. Rainfall directly onto the sales yard will be directed into two shallow basins at the southern portion of the site for complete retention of water flows and prevention of any potential erosion.

13. **BLASTING:** Blasting of material has not been required for extraction activities at the project site as of the date of this report. However, the proposed increase in depth of the excavation areas may prompt the need for blasting in the future as

more competent bedrock material is encountered. Therefore, it is still proposed to use blasting as an option during future quarry expansion activities.

If blasting is required for material extraction, all blast related activities will be performed and managed by a licensed blasting contractor. Typically, a track drill will bore a series of 3-4 inch diameter holes vertically into the surface in a predetermined pattern. Explosives will then be loaded into the holes; in this case, Ammonium Nitrate (ANFO) will most likely be used. The blasting contractor will control access to the blast site during bench round charging as well as during/immediately after the actual detonation. The blast site will always be visually checked for persons in addition to using loud auditory alerts prior to blasting.

Storage of explosives will not occur onsite throughout the life of the project. Storage of explosives will be the responsibility of the blasting contractors that are properly licensed by the State of California and possess required explosives handling permits from San Bernardino County and the U.S. Bureau of Alcohol, Tobacco, and Firearms. Additionally, blasting contractors will be required to follow California OSHA and Federal Mine Health and Safety Administration (MMSHA) regulations that apply to handling explosives during all activities onsite.

14. **TRUCK TRAFFIC:** At the project site average production rate of 900,000 tons of aggregate product annually, daily truck trips will range from 90 to 135. During years of the SMP 161R4-approved level of maximum production (1.8 million tons per year), the maximum daily truck trips will be 270. This proposed revision to import up to 150,000 tons per year of recycled asphalt product (RAP) for production of finished asphalt product and up to 100,000 tons per year of inert construction debris for re-processing to concrete construction materials will add up to 38 truck trips per day. In addition, there will be approximately 44 vehicle trips per day by employees and vendors in passenger vehicles. A previous traffic impact analysis report, Traffic Study for SMP 161R4, George Dunn Engineering, July 2006 stated the level of service provided by Dillon Road will not be adversely affected by the increased truck traffic levels related to SMP 161R4. Traffic impacts related to the changes proposed in SMP 161R5, Amended No. 4, were assessed in "Trip Generation Assessment for SMP 161R5", PA 13002 (G. Dunn, Dec. 9, 2013). Based on the findings of that assessment, a determination was

made by Riverside County Transportation Department that no additional mitigation was required.

RECLAMATION

1. **SUBSEQUENT USES:** The proposed land use of the reclaimed project site is vacant open space managed by the legal landowner: R-C Sand & Gravel, Inc.
2. **RECLAMATION SCHEDULE:** This revision proposal will not affect the approved reclamation schedule other than to shift the final reclamation date to a later date to accommodate the extended mining schedule. However, under this proposal, if total aggregates extracted reach the approved 55 million tons sooner than the approved 55-year project life, all reclamation activities will be accomplished and finished earlier than projected. Reclamation activities will be accomplished concurrently with the planned excavations to the extent practical. Reclamation activities will only occur on disturbed areas that will not be impacted by further mining activities. Final reclamation of the site (including monitoring for success) will be finalized during the final five years of the project life or until performance standards have been met. Success criteria (performance standards) are presented in Section 14 – Monitoring and Maintenance (see below).

Preparations of disturbed areas that have become idle for reclamation will begin immediately, and occur annually on those excavation slopes that will not be further disturbed by continuing mining activities. All quarry excavation slopes will be final graded to no steeper than 3:1 (horizontal:vertical). When the final grading of a particular quarry area is finished, revegetation activities will be accomplished as described in the December 12, 2007 Revegetation Plan (Appendix 4) prepared by Scott White Biological Consulting for SMP 161R4.

Revegetation activities will generally commence in late Fall to correspond with the rainy season of the region. The mined, inactive areas and any other slopes that have been recontoured will be planted only with site indigenous plant species. Plant species currently not indigenous to the site or nearby environs will not be allowed incorporation into the revegetation process.

The following details the schedule to reclaim all disturbed areas, present and future:

RECLAMATION SCHEDULE (PHASES)

PHASE	DATE BEGIN	DATE COMPLETE	ACTIVITY
1	In Progress	2017	Review commercial availability of required revegetation seed mix. Commence seed collection from the site and/or commence purchase of seed inventory as needed and available.
2	In Progress	Fall 2017	Establish an initial revegetation area on a site that will not be further disturbed by continuing operations (the southwest portion of the North Quarry Area).
3	In Progress	2017	Evaluate initial revegetation activities and make adjustments, if required, per recommendations of a qualified person in coordination with officials from Riverside County.
4	2017	2063	Rip and recontour any finished quarry areas that will not be further disturbed by mining activities. Revegetate based on results of the initial revegetation activities.
5	2064	12/31/2064	Mining excavations cease. All mobile, stationary, and plant equipment and buildings are removed from the site. Recontour as required. Grade and/or recontour sedimentation pond system and all remaining quarry areas. Conduct revegetation activities.
6	2065	2065	Finalize all revegetation activities.
7	2065	2069	Monitoring of site revegetation until success criteria is achieved as specified in the Revegetation Plan prepared by Scott D. White.

As indicated, mine excavations will terminate on December 31, 2064, if the onsite sand and gravel reserves are not depleted before that time. All equipment not required to complete reclamation activities will be removed from the site. The three onsite water wells will be abandoned in accordance with Riverside County Environmental Health Department requirements. Proposed final use of the reclaimed site will be vacant open space managed by the legal owner of the property.

The ultimate goal of the reclamation of this project is to reestablish some of the plant life that existed prior to mining as required by SMARA's Standard for

Revegetation. This goal will be attained under the direction of a qualified individual who will direct all revegetation efforts. The results of the initial establishment of revegetation activities will form the basis for the continuing revegetation activities that will occur annually on finished areas. Revegetation activities will be monitored once a year by a qualified person during the life of the project. Any changes to planned revegetation methods will be reviewed in coordination with officials of Riverside County.

3. **FUTURE MINING:** Reclamation of the site will not preclude the possible future use of the property, or adjacent or nearby property, for mining purposes.
4. **PUBLIC SAFETY:** Throughout the proposed mining and reclamation activities, the existing entrance/exit gate of the project site will be the controlled access gate, thereby limiting unauthorized public access. Also, the project will comply with all federal (MSHA) and California OSHA mine safety regulations concerning operating standards. Workers, including contract labor, will be trained in mine safety and first aid with annual refresher courses as required by Federal and State Regulations. All final slopes will be no steeper than 3:1 (horizontal:vertical). Any elevated inter-quarry roads that may exist will have safety berms where required to prevent equipment operators from trespassing onto adverse slopes.

After reclamation activities have been completed, the site will return to open space managed by the owner of the property. The access gate will remain, however, with a sign noticing the public to "Keep Off Private Property" as is typical with any other semi-remote land holding. The existing 3-strand barbed-wire fence will also remain to discourage trespassing.

5. **POST-RECLAMATION:** Immediately following completion of final reclamation activities, the project site will visually display manmade features, in particular the graded slopes. The site will consist of depressions (representing the mined-out areas) that gently slope into the surrounding terrain. Due to the project site being located within an occasionally active watercourse, the mined-out quarry areas will begin refilling with aggregate recharge at the first rainfall subsequent to reclamation. Over a longer period of time, perhaps ten years, the revegetation will have attained some of its natural diversity and the man made slopes will be

significantly softened, resulting in a more natural topography that will blend into the surrounding landform.

6. **DRAINAGE AND EROSION CONTROL:** Drainage through the site currently occurs from north to south. Drainage only occurs during periods of rainfall, and rarely accounts for any significant erosion. Following reclamation of this project, drainage will continue in a north to south direction, terminating within the quarry areas, as was the case throughout the course of mining at this site. This natural drainage flow is not expected to affect runoff, erosion, sedimentation, streamflow, or streambank stability in any way.

In addition, erosion control features will be utilized during final reclamation and may include: gentle sloping of quarry walls, revegetation activities, brow and "V" ditches to minimize slope erosion, silt collectors, and riprap to retard flows where necessary. Additionally, mine areas will be periodically inspected, as well as after any significant storm event. Whenever erosion gullies or rills exceeds a cross section greater than 5 square inches and exceeds 5 feet in length occur, it will be retarded by the placement of native materials such as boulders and cobble or manufactured products such as straw wattles, mats or bales to hinder and slow concentrated runoff. These activities will result in no significant increase in erosion effects in the drainage system through the reclaimed project site.

During active water flows, the possibility of upstream headcutting will occur at the northern boundary of the North Quarry Area. Due to the proximity to the underlying bedrock, 3:1 (horizontal:vertical) slopes, revegetation efforts, and the setback distance from the nearest neighboring property, any headcutting that may occur will not affect adjacent properties. The potential headcutting issue was reviewed by Riverside County Flood Control District during the SMP 161R1 project approval process, and they determined that any headcutting erosion would be restricted within the project property limits (Condition of Approval 10. Flood RI. 1). Also see subsequent SMP 161R2 Condition of Approval 10. Flood RI. 1 and SMP 161R3 Condition of Approval 10. Flood RI. 1.

Additional headward erosion analysis performed for this project design was reviewed by Riverside County Flood Control District and Riverside County Geologist. The analysis indicates that although the headcutting will not extend off

property it may extend northward and outside the existing SMP 161R4 reclamation boundary in the North Quarry Area. This potential additional area of erosion disturbance has been addressed by a 17-acre increase in the reclamation boundary. No change to the excavation boundary is proposed.

7. **SLOPES AND SLOPE TREATMENT:** All quarry slopes will be graded to produce naturally stable slopes, effectively eliminating possible landslides, earth flows, or rock falls. As depicted on the Mining and Reclamation Plan Maps, all slopes will be final-graded to no steeper than 3:1 (horizontal:vertical). All project slopes that will not be impacted further by excavation and processing activities will be revegetated annually. This annual revegetation procedure, as well as other measures previously described, will inhibit erosion and should effectively stabilize the finished slopes. These procedures will be the only stabilization methods initially considered for the project site.

For additional information regarding slope stability for this project, see Appendix 1 for the accompanying Slope Stability Investigation prepared by CHJ, Incorporated, Oct. 2001.

8. **PIT AREAS AND EXCAVATIONS:** Preparation of disturbed areas, primarily ripping and recontouring, for reclamation will occur annually on those excavation slopes and mined-out quarry areas that will not be further disturbed by continuing mining activities. All quarry excavation slopes will be final-graded to no steeper than 3:1 (horizontal:vertical). The final reclaimed depth of the quarry will be as shown on Exhibit B, Reclamation Plan Map, Sheet 2 of 4 as 530 feet MSL in the North Quarry decreasing toward the South Quarry to an elevation of 250 feet MSL. When the final grading of a particular quarry area is completed, revegetation will commence.
9. **PONDS, RESERVOIRS, TAILINGS, WASTES:** The onsite sedimentation pond system used for settling silt fines and water recycling will be the only significant pond created by this project. Two shallow sediment retention basins are located on the material sales yard area. When project site excavations cease, the processing plant, concrete and asphalt plants, concrete block plant and all supporting stationary equipment will be removed from the site in preparation for final reclamation. The sedimentation ponds will be drained, recontoured, and

revegetated. As previously described, material formerly considered a mine waste (silty fine material) is now incorporated into the various aggregate products generated at the site.

Dams or embankments are not proposed for any excavation or processing activity during the project life. Therefore, none will exist after reclamation is finished at the site.

10. **CLEAN-UP:** Upon termination of mining activities, all mobile equipment and structures not required for final reclamation activities will be removed from the site. This will include most loaders, the crushing and screening plant(s), sand washing plant, conveyors, concrete and asphalt plants, concrete block plant, truck scales, rock bins, etc. Refuse in any form will not remain on the site and will be appropriately disposed of in a permitted landfill.

11. **CONTAMINANTS:** Chemicals or other hazardous materials will not be utilized during processing of materials at this site, nor are any proposed for future use. The only hazardous materials presently used and consumed on the site are diesel fuel, oils, and solvents. These are used in the loaders, dozers, processing plant equipment, and concrete and asphalt plant operations. Any waste oil generated from the project site (operating equipment) will be collected and transported for offsite disposal by approved methods. This will be conducted by properly trained and licensed personnel. These procedures, and any lawful changes to these procedures, will be adhered to during the proposed project life.

Any soils that may become contaminated during the course of project operations onsite will be stockpiled and removed from the site in accordance with Riverside County regulations to an approved hazardous waste repository. Any remaining fuel, oils and solvents, or other hazardous materials will also be removed from the site and disposed of in the appropriate legal manner. Once this is accomplished, and prior to final recontouring and revegetation, a final environmental site review will be conducted by a Riverside County-approved firm to document the cleanup of contaminants.

12. **SOILS AND FINE-TEXTURED WASTE:** Very little topsoil exists throughout the project site. However, the top 1-2 feet of material (topsoil) is cleared prior to

mining a new area, and will be stockpiled for subsequent revegetation activities (see Exhibit A – Mining Plan Map for locations of topsoil stockpiles). During plant processing activities, fine material from the crushing/screening and sand washing operations are produced, but are no longer considered a mine waste. All of this fine material is now incorporated in the production of aggregate products generated at the site and, therefore, are no longer stockpiled for any other uses. Topsoil stockpile identification signs have been installed to clearly identify topsoil stockpiles as material to be used during reclamation. All stockpiles of topsoil will be covered with coarse aggregate or planted with native vegetation for protection from wind/water erosion.

13. **REVEGETATION:** As portions of the project site are mined to a finished grade and will not be disturbed by continuing excavation activities, they can be prepared for revegetation. The areas will be recontoured, if required, and will be covered with stockpiled topsoil material to the extent practical. The surface will then be ripped to a depth of at least one-foot along the contour and/or plowed to leave a rough surface. Seeding will then occur over the prepared surfaces utilizing only the recommended plant seeds and seeding rates.

For a complete description of updated proposed revegetation activities, refer to the accompanying "R-C Sand and Gravel, Dillon Road Quarry Revegetation Plan" prepared by Scott White Biological Consulting, dated December 12, 2007 (see Appendix 6).

14. **MONITORING AND MAINTENANCE:**

- a. The present environment of the site has been disturbed by mining activities over the past thirty (30) years.
- b. R-C Sand & Gravel, Inc. will be responsible for the maintenance program in accordance with the Riverside County Officials to ensure the success of the reclamation program. R-C Sand & Gravel must submit an annual Mining Operation Report to the California Division of Mines and Geology and Riverside County as required by amendments to SMARA.

c. Monitoring of slopes, erosion control, and safety measures will be accomplished by County Officials as part of their annual SMARA inspection / reporting. Monitoring of revegetation activities will occur annually for a period of five years following revegetation seeding or until performance standards have been met (see below). Beginning one year after initial seeding or planting at any one site, and continuing annually for a total of five years or until performance standards have been met (see below), a series of circular quadrats will be evaluated to estimate cover and density of each species occurring within the revegetated areas. Monitoring reports will be produced annually summarizing the monitoring results, recommending any required remedial action (e.g. weed removal, reseeding, or erosion control), and evaluating whether the revegetation project is trending toward success as outlined in the Revegetation Plan. According to the Revegetation Plan, success criteria (performance standards) include the following:

- Five years after revegetation at any given site within the quarry, native shrub cover will reach 25% that of predisturbance shrub cover in baseline data, estimated as 21.6%. Thus, 5.4% native shrub cover will meet this criterion.
- Five years after revegetation at any given site within the quarry, native species richness will average at least 5 species in a 0.1 acre plot or belt transect.

At the end of the five year monitoring period or until performance standards (see above) have been met, a final report will be prepared confirming attainment of the success criteria as specified in the Revegetation Plan. All monitoring reports will be furnished to Riverside County for review.

15. **RECLAMATION ASSURANCE:** The project operator will maintain an approved financial assurance mechanism to guarantee proper and thorough reclamation of the site. This assurance mechanism will comply with Section 2773.1 of SMARA in the form of surety bonds, trust funds, irrevocable letter of credit or other approved form of financial assurance. This assurance will be reviewed and adjusted (if needed) on an annual basis.

A current financial assurance mechanism is in place under condition of Surface Mining Permit 161R4 and reviewed annually and will be revised, as necessary, pursuant to any revised Reclamation Financial Assurance Estimate approved to Riverside County Building & Safety Department and the State of California – OMR.

LIST OF PREPARERS

George A. Webber
Webber & Webber Mining Consultants, Inc.

Mining Engineer

John Cairns
Webber & Webber Mining Consultants, Inc.

Project Manager

Lonn Richtmyer
Webber & Webber Mining Consultants, Inc.

Mining Technician
Draftsman
Word Processor

APPENDICES

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42001

Project Case Type (s) and Number(s): Surface Mining Permit No. 161, Revised Permit No. 5 (SMP00161R5)

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Paul Rull

Telephone Number: 951-955-0972

Applicant's Name: West Coast Aggregate Supply Inc.

Applicant's Address: P.O. Box 790, Thermal, CA 92274

I. PROJECT INFORMATION

A. Project Description: The proposal is for a revision to the existing surface mining permit (SMP161R4) to: increase the depth of the excavation area, extend the project life from 25 years to 55 years, incorporation of drill and blast mining techniques, relocate permitted asphalt plant equipment within the existing permitted mine site, allow import, processing, stockpiling and sale of recycled inert construction debris such as broken asphalt and concrete, allow modifications to the equipment and layout of the asphalt plant area to import, stockpile, and process recycled asphalt product, allow 24-hour operation of the asphalt plant, and increase the reclamation plan northern boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area for a total proposed reclamation plan area of 387.5 acres. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million tons to 55 million tons.

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

C. Total Project Area: 387.5 acres to be mined and reclaimed out of 650 total 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: 387.5 acres of Surface Mining and Reclamation			

D. Assessor's Parcel No(s): 745-360-003, 745-360-004, 745-370-005, 745-391-001

E. Street References: The subject site is located approximately 5 miles north of the I-10 freeway, easterly of Dillon Road, and southerly of Berdoo Canyon Road. The project site is approximately 12 miles northeast of the City of Indio and approximately 4 miles southwest of the Joshua Tree National Park boundary.

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 29, 31 and 32, Township 4 South, Range 8 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in a desert wash area approximately 12 miles north-northeast of the city of Indio and approximately 4 miles southwest of Joshua Tree National Park. A mining operation currently exists on the subject site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project meets the requirements of the Open Space: Mineral Resources (OS: MIN) and Rural (OS: RUR) General Plan land use designation. The project complies with General Plan policy LU 8.2 which requires compliance with the Multipurpose Open Space Element and Federal and State regulations such as CEQA, NEPA, the Clean Air Act, and the Clean Water Act. As required by General Plan policy LU 21.1 the surface mining activities on the site comply with the Riverside County Ordinances and the Surface Mining Reclamation Act (SMARA). The proposed project meets with all applicable land use policies.
2. **Circulation:** The project is located adjacent to Dillon Road along the project's western boundary. Potential traffic conflicts with surrounding properties are minimized by project design through General Plan policy LU 21.3, LU 21.4, and LU 21.5. The project implements General Plan policy C 1.4 by utilizing existing transportation infrastructure to the maximum extent practicable, and C 2.1 through C 2.5 through analysis of the project impacts by the Riverside County Transportation Department. All potential impacts will be analyzed in this initial study.
3. **Multipurpose Open Space:** The project complies with General Plan policy OS 14.1, the operation and reclamation of the site will be consistent with the State Surface Mining and Reclamation Act (SMARA) and County Development Code provisions. As required by General Plan policy OS 14.4, the County has imposed project conditions of approval to minimize or eliminate the potential adverse impact of mining operations on surrounding properties, and environmental resources. All potential impacts will be analyzed in this initial study.
4. **Safety:** The project is consistent with General Plan safety policies. All potential safety issues will be analyzed in this initial study.
5. **Noise:** The project site is consistent with General Plan noise policies. The project is located within a noise-tolerant land use in area per General Plan policy N 1.2 irrevocably committed to land uses (surface mining) that are noise-producing. All potential safety issues will be analyzed in this initial study.
6. **Housing:** The proposed project is a surface mining facility. No housing is being proposed as part of this project. Impacts to housing will be analyzed in this initial study.
7. **Air Quality:** The project is consistent with General Plan air quality policy AQ 4.7, mitigating anticipated emissions to allowable levels as established by the South Coast Air Quality Management District. All potential air quality impacts will be analyzed in this initial study.

B. **General Plan Area Plan(s):** Western Coachella Valley Area Plan

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

D. **Land Use Designation(s):** Mineral Resources and Rural

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

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

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Western Coachella Valley
- 2. **Foundation Component(s):** Open Space (OS)
- 3. **Land Use Designation(s):** Conservation Habitat, Rural, Mineral Resources
- 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: Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: Watercourse, Watershed and Conservation Areas (W-1) to the north, south, east and west of the subject site. The Controlled Development Area (W-2) zone can be found to the northeast of the site as well.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION**

will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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



Signature

4/30/14

Date



Printed Name

For Juan C. Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways," Riverside County General Plan-Western Coachella Valley Area Plan Figure 9 "Western Coachella Valley Area Plan Scenic Highways", Viewshed Analysis prepared by KCT Consultants, Inc. April 2002, and Amended Visual Assessment by prepared by Lilburn Corporation December 2003

Findings of Fact:

a-b) The project site is located adjacent to Dillon Road, which is designated as a County Eligible Scenic Highway. A significant impact could potentially occur if the project caused a substantial change in the views of the area, or a permanent change to the views of the site. The mine site and block plant is visible from Dillon Road and various viewpoints as described in the Viewshed Analysis and Amended Visual Assessment. The materials sales yard area will be adjacent to Dillon Road with stockpiles, sales office trailer and rock bins, most of which will be visible by travelers of Dillon Road. Earthen berms will be constructed and existing berms will be maintained to minimize the impacts to aesthetics within the community (COA 10. BS GRADE. 20). The views of this use are comparable to the existing views of the site. The concrete block storage area consisting of stacked pallets are much lower than the block plant building. The lowered grade of the mining facilities reduces the portion of the facilities seen from viewpoints offsite. The size and color of the surrounding background of the Little San Bernardino Mountains reduce the contrast and size of the man-made facilities. Plant equipment, silos, accessory use structures will be painted to blend with the existing hillsides in the background (COA 70. PLANNING. 3). Through project conditions of approval, temporary impacts associated with the project are mitigated below a level of significance. Implementation of the proposed reclamation plan (removal of structures/equipment and revegetation of disturbed areas), which proposes to return the site to open desert areas upon completion of mining (COA 60. PLANNING. 4, 5, and 6) will ensure permanent negative aesthetic impacts are mitigated below a level of significance.

Mitigation: The project required earthen berms (COA 10. BS GRADE. 20), painting to blend with the existing hillsides in the background (COA 70. PLANNING. 3), and reclamation (COA 60. PLANNING. 4, 5, and 6).

Monitoring: Annual inspections by the Riverside County Department of Building and Safety shall ensure compliance with the approved Reclamation Plan, as required by Ordinance No. 555.

2. Mt. Palomar Observatory

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

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

Findings of Fact: a) The project site is approximately 49.32 miles from the Mt. Palomar Observatory and outside of Zones A and B as defined by Riverside County Ordinance No. 655. No impact would occur.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Project Application Description and Materials

Findings of Fact:

a-b) The project is a revision to the existing surface mining permit (SMP161R4) to: increase the depth of the excavation area, extend the project life from 25 years to 55 years, incorporation of drill and blast mining techniques, relocate permitted asphalt plant equipment within the existing permitted mine site, allow import, processing, stockpiling and sale of recycled inert construction debris such as broken asphalt and concrete, allow modifications to the equipment and layout of the asphalt plant area to import, stockpile, and process recycled asphalt product, allow 24-hour operation of the asphalt plant, and increase the reclamation plan northern boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area for a total proposed reclamation plan area of 387.5 acres. These new activities could create new sources of light, however, any source of light is not anticipated to reach a significant level due to nature of the project. The project is surrounded by existing surface mining facilities and vacant land. The project is located approximately 1.5 miles north of an existing residence. Additionally, all existing and new lighting is conditioned to be hooded and facing downwards thereby reducing any lighting impacts (COA 10.PLANNING.41). Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

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

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. No farming activities have taken place on, or are being proposed for the site. The project site is designated as "other lands" and "not mapped". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to a non-agricultural use. Therefore, no impact would occur.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," Project Application Materials, Riverside County Land Information System.

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

a-c) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The proposed project will not impact lands designated as forest land, timberland, or timberland zoned Timberland Production. According to the General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use. The project will not involve other changes in the existing environment, which due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, no impact would occur.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook, Air Quality Assessment prepared by Lilburn Corporation dated 2012

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures. Surface mines are heavily regulated by the SCAQMD, and the project is conditioned to implement SCAQMD rules (COA 10. PLANNING 24). The applicant shall be required to maintain and tune

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mobile equipment according to manufacturer's specifications, schedule production activities to minimize daily equipment operations and idling trucks, and comply with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks and equipment, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Regular inspections by the Air Quality Management District and annual inspections by the Riverside County Department of Building and Safety shall ensure compliance with the approved Reclamation Plan and basin air quality standards for PM10 and fugitive dust emissions (COAs 10. PLANNING. 22, 60. PLANNING. 14, and 10. BS GRADE. 6). Through compliance with AQMP rules, the project will not obstruct implementation of the AQMP.

b-c) The chief air quality concern at the site will be fugitive dust during active mining/processing operations. The requirement for the use of best available control technology (BACT) and stringent controls imposed by Riverside County as part of any permit conditions will reduce emissions per ton of material produced compared to older, existing plants built without such levels of control. Wind conditions are generally favorable in that the dominant wind direction is from west to east, away from inhabited areas. Project Conditions of approval require that all mining operations be halted during periods of high winds (COA 10. PLANNING. 27).

Fugitive dust will also continue to be mitigated by limiting the truck traffic to 15 m.p.h. on all site roads and maintaining the existing 1,600-foot of the paved main access road and driveway from Dillon Road to the plant sites. Paved roads shall be kept clean and unpaved roads will be kept continuously wet when in use. Production material stockpiles are, and will continue to be, maintained at minimum volumes to reduce their exposure to wind and water erosion. All stockpiles of topsoil and waste fines will be covered with coarse aggregate for protection from wind/water erosion. Non-hazardous soil stabilizers will be applied to all inactive surface mining areas and product stockpiles (COA 10. PLANNING. 21).

The processing and batching facilities will be located below grade in an area not generally subjected to wind, which will allow dust to settle out near the source without leaving the project site. The processing facility shall comply with SCAQMD rule 403 for fugitive dust, and PM 10 requirements (COAs 10. PLANNING. 22, 60. PLANNING. 14, and 10. BS GRADE. 6).

Air quality impacts may occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. However, it is anticipated that there will be limited construction as the significant changes proposed in Revised Permit No.5 is the increase in mining depth and the relocation of the existing asphalt plant, neither of which require substantial construction or construction vehicles. Blowing dust is also of concern in the dry desert areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 10.BS GRADE.6).

The Air Quality Analysis prepared by Lilburn Corporation dated December 2012 for the project identified several factors impacting the local air quality, including that a similar impact would derive from another aggregate facility if not at the project site because the demand for product will exist regardless of project implementation. The project will not result in a cumulatively considerable net

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

Through compliance with SCAQMP rules and project conditions of approval, the project will not cause a significant violation of any air quality standard resulting in a cumulatively significant net increase of any criteria pollutant. Therefore impacts are considered less than significant with mitigation measures incorporated.

d-e) 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. Residential land uses can be found to the far south of the subject site. Residential land uses are identified as a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Nuisance impacts are concentrated within the immediate vicinity of aggregate production/processing facilities. The distance of the nearest receptor (approximately 1.5 miles south to nearest residence) also minimizes any potential adverse impacts. The proposed project does not involve the construction of a sensitive receptor nor is it anticipated to create objectionable odors affecting a substantial number of people. Therefore impacts are considered less than significant.

f) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The project will not create objectionable odors affecting a substantial number of people. The nearest sensitive receptor, a single family residence, is located approximately 1.5 miles south of the project.

Mitigation: The Project is conditioned to implement SCAQMD rules through (COA 10. PLANNING 24). The project will also implement particulate matter and dust controls through (COAs 10. PLANNING. 22, 60. PLANNING. 14, and 10. BS GRADE. 6)

Monitoring: Monitoring will occur through the Building and Safety plan check and inspection process, annual mine inspections, and SCAQMD permit process.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection, Environmental Programs Division (EPD) review, Biological Technical Report and Focused Survey for Desert Tortoise prepared by Scott White Biological Consulting, on August 11, 2006.

Findings of Fact:

a) The proposed project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP), in particular, within the Desert Tortoise and Linkage Conservation Area. A Biological Technical Report and Focused Survey for Desert Tortoise prepared by Scott White Biological Consulting on August 11, 2006, was reviewed and accepted by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. Their review concluded that the project would not significantly conflict with the MSHCP plan, with biological monitoring mitigations incorporated prior to grading and final grading stages. Therefore, the impact is considered less than significant with mitigation incorporated.

b-c) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) or any species listed as sensitive on California Department of Fish and Wildlife, however did identify the potential for the desert tortoise habitat area on the project site. To minimize or eliminate impacts from the proposed activities, mitigations have been incorporated in conditions of approval COA 60.EPD.1 and 70.EPD.1 that will reduce the chances of the project's activities impacting biological resources, specifically the Desert Tortoise. Based on the review by EPD, there will be less than significant impacts with mitigations incorporated related to threatened or endangered species.

d) The site features no natural water bodies or waterways. Therefore the project will not interfere with the movement of any native resident or migratory fish or wildlife species, or wildlife corridors, or native wildlife nursery sites. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any riparian habitat. The site features no natural water bodies or waterways. Therefore, impacts are considered less than significant.

f) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any federally protected wetlands. There are no waterbodies on the project. Therefore, impacts are considered less than significant.

g) Based on a review by Environmental Programs Division, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site. The Office of Mine and Reclamation provided comments regarding the identification and preservation of smoke trees on the project site. The project has been conditioned (COA. 60. PLANNING. 23) prior to grading permit issuance, plans shall be submitted to the Planning Department and Environmental Programs Division outlining the applicants plan for smoke tree disturbance for review and approval. The plans will discuss the provisions to legally harvest the trees for transplant or preservations. Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: Compliance with the measures set for in the conditions of approval on file in the LMS including COA 60.EPD.1 and 70.EPD.1, and 60. PLANNING. 23)

Monitoring: Monitoring shall be conducted by the Riverside County Environmental Programs Department and Building and Safety Department

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) No historical resources as defined by CEQA exist within or adjacent to the project area; therefore, no alteration or destruction of any historic site would occur nor would the project cause a substantial adverse change in the significance of a historical resource. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-d) No archaeological sites were recorded within or adjacent to the project area; therefore, no alteration or destruction of any archaeological site would occur nor would the project cause a substantial adverse change in the significance of an archaeological resource. The proposed project would not disturb any human remains, including those interred outside of formal cemeteries nor would the project restrict existing religious or sacred uses within the potential impact area. If, however, during any building improvements or disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.PLANNING.38). This is a standard condition and therefore, is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

10. Paleontological Resources

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

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

Findings of Fact:

a) According to the County's General Plan, the project site has been mapped as having "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. However, if fossil remains and paleontological resources are encountered, all site earthmoving activities shall cease and the County Geologist notified (COA 10.PLANNING.40). This is a standard condition and therefore, is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fault Hazard Zones

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geologic Report No.2103

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is located within the San Andreas fault zone, and within half a mile of the Berdoo Canyon fault and San Andreas fault. The County Geologist has reviewed the project and determined that no evidence for active faulting on the site was observed. The project scope is an existing mining facility with the majority of work taking place outside of buildings. There are no buildings being proposed as part of Revised Permit No. 5. With no new buildings or structures being proposed, the risk of loss, injury or death is significantly reduced. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologist review

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction and other shallow groundwater hazards is considered low to non-existent for the project site. There are no permanent buildings being proposed as part of the Revised Permit No.5. With no new permanent buildings or structures being proposed, the risk of loss, injury or death is significantly reduced. Any future building improvements shall be constructed in accordance with the California Building Code (CBC). Therefore impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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), County Geologist review

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is located within the San Andreas fault zone, and within half a mile of the Berdoo Canyon fault and San Andreas fault. The County Geologist has reviewed the project and determined that no evidence for active faulting on the site was observed. The most significant fault to the site with respect to seismic shaking is the San Andreas Fault, approximately 2.7 miles southwest of the site. Severe seismic shaking of the site can be expected to occur during the lifetime of the proposing mining and reclamation. The project scope is an existing mining facility with the majority of work taking place outside of buildings. There are no permanent buildings being proposed as part of Revised Permit No. 5. With no new buildings or structures being proposed, the risk of loss, injury or death is significantly reduced. In addition, the proposed 3:1 final cut slopes up to 300 feet in height are suitably stable against gross failure for the various anticipated long term conditions, including the effect of seismic shaking. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to the County's General Plan, slope angles for the project site are less than 15%. The project site is not located near any existing landslide areas. The project has no susceptibility to seismically induced landslides and rockfalls.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

15. Ground Subsidence

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

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-7 "Documented Subsidence Areas Map", County Geologist review

Findings of Fact:

a) According to the County's General Plan, the project site is located within areas that are susceptible to subsidence. The project is located on alluvial materials which are not generally considered susceptible to subsidence. However, localized settlements may occur in younger sediments, and may require that structures built onsite be mitigated with ground improvement (excavation and compaction) or foundation reinforcement. The applicant shall provide a geotechnical report for approval by the Department of Building and Safety prior to the issuance of building permits, and shall be required for proposed buildings and structures onsite (COA 10.BS GRADE.9), which will ensure that grading for proposed structures/buildings will be in conformance with the geotechnical soils study approved by the Riverside County. Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: The applicant shall provide a geotechnical report for approval by the Department of Building and Safety (COA 10.BS GRADE.9).

Monitoring: Annual inspections by the Department of Building and Safety shall ensure compliance with the approved Mining and Reclamation Plan.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, County Geologist review

Findings of Fact:

a) The project site is not located within any geological special studies zone, and tsunamis and seiching are not potential hazards to the site. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, 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-c) The project will produce final slopes with a maximum height of 300 feet. Proposed slopes were analyzed for gross and surficial stability under static and pseudostatic conditions and found to meet minimum safety factors of 1.5. and 1.1, respectively. During the mining operation, on the working faces of the quarry wall, benches shall be installed at no more than 30 feet in vertical height intervals or not higher than the equipment being used can reach to extract material. Each bench shall be a minimum of 15-feet in width. Working slopes below benches shall not be steeper than 1:1 (horizontal to vertical). Therefore impacts are considered less than significant with mitigation measures incorporated.

Finished slopes may not exceed 2:1 or as identified in another condition of approved exhibit to this case (COA 10.BS GRADE.3). A certified engineering geologist or geotechnical engineer shall inspect all excavated slopes within the permitted boundaries (active and inactive) for slope stability (10. BS GRADE. 14). A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height - unless addressed in a previous report (10.BS GRADE.20). Therefore impacts are considered less than significant with mitigation measures incorporated.

Subsurface sewage disposal systems will not be impacted by the project. Therefore impacts are considered less than significant.

Mitigation: Finished slopes may not exceed 2:1 or as identified in another approved condition or approved exhibit to this case. (COA 10. BS Grade 3) A certified engineering geologist or geotechnical engineer shall inspect all excavated slopes (10. BS GRADE. 14). A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height (COA 10. BS GRADE. 20)

Monitoring: Periodic inspections by MSHA and annual inspections by the Department of Building and Safety shall ensure compliance with Riverside County Ordinance No. 555 (SMARA) and the Mining and Reclamation Plan.

18. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The soils situated on the proposed project site are composed predominately of Carrizo stony sand (CcC). Topsoil will be removed and stockpiled for use during revegetation activities. Portions of the stockpiles topsoil will be used for re-seeding revegetation test areas during revegetation activities. The project is required to comply with the State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555. The project Reclamation Plan requires revegetation (COA 60. PLANNING. 5). Through implementation of the Reclamation Plan, the project will have a less than significant impact from soil erosion or the loss of topsoil. In addition, subsurface sewage disposal systems will not be impacted by the project. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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

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

Findings of Fact:

a-b) There are two intermittent blue-line streams that cross the project from north to south through the central portion of the project site. A potential for headward erosion exists upstream from the northern quarry area. The revision proposes no change to the design approved for SMP No. 161, Revised No. 4 in 2007. Previously-approved mitigation for the headward erosion potential consists of an appropriate setback and maximum inclination of 3:1 (H:V) for mining and reclaimed slopes. The permittee shall, during the proposed mining operations, ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining operation (10. PLANNING. 8).

Prior to any disturbance within or along any natural watercourse or wetland located on-site or on any required off-site improvement areas, the owner or permittee shall provide written notification to the Planning Department that appropriate notification has been made to CA Department of Fish and Wildlife (formerly CA Dept and Game) pursuant to Sections 1601 thru 1603 of the California Department of Fish and Game Code or the applicant shall obtain an "Agreement" for Streambed or Lake Alteration pursuant California Fish and Game Code Sections 1601 thru 1603 (COA 60.PLANNING.21).

Mitigation: Prior to any disturbance within or along any natural watercourse or wetlands, the permittee shall obtain a Streambed or Lake Alteration Agreement pursuant to CFG Code Sections 1600 thru 1603 (COA 60.PLANNING.21).

Monitoring: Annual inspections by the Department of Building and Safety shall ensure compliance with Riverside County Flood Control District guidelines.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact:

a) The mining operations will create stockpiles of material that may be susceptible to wind erosion on-site. No blowsand issues are expected. Throughout active mining operations, the operator will be required to comply with the requirements of AQMD by instituting erosion control procedures. Reclamation of the project site will include revegetation of all disturbed areas, minimizing any erosion that may occur due to the winds in the area.

Mitigation: The project will implement particulate matter and dust controls (COAs 10. PLANNING. 22, 60. PLANNING. 14, and 10. BS GRADE. 6)

Monitoring: Annual inspections by the riverside County Department of Building and Safety shall ensure compliance with Riverside County Ordinance No. 555 and the approved Mining and Reclamation Plan.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Materials, Air Quality Assessment prepared by Lilburn Corporation dated December 2012

Findings of Fact:

a) An Air Quality Assessment was prepared by Lilburn Corporation dated December 2012 which analyzed stationary and mobile greenhouse gas emissions from both existing (SMP161R4) and proposed (SMP161R5) operations. The assessment concluded that the total combined project related greenhouse gas emissions of 435.5 MTCO₂e would not exceed the interim threshold of 10,000 MTCO₂e as adopted by SCAQMD. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million to 55 million tons. Therefore impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As of the creation of the environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB32. This project does not conflict with the requirements of AB 32. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a) The only hazardous materials to be used onsite are for operation/maintenance of heavy equipment and the material processing plant(s) such as diesel fuel, lubricants and solvents. Storage of explosives is not proposed throughout the life of the project. All materials will be properly stored, used and disposed.

All waste hazardous materials generated by project operations will be collected and transported from the site by properly trained and licensed personnel. A Hazardous Material Business Emergency Plan is required for review and approval by Riverside County Dept. of Environmental health – Hazardous Materials Division (90. E HEALTH.1). Upon completion of reclamation, all hazardous materials and storage containers will be removed from the site.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not obstruct any right-of-way. The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project is not within one-quarter mile of an existing or proposed school. The project will not Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) Location of the project near a site identified as a Hazardous Materials site would not result in a significant hazard to the public or the environment.

Mitigation: A Hazardous Material Business Emergency Plan is required for review and approval by Riverside County Dept. of Environmental health – Hazardous Materials Division (90. E HEALTH.1).

Monitoring: Annual inspections by the Riverside County Department of Building and Safety shall ensure compliance with Riverside County Ordinance No. 555 and the approved Mining and Reclamation Plan. Periodic inspections by the Hazardous Materials Division will ensure compliance with the Hazardous Material Business Emergency Plan.

23. Airports

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

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

Findings of Fact:

a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.

c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.

d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The subject site is not located within a High Fire Area or a State Responsibility Fire Area and therefore would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed 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"/>
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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"/>
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f) Place within a 100-year flood hazard area structures

<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
which would impede or redirect flood flows?				
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Mining and Reclamation Plan, Weber & Weber, 2008.

Findings of Fact:

a) Located on the project site are two intermittent streams flowing north to south through the central portion of the subject site. The streams are only active during heavy periods of rainfall. Although the R5 project is proposing no change to the development footprint of the existing surface mining facility, the original R4 approval indicated that the project may substantially alter existing drainage patterns on the site or area. Mitigation measures were incorporated to ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining operation (COA 10.PLANNING. 16). Therefore, the impacts are considered less than significant with mitigation measures incorporated.

b) The project will not violate water quality standards or waste discharge requirements. The project will comply with all applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit (COA. 10.PLANNING. 26). Required compliance with Federal Laws and rules is not CEQA mitigation. Therefore, impacts are considered less than significant.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Although the R5 project is proposing no change to the development footprint of the existing surface mining facility, the original R4 included the addition of a groundwater production well capable of producing 200 gpm maximum for block plant requirements. Depth to groundwater onsite is approximately 467 feet below ground surface, based on data from on-site wells. Two on-site wells are located within the local alluvial aquifer, which is nearly three miles wide and approximately one-thousand feet deep. Upstream the aquifer is ten miles wide and over one-thousand feet deep. Underneath the local aquifer are thousands of feet of water-saturated sedimentary rocks. The impact of the proposed well drawing a maximum of 100 acre-feet per year from an aquifer capable of producing multiple thousands of acre-feet per year in a sustained yield. Therefore, impacts are considered less than significant.

d) Located on the project site are two intermittent streams flowing north to south through the central portion of the subject site. The streams are only active during heavy periods of rainfall. The R5 project is not proposing any additional paving or surfacing that could potentially increase runoff and exceed the capacity of drainage systems or provide substantial additional sources of polluted runoff. As part of the project's mitigation measures, it will ensure that water flows in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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any time during the mining operation (COA 10.PLANNING.8). The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are considered less than significant.

e) The proposed project is a revision to an approved surface mining facility increasing their excavation depth area, relocating their asphalt plant within the boundaries of the previously approved permitted mine site, and incorporation of drill and blast mining techniques. The project does not propose any housing within a 100-year flood area. Therefore, no impacts would occur.

The proposal is for a revision to the existing surface mining permit (SMP161R4) to: increase the depth of the excavation area, extend the project life from 25 years to 55 years, incorporation of drill and blast mining techniques, relocate permitted asphalt plant equipment within the existing permitted mine site, allow import, processing, stockpiling and sale of recycled inert construction debris such as broken asphalt and concrete, allow modifications to the equipment and layout of the asphalt plant area to import, stockpile, and process recycled asphalt product, allow 24-hour operation of the asphalt plant, and increase the reclamation plan northern boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area for a total proposed reclamation plan area of 387.5 acres. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million tons to 55 million tons.

f) The proposed project is within Flood Zone C. Zone C, and X is one of the flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones. The project will not have a significant impact from the placement of structures within a 100-year flood hazard area. Therefore, impacts are considered less than significant.

g) The proposed project is not anticipated to substantially degrade water quality. There is no significant grading, building or improvements being proposed as part of the R5 project that could potentially degrade water quality. Therefore, impacts are considered less than significant.

h) The project is required to ensure existing watercourses do not pond or stagnate at any time during the mining operation. Otherwise the project does not include stormwater Treatment Control Best Management Practices (BMPs) which could result in significant environmental effects.

Mitigation: The project must ensure that water flows in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining operation (COA 10.PLANNING.16)

Monitoring: Annual inspections by the riverside County Department of Building and Safety shall ensure compliance with Riverside County Ordinance No. 555 and the approved Reclamation Plan.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. Floodplains

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

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

Findings of Fact:

a-d) The project lies within FEMA Flood Zone C. There are two intermittent blue-line streams that cross the project from north to south in the central portion of the site. The northern quarry remains unchanged in this revision from the previously approved plan (SMP161R4). Mitigation measures are incorporated as part of the project so that the mining operations ensures that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining operation (COA 10.PLANNING. 16). Therefore impacts are considered less than significant with mitigation measures incorporated. It is not anticipated that absorption rates will be substantially affected by the implementation of the proposed R5 project due to the fact that it is not proposing any significant grading, building, or surfacing activities that would increase the rate of surface runoff. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project is not located in area susceptible to the impacts of the failure of a levee or dam. The proposed project is not expected to change the amount of surface water in any body of water because there is no natural water body located on the project site. Therefore impacts are considered less than significant.

Mitigation: During the proposed mining operations, ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining operation (COA 10. PLANNING. 16).

Monitoring: Annual inspections by the Department of Building and Safety shall ensure compliance with Riverside County Ordinance No. 555 and the approved Reclamation Plan.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposed project is to modify and extend the life of a use that currently exists on the subject site. The surface mining facility is consistent with the current Open Space: Mineral Resources (OS: MIN) and Rural (OS: RUR) General Plan land use designation as well as the current Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) zoning for the site. The project is located in an isolated area significantly removed from urban residential development, surrounded by vacant rural land and existing similar surface mining facilities. The project would not result in the substantial alteration of the present or planned land use of the area. In addition the project is not located within a city sphere of influence, nor is it located adjacent to any city boundaries. Therefore, the impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

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

Source: Riverside County General Plan Land Use Element, Riverside County Ordinance No. 348 Staff review, GIS database

Findings of Fact:

a-e) The current zoning for the proposed project are Watercourse, Watershed and Conservation Areas and Mineral Resources and Related Manufacturing. The proposed project would be consistent with the site's existing zoning as both zones list the proposal as an allowable use with an approved Surface Mining Permit. The parcels immediately surrounding the subject site also has a zoning of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Watercourse, Watershed and Conservation Areas, and therefore, the proposal would be compatible with the zoning of the surrounding parcels as well. A mining operation currently exists on the subject site as well as on a parcel to the west of the subject site, and therefore, the proposed project would be compatible with the existing and planned surrounding land uses. The land use designation for the proposed project where the area where the surface mining facilities operate is consistent with the Open Space: Mineral Resources land use designation. As the subject site is predominantly surrounded by vacant land, the proposal would not disrupt or divide the physical arrangement of an established community. The nearest single family home is approximately 1.5 miles south of the project. Therefore, the impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

MINERAL RESOURCES	Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Mineral Resources		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The proposal would not 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 and is consistent with applicable zoning and mining regulations. The proposal provides the availability of these resources for beneficial consumption as intended by SMARA and the State Mineral Land Classification and Designation program. Nor would the proposal result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore impacts are considered less than significant.

c-d) The subject site is surrounded by vacant parcels and existing mining operations. As such, the proposal would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine, nor would the project expose people or property to hazards from proposed, existing or abandoned quarries or mines. The nearest non-surface mining use is a single family residence approximately 1.5 miles south of the project. Therefore impacts are considered 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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The subject site is not located within an Airport Land Use Plan or within the vicinity of a public or private airport; therefore, the proposal would not expose people residing or working in the project area to excessive noise levels. No impact would occur.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The subject site is not located within the vicinity of any railroad tracks. No impacts would occur.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Highway Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Department of Industrial Hygiene Noise review

Findings of Fact:

The proposed project is located approximately 6 miles north of the nearest highway; I-10 freeway. It has been determined by the Department of Industrial Hygiene that noise from the highway would not significantly impact this project due to the significant distance between the highway and the project, and the noise generated from the existing project and surrounding surface mining facilities. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise pollution sources are anticipated to impact the project site. No impact would occur.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Noise study prepared by Revey Associates, Department Of Industrial Hygiene review

Findings of Fact:

a-d) The noise levels of the mining activities and trucks entering and leaving the project site are anticipated to be of low impact to the surrounding existing properties as the project is surrounded by vacant rural land and existing surface mining facilities. The nearest single family residence is located approximately 1.5 miles south of the project. No significant noise impacts would occur from the other proposed project operations. No change is proposed to annual production volumes. Noise impacts associated with haul trucks to and from the project would be less than significant. The use of explosives is being proposed as part of the R5 project. The noise study prepared by Revey Associates which was reviewed by the Department of Industrial Hygiene concluded that resulting ground borne vibration and ground born noise impacts to the nearest homes will be below significant levels and that vibration levels created by the blasting at locations greater than 1,900 feet should be acceptable. Mitigation measures controlling the time of the blasts, blast specifications, and blasting processes have been incorporated to ensure that impacts are less than significant (COA 20.E HEALTH.1 and 10.PLANNING.3, 10.PLANNING.4)

Any noise complaints will be referred to Riverside County Office of Industrial Hygiene for review by Certified Industrial Hygienist for analysis. Ordinance No. 847 of the County of Riverside, Regulating Noise, will regulate all noise complaints.

Mitigation: Condition of Approval 10.PLANNING.3, 10.PLANNING.4 and 20.E HEALTH.1 requires the project to comply with the recommendations made by the Industrial Hygiene Department and Noise Study

Monitoring: Monitoring Measures will be achieved through the Building and Safety plan check process and inspections by the Department of Building and Safety

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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	<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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roads or other infrastructure)?

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

Findings of Fact:

a-f) The project, a revision to an approved surface mining facility will not displace existing housing or people, nor create a demand for additional housing. Growth will not be induced by the project nor will the project affect a County designated Redevelopment Area. As the mine is currently operating with existing employees, it is expected that any additional employees as a result of the project would come from the local labor pool. No impact would occur.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

As the mine is currently operational and the proposed revisions to the permit would not create a substantial need for additional fire services, potential impacts to fire services are not anticipated. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

As the mine is currently operational and the proposed revisions to the permit would not create a substantial need for additional sheriff services, potential impacts to sheriff services are not anticipated. Therefore, impacts are considered 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

38. Schools

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

Findings of Fact:

It is not anticipated that any additional students will need to enter Desert Sands Unified School District as a result of the project; therefore no impacts are foreseeable. As the mine is currently operating with existing employees, it is expected that any additional employees as a result of the project would come from the local labor pool; therefore, a need for additional schools is not anticipated. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

39. Libraries

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

Findings of Fact:

As the mine is currently operational and the proposed revisions to the permit would not generate a need for additional library facilities, potential impacts to library facilities are not anticipated. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

40. Health Services

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

Findings of Fact:

It is not anticipated that additional health services will be required as a result of the project. As the mine is currently operational, the project would not generate additional residents needing these services. It is expected that any additional employees as a result of the project would come from the local labor pool. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

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

41. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<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. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project does not include recreational facilities nor does the project require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact would occur.

b) The project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. No impact would occur.

c) The subject site is not located within a CSA and as a mining operation is not subject to Quimby fees. No impact would occur.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

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

Findings of Fact:

The Western Coachella Valley Area Plan identifies a Class I Bike Path/Regional Trail along Dillon Road. The General Plan has identified Regional Trails as the main trails within the County that are designed to eventually provide linkages between areas which could be quite distant from each other. Regional Trails are also designed to connect with State and Federal trails as well as trails within other jurisdictions. According to review by the Riverside County Park and Open Space District, the Dillon Road Design Guidelines are in the process of being prepared for adoption. The design guidelines will provide for a trail on both sides of Dillon Road; therefore, maintaining consistency with the General Plan. There is no significant impact to recreational trails as a result of the proposed project. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicant has been conditioned to provide the necessary 20-foot dedication easement for the bike trail along Dillon Road which is to be located entirely outside of the road right-of-way for trail purposes. This is a standard condition and aspect of design of the project and therefore, is not considered unique mitigation pursuant to CEQA. Therefore impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan, Trip Generation Assessment prepared by George Dunn Engineering dated December 12, 2013, Transportation Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections. A Transportation Generation Assessment was prepared by George Dunn Engineering dated December 12, 2013, and it indicated that the project will generate 18 new peak hour trips. Given that this number is less than 100 vehicle trips during peak hours, the Transportation Department has determined that a traffic study was not warranted and therefore, the project is consistent with all County transportation plans. Therefore, impacts are considered less than significant.

b) The Transportation Department has determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project will not generate significant amounts of vehicle trips to significantly impact level of service standards on Dillon Road and roads in the vicinity, and therefore will not create any significant traffic congestion. Therefore, impacts are considered less than significant.

c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, no impact will occur.

d) The proposed project is not located near any waterborne, railroads or air traffic patterns. Therefore, no impact will occur.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. The project has installed existing street improvements such as acceleration/deceleration lanes and striping at the common entrance to West Coast site and Simons Ready Mix Site to further mitigate potential hazards as part of the previous revision. Therefore, the impacts are considered less than significant.

f) The proposed project will create an incremental increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements (COA 10.TRANS.1) that will help improve and maintain the roads condition in a safe and working manner. With the incorporation of these improvements, any impacts on existing roads will be less than significant.

g) The proposed project will result in short temporary impacts to circulation during construction activities as there is little construction activities being proposed as part of the R5 project. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has access on Dillon Road, providing access for emergency vehicles to access and exit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site. Dillon Road leading up to the project is paved and with some street improvements, providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The proposed use, a surface mining facility, detached and far away from urbanized areas is not a suitable candidate to provide for bicycle racks and bus turnouts due to the extreme physical nature of the project as well as the lack of density located in the project vicinity. Having the use of bicycles onsite will actually increase the risk and safety of personnel, and is therefore not being required. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The Western Coachella Valley Area Plan identifies a Class I Bike Path/Regional Trail along Dillon Road. The General Plan has identified Regional Trails as the main trails within the County that are designed to eventually provide linkages between areas which could be quite distant from each other. Regional Trails are also designed to connect with State and Federal trails as well as trails within other jurisdictions. According to review by the Riverside County Park and Open Space District, the Dillon Road Design Guidelines are in the process of being prepared for adoption. The design guidelines will provide for a trail on both sides of Dillon Road; therefore, maintaining consistency with the General Plan. There is no significant impact to recreational trails as a result of the proposed project. The applicant has been conditioned to provide the necessary 20-foot dedication easement for the bike trail along Dillon Road which is to be located entirely outside of the road right-of-way for trail purposes. This is a standard condition and aspect of design of the project and therefore, is not considered unique mitigation pursuant to CEQA. Therefore impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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:

a-b) Water will be acquired via the onsite wells located near the project entrance and adjacent to the block plant. During times of increased production, the sand and gravel operation will consume approximately 240,000 gallons per day and reprocessing of water will allow 70% reclamation rates. A total average of 260,000 gallons per day will be consumed by all project operations, including the block plant (and all batch and processing plants) during maximum production periods. Per the Riverside County Department of Environmental Health's review, currently there is an unregulated water system serving the subject site due to the number of on-site employees. If there are more than 25 on-site employees more than 60 days of the years, then it will become a regulated water system (COA 10.E HEALTH.1). Based on this condition, the project will not result in the construction of new water treatment facilities and has sufficient water capacities to serve the project. The consumption of 260,000 gallons per day includes the existing block plant, ready mix batch plant and all other mine processing operations. No change is proposed in the water consumption as part of the proposed R5 project. This is a standard condition and aspect of design of the project and therefore, is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The sewage generated onsite may be disposed in the existing onsite septic system which is subject to review by the Regional Water Quality Control Board. In addition, there are portable toilets stationed throughout the quarry site and plant as needed. These portable facilities will be properly maintained and cleaned. No public sewer service will be required. Per review completed by the Riverside County Department of Environmental Health, portable toilets may be provided and used on a temporary basis not to exceed 6 months in duration (COA 10.E HEALTH.3). Portable toilet guidelines are outlined in resolution 91-474 under County of Riverside Ordinance No. 712. If portable toilets are to be used in excess of 6 months, written authorization from the County Health Officer will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be required. This is a standard condition and aspect of design of the project and therefore, is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District staff review

Findings of Fact:

a-b) Solid waste will be generated by the project in the form of mining wastes (silts, fines, etc.) and common rubbish/trash. Per Riverside County Waste Management, if recycling were to be proposed at the project site in the future, such operation shall be required to document the material types, their origin and volume. Records documenting this information shall be available to the Riverside County Waste Management Department. Aggregate related mining wastes will be utilized for sale or onsite during reclamation activities. Other solid wastes will be transported to an approved landfill. This is a standard condition and aspect of design of the project and therefore, is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

48. Utilities

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

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

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

a-f) It is not anticipated that the project would impact facilities related to electricity, natural gas, communications systems, storm water drainage, street lighting, the maintenance of public facilities, including roads or other governmental services in such a manner that would require or result in the construction of new facilities or the expansion of existing facilities. The project already exists and operates utilizing existing utilities and roads that have been constructed as part of the previous approval. Therefore impacts are considered less than significant.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

49. Energy Conservation

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

Source:

Findings of Fact:

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. The proposed project would not conflict with any adopted energy conservation plans. No impact would occur.

Mitigation: No Mitigation Measures are required

Monitoring: No Monitoring Measures are required

OTHER

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SMP - PROJECT DESCRIPTION RECOMMND

The proposal is for a revision to the existing surface mining permit (SMP161R4) to: increase the depth of the excavation area, extend the project life from 25 years to 55 years, incorporation of drill and blast mining techniques, relocate permitted asphalt plant equipment within the existing permitted mine site, allow import, processing, stockpiling and sale of recycled inert construction debris such as broken asphalt and concrete, allow modifications to the equipment and layout of the asphalt plant area to import, stockpile, and process recycled asphalt product, allow 24-hour operation of the asphalt plant, and increase the reclamation plan northern boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area for a total proposed reclamation plan area of 387.5 acres. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million tons to 55 million tons.

10. EVERY. 2 SMP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning SMP00161R5. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 SMP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Surface Mining Permit No. 161R5, shall be henceforth defined as follows:

SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

10. GENERAL CONDITIONS

10. EVERY. 3 SMP - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT A = Surface Mining Permit No.161
Revised Permit No.5 Amended No.4
Exhibit A (mining plan), dated 2/14/14
Exhibit A-1 (cross section), dated 2/14/14
Exhibit B (reclamation plan), dated 2/14/14
Exhibit B-1 (sales yard), dated 2/14/14
Exhibit C (project mining and reclamation plan), dated
2/14/14

BS GRADE DEPARTMENT

10.BS GRADE. 2 SMP- ANNUAL REPORT INFO RECOMMND

The operator shall submit to the Building & Safety Department with the annual report the following information (This report shall be prepared by a qualified professional).

- 1) New topography maps detailing disturbed land and proximity to permit boundaries and property lines.
- 2) Certify maximum depth of excavated areas.
- 3) Provide quantity in cubic yards and tons of minerals mined during the reporting period.
- 4) Certify all excavated areas are within the limits of the Surface Mining Permit/Reclamation Plan.
- 5) Provide data indicating any reclaimed land during the reporting period.
- 6) A licensed engineering geologist or geotechnical engineer shall inspect all excavated slopes within the permitted boundaries (active and inactive) for slope stability. The operator shall provide to the Building and Safety Department a copy of the inspection report.

NOTE: At least every three years of operation, the operator shall provide to the Building and Safety Department, aerial topography showing incremental and total changes to excavations. This will include cross-sectional maps showing berms, slope angles and benches of all excavations.

SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

10. GENERAL CONDITIONS

10.BS GRADE. 3 SMP- ANNUAL F.A.C.E.

RECOMMND

Each year after the 1st year of land disturbed under this Surface Mining Permit, Reclamation Plan or Substantial Conformance, the operator shall REVIEW & UPDATE the financial assurance on file with the County of Riverside. The operator shall submit a new cost estimate to the Building & Safety Department for review. The updated cost estimate shall include at least any new disturbed land, reclaimed land and allow for a yearly inflation factor.

All cost estimate shall utilize the guidelines outlined by the California Department of Conservation and the requirements of SMARA as outlined in the California Resources Code section 2773.1(a)(3), 2774(c), 3804, 3805 and 3805.5 and County of Riverside Ordinance 555 or as amended in the future.

10.BS GRADE. 4 SMP- PROPERTY LINE SETBACKS

RECOMMND

There shall be a graded setback from all property lines of not less than 50 feet from all cut/fill slopes.

Within the setback area, the four foot 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.

10.BS GRADE. 5 SMP- NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the

SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

10. GENERAL CONDITIONS

10.BS GRADE. 5 SMP- NPDES/SWPPP (cont.) RECOMMND
SWRCB at (916) 657-1146.

10.BS GRADE. 6 SMP- PM-10 REDUCTION RECOMMND

SURFACE MINING OPERATIONS LOCATED WITHIN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT SHALL COMPLY WITH RULE 1157 "PM-10 EMISSION REDUCTION FROM AGGREGATE AND RELATED OPERATIONS". THE OPERATOR SHALL HAVE A COPY OF ALL INSPECTIONS CONDUCTED BY THE DISTRICT AVAILABLE FOR THE CURRENT ANNUAL SURFACE MINE INSPECTION.

10.BS GRADE. 7 SMP-HAZMAT GENERATOR PERMIT RECOMMND

Surface mining operations shall obtain from County Of Riverside, Department of Environmental Health, Hazardous Materials Management Division, a "HAZARDOUS MATERIALS GENERATOR'S PERMIT" for this specific location. The operator shall have a copy of all inspections conducted by HAZMAT, available for the current Annual Surface Mine inspection.

10.BS GRADE. 8 SMP-BUILDING/GRADING PERMIT RECOMMND

THE PROVISIONS OF ALL RIVERSIDE COUNTY ORDINANCES SHALL APPLY DURING THE LIFE OF THIS SURFACE MINING PERMIT/ RECLAMATION PLAN, SPECIFICALLY, ORDINANCE 457 SHALL APPLY FOR ALL BUILDING PERMITS AND OTHER CONSTRUCTION WITHIN THE SURFACE MINING BOUNDARIES AND PROPERTY LINES OF SAID PARCELS. GRADING PERMITS SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OPERATOR SHALL OBTAIN APPROVAL TO CONSTRUCT FROM THE BUILDING AND SAFETY DEPARTMENT.

10.BS GRADE. 9 SMP- GEOTECH/SOILS RPTS RECOMMND

Prior to the issuance of a building permit, a Geotechnical soils report shall be submitted to the Building & Safety Department for review and approval. All grading for structures shall be in conformance with the recommendations of the geotechnical soils reports as approved by Riverside County.

The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

10. GENERAL CONDITIONS

10.BS GRADE. 10 SMP- FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit, the operator shall have a licensed professional, clearly delineate on maps and in the field any portions of the property, which are located within the "Fault Hazard Zone". No structures or any part thereof shall be located in those areas.

10.BS GRADE. 11 SMP- SLOPE STABL'TY REPORT RECOMMND

A slope stability report shall be submitted to and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal:vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 12 SMP- DRAINAGE DESIGN Q-100 RECOMMND

All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's requirements to accommodate 100 year storm flows.

10.BS GRADE. 13 SMP- OFFSITE EXCAVATION RECOMMND

ANY OFF SITE (outside of the Surface Mine Permit/ Reclamation Plan/Substantial Conformance) EXCAVATIONS OR GRADING requires a grading permit. It shall be the responsibility of the operator to obtain proposed or required easements and/or permissions necessary to perform the proposed excavations/grading.

10.BS GRADE. 15 SMP- MISCELLANOUS INSPECT RECOMMND

In addition to the Special Inspection for the Annual Report, at any time during normal business hours, persons from the Building & Safety Department may conduct a site inspection for compliance with the conditions of approval, complaints by individuals or other reasons as identified at that time.

10.BS GRADE. 16 SMP- CONTRACTOR EQUIPMENT RECOMMND

All non-mining equipment must be stored in a designated area permitted for "Contractor Storage".

A "Contractor Storage" permit must be obtained from the Planning Department prior to storage of any non-mining equipment.

SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

10. GENERAL CONDITIONS

10.BS GRADE. 17 SMP- TRASH & DEBRIS RECOMMND

The parcel(s) where the mine is located shall be kept free of trash (including old tires) and other debris. There shall be no importing of recyclable materials or construction debris without specific permit for that activity, other than what is expressly approved as part of this project; concrete and asphalt recycling.

10.BS GRADE. 18 SMP- QUARRY SIGNS RECOMMND

Signs shall be installed at the top of all manufactured slopes (cut or fill), at intervals not greater than 100 lineal feet.

Each sign shall read "DANGER" "OPEN PIT MINE" "STEEP SLOPE". Signs shall be at least 18" X 18" square with contrasting background to lettering. (ie: white background and black lettering).

Perimeter signs around the approved Reclamation Plan or Surface Mine boundaries shall be installed not greater than 250 lineal feet. Each sign shall read "DANGER" "KEEP OUT" and "MINERAL RESOURCE ZONE" or "SURFACE MINING OPERATION". All signs shall be with contrasting lettering/background.

10.BS GRADE. 19 SMP- BENCHES & SLOPES RECOMMND

During the mining operation, on the working faces of the quarry wall, benches shall be installed at no more than 30 feet in vertical height intervals or not higher than the equipment being used can reach to extract material. Each bench shall be a minimum of 15' in width.

Working slopes below benches shall not be steeper than 1:1 (horizontal to vertical). Finished slopes may not exceed 2:1 unless it has been demonstrated to be stable by the engineering geologist and geotechnical engineer and is approved by the Building and Safety Department and County Geologist.

10.BS GRADE. 20 SMP- SAFETY BERMS RECOMMND

A four (4) foot, minimum vertical height, SAFETY BERM shall be installed at the top of all cut/fill slopes (including roads).

SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

10. GENERAL CONDITIONS

10.BS GRADE. 21 SMP- VEHICLE STORAGE RECOMMND

There shall be no storage of passenger vehicles, campers, travel trailers or other personal property that is not related directly to the mining of minerals at this site.

10.BS GRADE. 22 SMP- TEMPORARY OFFICE RECOMMND

Temporary/portable office trailers are permitted providing they are installed after a building permit is obtained.

Other structures for night watchman security must be installed or constructed by building permit.

10.BS GRADE. 24 SMP- IMPORTING VEGETATION RECOMMND

There shall be no importing and/or storage of any cut vegetation without specific approval of the Planning Department and the Environmental Health Department.

10.BS GRADE. 25 SMP- FENCING OF PERIMETER RECOMMND

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 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.

10.BS GRADE. 27 SMP- BUSINESS REGISTRATION RECOMMND

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

10.BS GRADE. 28 SMP- SECONDARY CONTAINMENT RECOMMND

Hazardous materials stored on site such as diesel fuel, oils and solvents which are consumed by operating equipment shall be covered and provided with secondary containment.

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10. GENERAL CONDITIONS

10.BS GRADE. 28 SMP- SECONDARY CONTAINMENT (cont.) RECOMMND

Spill prevention Best Management practices (BMPs) shall be available on site.

10.BS GRADE. 29 SMP - GTE EASEMENT RECOMMND

No material processing activities or mining excavations shall be conducted within the 100' wide GTE Easement. The GTE Easement shall be clearly delineated on site.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

If the relocation of the current plant equipment or future equipment, or structures that would require permanent anchoring, as required by the current California Building Code, building permit(s) shall be obtained from the Building Department prior to such work.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SMP-DOMESTIC WATER RECOMMND

Currently there is an unregulated water system serving this site due to the amount of onsite employees. If there are more than 25 onsite employees more than 60 days of the year, then it will become a regulated water sytem. Since it is currently unregulated, restroom facilities can not be made available to the public.

10.E HEALTH. 2 SMP-LEA CONDITIONS RECOMMND

1. No materials may be buried at this site without a permit from the Environmental Resources Management Division, Local Enforcement Agency (LEA).
2. All trash must be removed to an approved disposal facility.
3. No processing or chipping and grinding of recycled materials with out LEA approval is allowed.

10.E HEALTH. 3 PORTABLE TOILETS RECOMMND

Portable toilets may be provided and used on a temporary basis. Portable toilet guidelines are outlined in the County of Riverside, Board of Supervisours Resolution Order 91-474.

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10. GENERAL CONDITIONS

10.E HEALTH. 4 ORDINANCE 650.5 - OWTS/ATU RECOMMND

If any new onsite wastewater treatment units (OWTS) and/or advanced treatment units (ATU) are proposed, all requirements under County of Riverside Ordinance 650.5 as well as the Department of Environmental Health (DEH) Technical Guidance Manual will apply.

FIRE DEPARTMENT

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

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

10.FIRE. 2 SMP-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the California Building Code and Building(s) having a fire sprinkler system.

10.FIRE. 3 SMP-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants(s) (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 SMP-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 SMP-#25-GATE ENTRANCES RECOMMND

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.

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10. GENERAL CONDITIONS

10.FIRE. 5 SMP-#25-GATE ENTRANCES (cont.) RECOMMND

Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 SMP-#88A-AUTO/MAN GATE RECOMMND

Gate(s) shall be automatic or manual operated, minimum 20 feet in width. Gate access shall be equipped with a rapid entry systems. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SMP FLOOD HAZARD REPORT RECOMMND

SMP 161 Revision 5 is a proposal to increase the depth of the excavation area and extend the current expiration date by 55 years. The facility is located approximately 12 miles northeast of Indio in the lower Berdoo Canyon area, east of Dillon Road.

The District's major concern on excavation performed in streams is headcutting, the erosion of soil upstream of a borrow pit that can cause damage to adjacent property and structures.

A large drainage area with approximately 12,000 cfs is tributary to the site from north that will result in head cutting beyond the applicant's property. According to the District's head cutting analysis the head cutting may progress up to 653' from the edge/hinge point of the borrow pit. Therefore a setback of 750' is required from the northern property line. The amended 3 exhibit retains the minimum setback of 750' from the north property line; upstream head ward erosion will not extend offsite.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 3 SMP - BLASTING IMPACTS

RECOMMND

The following report, prepared by Revey Associates, Inc., March 9, 2009, was submitted for blasting impacts analysis and mitigation recommendations relative to the proposed rock blasting at this site under SMP00161R5"

"West Coast Aggregates Supply, Inc., R-C Sand & Gravel Quarry, SMP0161R5, Assessment of Rock Blasting Impacts and Recommended Practices"

This report concluded:

1.If the applicant adopts the practices and limitations proposed in this report, the author finds no issue that could prevent the execution of safe and environmentally acceptable blasting operations in the North and East Quarry Pits proposed in the revised mining permit for the R-C Quarry.

This report recommended:

- 1.Blast-hole diameter should not exceed 6.5 inches.
- 2.Charge-weight-per-delay should not exceed 500 pounds
- 3.Minimum confining rock burden on all charges shall be at least 25 charge-diameters.
- 4.All charges shall be stemmed with at least 25 charge diameters of clean washed crushed stone.
- 5.The maximum amount of explosives used in individual blasts should not exceed 25,000 pounds.
- 6.Height of blasted rock benches should not exceed 50 feet - as currently restricted by California laws.
- 7.WCAS should adopt spill cleanup procedures whereby measurable explosive spills are cleaned up immediately to prevent losses of nitrates and ammonia to the ground and neighboring water resources.
- 8.Charge-weight-per-delay should be established using scaled distance limitations to assure that PPV does not exceed 0.5 in/s at residential property, 1.0 in/s at heavy

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10. GENERAL CONDITIONS

10.PLANNING. 3 SMP - BLASTING IMPACTS (cont.) RECOMMND

commercial property, and 3.0 in/s in ground above buried utilities.

9.Air-overpressure measured at nearest office site structures should not exceed 133 dBL.

10.For all future blasts, it is recommended that at least one conventional blasting seismograph be deployed to measure PPV and air-overpressure at the nearest structure or utility location of concern. All monitoring should conform to the most current standards set forth by the Vibration Section of the Society of Explosives Engineers.

11.Blast benches should be wetted with sprayed water to suppress dust on days when wind speed is greater than 20 mph.

12.If WCAS hires subcontractors to perform blasting work, these limitations should be listed as specific contract requirements with any drilling and blasting contractors.

The Revey Associates, Inc. report is herein accepted for this project (RCL00161R5). The recommendations of this report shall be adhered to as maximum limits for the implementation of blasting at this site.

10.PLANNING. 4 SMP - BLASTING HOURS RECOMMND

Mining blasting operations are to be limited to daytime hours (7:00 am to 5:00 pm) Monday through Friday.

10.PLANNING. 5 SMP - GEO02103 RECOMMND

County Geologic Report (GEO) No. 2103, submitted for this project (SMP00161R5), was prepared by C.H.J., Inc. and is entitled: "Update of Slope Stability Investigation, West Coast Aggregate Supply's Dillon Road Quarry, Indio Area, Riverside County, California", dated September 4, 2008, Job No. 08531-3. In addition, the following C.H.J. documents were submitted for this project:

"Slope Stability Investigation, West Coast Aggregate, Dillon Road Quarry, Riverside County, California", October 16, 2001.

"Response to Review Comments, County Geologic Report No.

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10. GENERAL CONDITIONS

10.PLANNING. 5 SMP - GEO02103 (cont.)

RECOMMND

2013 (sic), Update of Slope Stability Investigation, West Coast Aggregate Supply's Dillon Road Quarry, Indio Area, Riverside County, California", dated November 6, 2008.

"Response to Review Comments, County Geologic Report No. 2103, Update of Slope Stability Investigation, West Coast Aggregate Supply's Dillon Road Quarry, Indio Area, Riverside County, California", dated August 24, 2009.

These documents are herein incorporated as a par of GEO02103.

GEO02103 concluded:

1.No evidence for active faulting on the site was observed during this investigation.

2.The most significant fault to the site with respect to seismic shaking is the San Andreas Fault, approximately 2.75 miles southwest of the site.

3.Severe seismic shaking of the site can be expected to occur during the lifetime of the proposed mining and reclamation.

4.The potential for liquefaction and other shallow groundwater hazards is considered to be low to non-existent.

5.The proposed 3:1 final cut slopes up to 300 feet in height are suitably stable against gross failure for the various anticipated long term conditions, including the effects of seismic shaking.

6.The hazard due to seismically-induced dam inundation is negligible at this site.

7.Seiching is not considered to be a hazard to the proposed reclaimed quarry.

8.The proposed slopes and excavation bottoms will be as susceptible to erosion as the current natural surfaces.

GEO02103 recommended:

1.Water from the ephemeral drainages should not be allowed

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10. GENERAL CONDITIONS

10.PLANNING. 5 SMP - GEO02103 (cont.) (cont.)

RECOMMND

to flow over the reclaimed slopes.

2.Slopes should be protected with berms and/or levees as necessary to prevent slope erosion.

3.If the pit is to be used for recharge, surface water should be conveyed into the pit through conveyance piping or other system as necessary to prevent surficial erosion of the proposed slopes.

GEO No. 2103 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2103 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 6 SMP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

4.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

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10. GENERAL CONDITIONS

10.PLANNING. 6 SMP - LOW PALEO (cont.)

RECOMMND

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.

5.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.

6.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 9 SMP - COMPLY W/ ORD./EXHIBITS

RECOMMND

The development of these premises shall comply with the standards of Ordinance Nos. 348 and 555 and all other applicable Riverside County ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the Mining and Reclamation Plans and Project Description, unless otherwise amended by these conditions.

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10. GENERAL CONDITIONS

10.PLANNING. 10 SMP - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this surface mining permit, a) ceases operation for a period of one (1) year or more (unless an Interim Management Plan is approved in accordance with Ordinance No. 555), b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety and welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348 and/or the applicable section of Ordinance No. 555.

10.PLANNING. 11 SMP - CONDITION REVIEW FEE RECOMMND

All subsequent submittals required by these conditions of approval, including but not limited to a revegetation plan or mitigation monitoring shall be reviewed, with payment therefore made on an hourly basis as a "research fee," or other such fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

10.PLANNING. 12 SMP - SLOPE STABILITY RECOMMND

During the life of the permit the permittee shall comply with the recommendations concerning slope stability made in the report entitled, "WEST COAST AGGREGATE DILLON ROAD QUARRY", DATED OCTOBER 16, 2001, as referenced in Geological Study GEO2103 which are on file at the Riverside County Planning Department.

10.PLANNING. 13 SMP - SPARK ARRESTOR REQUIRED RECOMMND

During the life of the permit, the permittee shall comply with spark arrestor requirements of the Public Resources Code, Section 4422 and all other applicable regulations as required.

10.PLANNING. 14 SMP - DUST PREVENTION MEASURE RECOMMND

During the life of the permit, all unpaved roads, driveways and mining areas shall be kept continuously wetted while being used, and shall be treated with EPA approved dust suppressants to prevent emission of dust. Nonhazardous soil stabilizers shall be applied to all inactive surface mining areas and/pr stockpiles (previously mined areas which remain inactive for 96 hours or more).

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10. GENERAL CONDITIONS

10.PLANNING. 15 SMP - COMPLY W/ SAFETY REQ. RECOMMND

During the life of the permit, mining operations and practices shall comply with the Safety requirements of MSHA, OSHA, the State Division of Industrial Safety, and California Mine Safety Orders.

10.PLANNING. 16 SMP - RUNOFF OUTLETS RECOMMND

The permitted shall during the proposed mining operations, ensure that off-site storm runoff through the property outlets are in substantially the same location as exists under the natural conditions and that the existing watercourses do not pond or stagnate at any time during the mining except as shown on the approved Exhibit A, A-1, B, B-1, and C.

10.PLANNING. 17 SMP - OPERATING HOURS RECOMMND

The asphalt plant shall operate 24 hours per day, 7 days per week and operating hours will continue to involve the 24 hour operation of the concrete block plant seven days a week. Other than maintenance or emergencies, the remaining project site operations for exaction, processing and sales shall be limited to the hours between 6 A.M. and 10 P.M., Monday through Saturday. Trucking and hauling operation shall be limited to the hours between 6 A.M. and 10 P.M. Monday through Saturday and a maximum of 10 Sundays per year.

10.PLANNING. 18 SMP - LOADED TRUCK CARE RECOMMND

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

10.PLANNING. 19 SMP - FIRE PREVENTION RECOMMND

All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times. No open fires shall be allowed.

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10. GENERAL CONDITIONS

10.PLANNING. 20 SMP - CEASED OPERATION EFFECT RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void, unless an Interim Management Plan is submitted to the Planning Director within 90 days of becoming idle, as specified in Riverside County Ordinance No. 555. The applicant shall be responsible for the submission of the Interim Management Plan and remains responsible for the implementation of the Reclamation Plan should the permit become null and void. In addition, the applicant shall be held responsible for immediate implementation and completion of site reclamation in accordance with the approved reclamation plan.

10.PLANNING. 21 SMP - STOCKPILE PROTECTION RECOMMND

Stockpiles shall be protected against water and wind erosion by covering with burlap or other Riverside County approved material, wetting, and/or temporary hydroseeding with native plant species.

10.PLANNING. 22 SMP - COMPLY W/ 348 STANDARDS RECOMMND

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

10.PLANNING. 24 SMP - COMPLY W/ SCAQMD RULES RECOMMND

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

10.PLANNING. 26 SMP - NPDES COMPLIANCE (I) RECOMMND

The permittee shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

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10.PLANNING. 27 SMP - SUSPEND OPER. FOR WIND RECOMMND

All surface mining operations, including excavating, crushing, screening and related material loading and hauling, shall be suspended when wind speeds (as instantaneous gusts) exceed 20 miles per hour. All surface mining operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 28 SMP - SIGNS NEED PERMIT RECOMMND

No signs are approved pursuant to this use. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Riverside County Planning Department, pursuant to the requirements of Section 18.30.a.(1) of Riverside County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), and all necessary building permits shall be obtained from the Riverside County Department of Building and Safety.

10.PLANNING. 29 SMP - RESPONSIBLE TO RECLAIM RECOMMND

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

10.PLANNING. 30 SMP - ANNUAL REPORT RECOMMND

During the life of this permit, the permittee shall annually prepare and submit a written report to the Planning Director of the County of Riverside, demonstrating compliance with all the conditions of approval and mitigation for this SMP No. 161R5 and EA No.42001. The Planning Director and/or Building Director may require inspection or other monitoring to insure such compliance.

10.PLANNING. 31 SMP - BLASTING OPERATIONS RECOMMND

Blasting shall only be conducted between the hours of 7:00 AM and 5:00 PM, Monday through Friday, except Federally recognized holidays. If an emergency situation, related to

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10. GENERAL CONDITIONS

10.PLANNING. 31

SMP - BLASTING OPERATIONS (cont.)

RECOMMND

safety or weather conditions, should occur, blasting may occur outside of these hours. Blasting shall be performed in accordance with the following specifications, and in such a manner that noise, ground and air vibrations, and dust are maintained at levels which satisfy Federal, State and County standards:

- a. Blasting shall be conducted by a trained and licensed blaster.
- b. The explosive used for blasting work will be standard commercial products specifically designed for mine applications.
- c. Blasting shall be performed using electric or non-electric blasting systems.
- d. All blasts shall be detonated with a millisecond delay system to limit the quantity of explosive denoted per delay period and to provide for sequential control of the blast detonation.
- e. The explosives shall include bulk ANFO suitably primed for blast hole conditions.
- f. Water-resistant explosive shall be used where wet blast hole conditions exists.
- g. Explosive supplies shall be used in accordance with the technical recommendations of the manufacturer and the Institute of Markers of Explosives.
- h. All blast holes shall be carefully stemmed with inert granular material, and individual blast holes will be loaded with due recognition of instant rock fracture and burden conditions.
- i. Seismic monitoring of each blast shall be performed by an independent, qualified consultant.
- j. The mining operator shall inform the County Fire Department and Sheriff Department, prior to 4:30 PM, of the intention to blast the following day.
- k. Notify neighbors within 1,000 feet prior to a blasting episode.
- l. Prior to a blasting episode, the site shall be cleared of people, all vehicles shall be either stored undercover or at a safe distance, all surplus explosives shall be stored in a safe place, warning signals shall be sounded and visual inspection of the site shall be made to assure there are no unauthorized people in the vicinity of the blast.
- m. Blasting signals shall be posted at one or more conspicuous locations on the mining site and all employees shall be familiar with the signals and instructed as to the

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10. GENERAL CONDITIONS

10.PLANNING. 31 SMP - BLASTING OPERATIONS (cont.) (cont.) RECOMMND

safety procedures.

n. Following a blasting episode, the area shall be inspected to assure that the blast went as planned. The "all clear" signal shall not be sounded until the licensed blaster has made a thorough visual inspection of the blast area for misfires.

o. Design of blasting configurations, i.e. drill hole pattern, diameter, depth, explosive types, quantities and delay systems shall be determined by the location of the blast, rock conditions of the area to be blasted, and distance to neighboring improvements. Determinations shall be made by drilling and visual observations, mine development plans and allowable explosive quantities per delay second.

p. The initial mine development and mine production blasts shall be limited to 2,000 pounds of explosive per eight-millisecond blast increment. Seismic monitoring at the site of mining operations shall be performed to determine the actual vibration levels from these blasts.

q. Vibratory ground motion from mine blasting shall not peak particle velocities of one inch per second.

r. Drilling shall be conducted between the hours of 6:00 AM to 6:00 PM, any day, Monday through Friday, except Federally recognized holidays.

s. Airblast at any residential structure shall not exceed 129 dBL, as measured by a sound instrument with a 6 Hz of lower flat response or 105 dBL peak, as measured by a A-weighted sound level meter.

t. Acoustic blankets shall be used around drilling operations to reduce potential drilling noise.

10.PLANNING. 32 SMP - BLASTING RECORDS RECOMMND

A record of each blast, including seismograph date, shall be retained for at least three (3) years and shall be submitted to the County Building and Safety Department on a quarterly basis or more frequently, as deemed by the Building and Safety Director. Such record shall contain the following data:

- a. Location, data and time of blast.
- b. Name, signature and license number of "Blaster-in-charge".
- c. Direction and distance, in feet, to the nearest improvement or residence.
- d. Weather conditions, including temperature, wind

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10. GENERAL CONDITIONS

10.PLANNING. 32 SMP - BLASTING RECORDS (cont.) RECOMMND

- direction and approximate wind velocity.
- e. Number of holes, burden and spacing.
 - f. Diameter and depth of holes.
 - g. Types of explosive(s) used.
 - h. Total weight of explosives detonated.
 - i. Maximum weight of explosives detonated within an eight (8) millisecond period.
 - j. Maximum number of holes detonated within any eight (8) millisecond period.
 - k. Type of initiation system.
 - l. Type of length of stemming.
 - m. Type of delay detonator and delay periods used.
 - n. Sketch of the delay pattern.
 - o. Seismogram including the calibration signal of the gain setting and:
 - 1. seismographic reading, including locations of seismograph and its distance, in feet, from the blast,
 - 2. name of the person taking the seismograph reading,
 - 3. name of the person and firm analyzing the seismographic record.

10.PLANNING. 33 SMP - PREBLAST INSPECTION RECOMMND

Preblast inspections shall be made by a civil engineer, licensed by the State of California, of all residences and facilities existing at time of permit approval located within 1,000 feet of potential blasting areas.

10.PLANNING. 34 SMP - BLASTING COMPLAINTS RECOMMND

Any blasting complaints shall be recorded by the permittee as to complainant, address, date, time, nature of the complaints, the complaints that investigation conducted. Complaint records shall be made available to the public agencies regulating blasting.

10.PLANNING. 35 SMP - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - ORD 875 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley region of Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 37 USE - BUSINESS LICENSING

RECOMMND

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

10.PLANNING. 38 SMP - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the

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10. GENERAL CONDITIONS

10.PLANNING. 38

SMP - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

10.PLANNING. 39

SMP - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human

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10. GENERAL CONDITIONS

10.PLANNING. 39 SMP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 40 SMP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 40 SMP - LOW PALEO (cont.)

RECOMMND

the remains.

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

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

10.PLANNING. 41 USE - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

TRANS DEPARTMENT

10.TRANS. 1 SMP - STD INTRO (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside

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10. GENERAL CONDITIONS

10.TRANS. 1 SMP - STD INTRO (ORD 460/461) (cont.) RECOMMND

County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 SMP - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 3 SMP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. Per the Trip Generation Assessment for SMP161R5 prepared by George Dunn Engineering dated December 12, 2013, the project will generate 18 new PCE peak hour trips. Given this is less than 100 vehicle trips during the peak hour, the Transportation Department has determined that the project is exempt from traffic study requirements.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 IND HYGNE-NOISE&VIBRATION STDY RECOMMND

Prior to the commencement of blasting during future quarry expansion activities, a noise and vibration report shall be required to be submitted to the Office of Industrial Hygiene for review and approval. Please note that applicable fees shall apply. For further information, please contact the Office of Industrial Hygiene at (951) 955-8982.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SMP - EXPIRATION DATE RECOMMND

This approval shall be used within five (5) years of the permit's approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial surface mining operations contemplated by this approval within the five (5) years period which is thereafter diligently pursued to completion.

20.PLANNING. 2 SMP - LIFE OF PERMIT RECOMMND

This permit shall become null and void fifty-five (55) years after the date this permit became effective, or upon mining of 55 million tons, whichever comes first. Annual mining tonnage shall not exceed 1.8 million tons. Extensions of time to the life of this permit shall require submission of a revised permit application in accordance with Riverside County's Ordinance No. 555.

20.PLANNING. 3 SMP - SIGNED/STAMPED EXHIBITS RECOMMND

Within 20 days of approval of this application (SMP00161R5) by the Planning Commission, the Mining Plan map (Exhibits A and A-1) and the Reclamation Plan map (Exhibits B and B-1) shall be signed and stamped by a qualified licensed professional engineer and 5 original wet-signed copies of these signed and stamped exhibits shall be submitted to the Planning Department for file and distribution as required.

TRANS DEPARTMENT

20.TRANS. 1 SMP - TRAFFIC SIGNAL RECOMMND

Beginning 10 years after this approval, and continuing every five years throughout the project life, the applicant/permittee or any successor-in-interest shall cause to be prepared a Traffic Signal Warrant Analysis to determine the potential need for installation of a traffic signal at the project entrance. This analysis shall be prepared by a qualified engineer as approved by Transportation Department and is to be based on the most current 12-hour vehicle classification turning movement counts based on the California MUTCD traffic signal warrant analysis worksheets or other applicable documents, with truck volumes converted to passenger car equivalents. A

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20. PRIOR TO A CERTAIN DATE

20.TRANS. 1 SMP - TRAFFIC SIGNAL (cont.)

RECOMMND

traffic signal shall be deemed "warranted" if the traffic volumes are sufficient to meet either "Warrant 1 - Eight Hour Vehicular Volume" or "Warrant 2 - Four Hour Vehicular Volume". Should a traffic signal be deemed "warranted", the cost for design and construction of the signal will be the co-responsibility of the permittee or their successor-in-interest, and other development permittee(s) conterminous to the intersection at the time the signal is warranted.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 SMP- APPROVED WQMP

RECOMMND

Prior to the issuance of an annual mine inspection permit, the owner / applicant shall submit to the Building & Safety Department evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District.

EPD DEPARTMENT

60.EPD. 1 BIOLOGICAL MONITORING

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the construction activities as described within the document entitled "Proposed R-C Sand and Gravel Materials Yard: Biological Technical Report and Focused Survey for Desert Tortoise", prepared by Scott White Biological Consulting, on August 11, 2006. A work plan shall be submitted to the EPD to review and approved from the qualified biological monitor that may include, but not be limited to pre-construction surveys, Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion.

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60. PRIOR TO GRADING PRMT ISSUANCE

PARKS DEPARTMENT

60.PARKS. 1 SMP - TRAIL EASEMENT MET

Prior to or in conjunction with the issuance of grading permits, the applicant shall offer the 20' trail easement shown on the approved plans for dedication to the Riverside County Regional Park and Open-Space District. Said easement will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

60.PLANNING. 1 SMP - YR BLASTING NOTICES RECOMMND

A letter, containing a general description of the blasting operations and precautions, including the blast warning whistle signals that are required by the State of California Construction Safety orders, shall be sent to all residents within a one-half mile radius of the surface mining operations. The notification will occur a minimum of once a year. Evidence that notification has been done shall be included in the annual report submitted prior to the issuance of the annual Special Inspections Permit.

60.PLANNING. 4 SMP - RCL RECLAMATION REPORT RECOMMND

Monitoring reports will be produced annually summarizing the annual monitoring results of the revegetation for a period of five (5) years following the cessation of mining activities. The reclamation monitoring reports shall include recommendations for any remedial action to ensure the success of the County of Riverside approved revegetation plan. At the end of the five (5) year monitoring period, a final report will be submitted to Riverside County Planning for review. The report shall confirm all the remedial action taken to ensure success with the revegetation plan.

60.PLANNING. 5 SMP - RCL RECLAMATION PLAN RECOMMND

The permittee shall comply with the Exhibit A (sheets 1-4) including the reclamation Plan, and the Surface Mining and Reclamation Project Description, 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 SMP - YR RECLAMATION REPORT

RECOMMND

The permittee shall submit a final reclamation completion report prior to the completion of reclamation and prior to permit expiration to the Building and Safety Director and Planning Director for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration of 2:1 (horizontal:vertical), resoiled areas, erosion control structures, and successful revegetation. This report shall be submitted at least 30 days prior to completion of each phase and expiration of this permit. This report shall be accompanied by a stamped and wet-signed substantial conformance letter from an independent licensed engineer, landscape architect, geologist or other appropriate professional stating that the project was reclaimed pursuant to the approved Reclamation Plan.

60.PLANNING. 7 SMP - 1ST INSPECTION REPORT

RECOMMND

Prior to commencement of any surface disturbance, or construction of any processing plant, surface minning operation, or issuance of the first Special Inspection Permit, the permittee shall apply for a Special Inspection Permit from the Riverside County Department of Building and Safety which will be accompanied by the appropriate filing fee set forth in Riverside County Ordinance No. 671. The Special Inspection Permit shall be accompanied by a written report which specifies conformance with these conditions of approval.

60.PLANNING. 8 SMP - 1ST FINANCIAL ASSURANCE

RECOMMND

Prior to commencement of any surface disturbance, construction of any processing plant, surface mining operation, or issuance of the first Special Inspection Permit, the permittee shall establish financial assurances to ensure reclamation of the surface mining operation with the Riverside County Department of Building and Safety.

a. The financial assurance shall take the form of a surety bond, irrevocable letter of credit, trust fund or other form of financial assurance as approved by the Director of Building and Safety.

b. The amount of the financial assurance required for this permit shall be \$199,062.00. This amount shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

c. The financial assurance shall include, but not necessarily be limited to, costs for the removal of equipment, structures and derelict machinery, removal of waste materials, landscaping stabilization of slopes, and land restoration compatible with the topography and general environment of surrounding property in accordance with the approved Reclamation and Mining Plans.

d. The financial assurance shall remain in effect for a twenty-one (21) year period and/or shall be released by the Building and Safety Director on approval of the final Reclamation Plan inspection by the Department of Building and Safety.

e. The financial assurance shall be made payable to Riverside County and the State of California, Department of Conservation.

60.PLANNING. 9 SMP - 1ST PROCESSING PLANT RECOMMND

Prior to the commencement of any surface disturbance, surface mining operations, or issuance of the first Special Inspection Permit, the permittee shall cause a plot plan application for development of temporary and permanent processing plant areas to be submitted to the Riverside County Planning Department, Land Use Section for review and approval by the Planning Department Engineering Geologist. Said plan shall be in conformance with the approved Surface Mining Permit No.161R5 Amd.No.4 Exhibit A, A-1, B, B-1 and C.

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

Prior to the commencement of surface disturbance, surface mining operations, or first Special Inspection Permit, the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 SMP - 1ST AGENCY CLEARANCES (cont.)

RECOMMND

permittee shall obtain permits and/or clearance from the following public agencies:

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

60.PLANNING. 12 SMP - 1ST NEW MINING REPORT

RECOMMND

Prior to the commencement of surface disturbance, surface mining operations, or issuance of the first Special Inspection Permit, the permittee shall file a New Mining Operation Report and appropriate fees with the Department of Conservation, Office of Mine Reclamation as required by the California Surface Mining and Reclamation Act and the California Code of Regulations, Section 3697.

60.PLANNING. 13 SMP - YR REPORT REQUIREMENTS

RECOMMND

The permittee shall provide the following information as part of the annual report required by Condition No. 5.1. This report shall be prepared by a qualified, licensed professional.

a. Indicate the mined area's proximity to the permit boundaries by topography and details on an approved an, Exhibit A.

b. Show the annual and total change in topography generated by the mining excavation by cross sections and topographic maps. Compare original/previous contours and cross sections with current cross sections and contours.

c. Maximum depth of excavation.

d. Provide the quantity in cubic yards and tons mined during the previous year.

e. Certify that the excavations are within the limits of the permit.

f. Provide data indicating the area reclaimed for the year concluding and for the total amount reclaimed to date. Certify that reclamation is complete in these areas.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 SMP - YR REPORT REQUIREMENTS (cont.) RECOMMND

g. A Certified Engineering Geologist or Geotechnical Engineer shall inspect all excavated slopes within the surface mining area at least once per year for slope stability. The results of this inspection and any recommendations for slope remediation shall be included with the annual report.

h. The permittee shall report the discovery of any fossil vertebrate animal remains in the annual report. Upon discovery of such fossil remains, the permittee shall cause a paleontologist to be retained for the project to immediately evaluate the fossils to determine their significance and develop a collection and study plan in conformance with the Paleontological Survey prepared for the site by a Riverside County approved qualified Environmental Consulting firm, a copy of which is on file at the Riverside County Planning Department. The report of findings shall be submitted with the annual report.

60.PLANNING. 14 SMP - FUGITIVE DUST PLAN RECOMMND

The permittee shall submit for review and approval of a Fugitive Dust Emissions Control Plan which details best management practices that will be implemented at the site to prevent project generated fugitive dust emissions in compliance with SCAQMD Rule and Regulation 40 and 403.1 "Fugitive Dust". The SCAQMD Rule Handbook shall be used as the guidance for the plan preparation.

60.PLANNING. 15 SMP - YR ADJUST ASSURANCES RECOMMND

The amount of reclamation financial assurance shall be adjusted annually for new lands disturbed by surface mining operations, completed reclamation in conformance with the approved Reclamation Plan, Exhibit A (sheets 1-4), and/or by adjustments to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

60.PLANNING. 18 SMP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for SMP No.161R5 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

SMP - C/I SWPPP BMP REQD

RECOMMND

The permit holder shall provide written proof of compliance with the California Regional Water Quality Control Board, Santa Ana Region's Watershed-wide waste discharge requirements as follows:

The management and maintenance of the 'project area' shall be in accordance with the projects approved Storm Water Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

Initial residents, occupants, or tenants of this site shall receive educational materials on good house keeping practices which contribute to the protection of storm water quality. These Educational materials shall be provided by the Riverside County Flood Control and Water Conservation District and shall be distributed by the permittees. These materials shall address good housekeeping practices associated with the sites's land use and or uses (e.g., good housekeeping practices for office, commercial, retail commercial, vehicle-related commercial, or industrial land use). Employers at this site shall adapt these materials for training their employees in good housekeeping practices (BMP N1 & N13);

Only pesticide applicators who are certified by the State of California as Qualified Applicators or who are directly supervised by a Qualified Applicator shall apply pesticides to common area landscaping. The applicator shall apply all pesticides in strict accordance with pesticide application laws as stated in the California Food and Agricultural Code. Fertilizer shall be applied to common area landscaping in accordance with the manufacturer's recommendations. Application to hardscape surfaces shall be avoided (BMP N3);

The 'catch basin(s)', more particularly described on Exhibit 'A', shall be inspected and, if necessary, cleaned by the Permittees Association no later than October 15th of each year. "ONLY RAIN IN THE DRAIN" and "NO DUMPING" stencils shall be repainted as necessary to maintain legibility (BMP N4 & S12);

The Permittees shall keep the common area(s) free of litter. Litter shall be removed from the common area, and litter

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

SMP - C/I SWPPP BMP REQD (cont.)

RECOMMND

receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the Property Owners' Association shall take corrective action within forty-eight hours of discovery (BMP N5);

The 'water quality inlet(s), oil/water seperator(s) and trash rack(s)', more particularly described on Exhibit '___', shall be inspected and, if necessary, cleaned by the Property Owners' Association no later that October 15th of each year (BMP S4 & S13);

The permitees shall keep the common area(s) free of litter. Litter shall be removed from the common area, and litter receptacles shall be emptied at least once a month. Where improper disposal of trash has occurred, the Property Owner's Association shall take corrective action within forty-eight hours of discovery (BMP N5);

The Street(s) and parking lot(s), more particularly described on Exhibit 'A', shall be swept by the Property Owner's Association at least once a year and shall be swept no later than October 15th of each year (BMP N6);

The permitees shall keep loading docks in a clean and orderly condition through a regular program of sweeping, litter control, and the immediate cleanup of spills and broken containers. In accordance with the Riverside County Ordinance No. 754, Establishing Storm Water/Urban Runoff Management and Discharge Controls, illicit discharges and non-storm water discharges (e.g., wash water) from loading docks to storm water drains shall not be allowed (BMP N12);

The permitees shall maintain an up-to-date list identifying the party or parties responsible for the implemenation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP (BMP N14).

60.PLANNING. 20

SMP - ORD 875 OS FEE SMP (2)

RECOMMND

Prior to the issuance of a grading permit for Surface Mining Permit No.161R5, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 SMP - ORD 875 OS FEE SMP (2) (cont.) RECOMMND

requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee shall be based on the "Project Area" as defined in the Ordinance and aforementioned Condition of Approval. The Project Area for the subject surface mining permit is calculated to be 387.5 acres. In the event Riverside County Ordinance No. 875 is rescinded and or superceded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 21 SMP - STREAMBED LAKE AGREEMENT RECOMMND

Prior to any disturbance within or along any natural water course or wetlands, the permittee shall obtain and execute a Streambed or Lake Alteration agreement pursuant to California Fish and Wildlife Code Sections 1600 through 1603.

60.PLANNING. 22 SMP - ANNUAL INSPECTIONS RECOMMND

The permittee shall apply for a Special Inspection Permit from the Riverside County Department of Building and Safety at least once per year during the life of this permit. This application shall be accompanied by the appropriate filing fee set forth in Riverside County Ordinance No. 671. The application for the Special Inspection Permit and fee shall be submitted concurrently with the Permittee's annual report, pursuant to the California Surface Mining and Reclamation Act, by July 1st of each year. The Special Inspection Permit application shall include a written report which specifies how reclamation of the site conforms or deviates from the reclamation plan and include mitigation monitoring status as required by Surface Mining Permit No. 161R5. This report shall be submitted annually to the Riverside County Department of Building and Safety and the State Department of Conservation, Office of Mine Reclamation along with additional information as required by the California Surface Mining and Reclamation Act.

60.PLANNING. 23 SMP - SMOKE TREE STUDY RECOMMND

Prior to grading permit issuance, the applicant shall submit plans to the Planning and Environmental Programs Department outlining their plan for smoke tree disturbance for review and approval. The plans should discuss the provisions to legally harvest the trees for transplant or

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 SMP - SMOKE TREE STUDY (cont.) RECOMMND
preservation.

TRANS DEPARTMENT

60.TRANS. 1 SMP - WATER QUALITY MGMT PLANS RECOMMND
The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 2 SMP- WQMP BMP INSPECTION RECOMMND
Prior to grading permit final, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs. Additionally, the WQMP treatment control BMPs shall be inspected annually.

70.BS GRADE. 3 SMP- WQMP BMP CERT REQ'D RECOMMND
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.

EPD DEPARTMENT

70.EPD. 1 FINAL BIOLOGICAL MONITORING RECOMMND
Prior to final grading permit issuance, a qualified biological monitor shall submit final monitoring report to the Environmental Programs Department (EPD) to review and approve. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of

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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 1 FINAL BIOLOGICAL MONITORING (cont.) RECOMMND

biological reports and/or site visit(s) to confirm completion.

PLANNING DEPARTMENT

70.PLANNING. 1 SMP - 1ST CHECK CLEARANCES RECOMMND

The Riverside County Planning Department - Land Use Section shall verify that the Development Standards of this approval and all other conditions have been complied with prior to any use allowed by this Surface Mining Permit, and clearances have been obtained from all required agencies, departments, and/or districts.

70.PLANNING. 2 SMP - 1ST & YR ROAD SIGNS RECOMMND

All roads within the project limits shall be posted with speed limit signs of 15 miles per hour.

70.PLANNING. 3 SMP - 1ST & YR COLOR BLENDING RECOMMND

The processing plant, asphalt plant, concrete batch plant and other structures shall be painted with colors that blend and camouflage with the surrounding areas.

70.PLANNING. 4 SMP - 1ST & YR NO TRESPASSING RECOMMND

The outer boundary of the mining, processing, maintenance and access road areas shall be posted with "No Trespassing" signs as delineated on Mining Plan, Exhibit "A" (sheets 1-4). Said "No Trespassing" signs shall be maintained to the completion of the project.

70.PLANNING. 5 SMP - 1ST & YR BOUNDARY FENCE RECOMMND

There shall be a fence and locked gates erected along the outer boundary of the active surface mining areas and processing plant indicated on Mining Plan, Exhibit "A" (sheets 1-4). The fence shall be maintained at all times during the operation, and shall consist of a chain link or barbed wire fencing in areas of steep topography, as approved by the Planning Director.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 6 SMP - 1ST & YR SITE STAKING RECOMMND

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

70.PLANNING. 7 SMP - YR TEMPORARY SLOPES RECOMMND

Temporary slopes created during mining operations shall be excavated no steeper than 1:1 (horizontal:vertical) and no higher than 30 feet in vertical height, or in compliance with MSHA and CALOSHA requirements.

70.PLANNING. 10 SMP - AGENCY CLEARANCE RECOMMND

A clearance letter from the Department of Mining Reclamation and Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with their conditions, or as approved by the Planning Department.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 OWTS CERTIFICATION w/ PLAN RECOMMND

Prior to the Issuance of a Building Permit, a complete Onsite Wastewater Treatment System (OWTS) certification along with a detailed contoured plot plan shall be submitted to the Department of Environmental Health. Applicable review fees shall apply.

FIRE DEPARTMENT

80.FIRE. 1 SMP-#51-WATER CERTIFICATION RECOMMND

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 1500 GPM fire flow for a 2 hour duration 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

SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 SMP-#51-WATER CERTIFICATION (cont.) RECOMMND

made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 SMP - AGENCY CLEARANCE RECOMMND

A clearance letter from the Department of Office of Mine Reclamation and Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with their conditions, or as approved by the Planning Department.

80.PLANNING. 2 USE - FEE BALANCE RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 3 SMP - TUMF RECOMMND

Prior to the issuance of a building permit, the applicant 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. 673.

80.TRANS. 4 SMP - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

90.FIRE. 1 SMP-#45-FIRE LANES RECOMMND

Applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 SMP-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 1 SMP - AGENCY CLEARANCE RECOMMND

A clearance letter from Department of Office of Mine Reclamation and Coachella Valley Water District, shall be provided to the Riverside County Planning Department verifying compliance with their conditions, or as approved by the Planning Department.

90.PLANNING. 3 USE - ORD 875 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the

05/15/14
11:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

SURFACE MINING PERMIT Case #: SMP00161R5

Parcel: 745-370-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3

USE - ORD 875 O S FEE (2) (cont.)

RECOMMND

appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Surface Mining Permit No. 161R5 is calculated to be 387.5 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

DATE: August 8, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.-Industrial Hygiene
Flood Control Dist.
Fire Department
Building and Safety-Dan Gregorio (Mine Inspector)
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

Riv. EDA-Redevelopment
Supervisor Wilson
Commissioner Porras
Desert Sands Unified School Dist.
CVWD
Verizon
Caltrans Dist. #8
Regional WQCB-Colorado River
Dept. of Conservation, Office of Mine Reclamation
Bureau of Land Management
National Forest Service
Army Corp. of Engineers

SURFACE MINING PERMIT NO. 161, REVISION NO. 5 – EA42001 – Applicant: west Coast Aggregate Supply, Inc. – Engineer/Representative: Webber & Webber Mining Consultants - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Mineral Resources and Open Space Rural – Location: Easterly of Dillon Road an Southerly of Berdoo Canyon Road - 399.7 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (MR-A) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The proposal is for a revision to the existing surface mining permit (SMP00161), to increase the size an depth of the excavation area and extend the current expiration date by 50 years or 60 million tons - APN(s): 745-360-003, 745-360-004, 745-370-004, 745-391-001 - Related Cases: SMP 161/R1/R2/R3/R4

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on August 28, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Ebony McGee**, Project Planner, at **(951) 955-3299** or email at emcgee@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: March 11, 2010

TO:

Transportation Dept.-Majeed Farshad
Environmental Health Dept.-Industrial Hygiene
Environmental Health Dept. – Mike Mistica
Flood Control District
Fire Department
Bldg. & Safety - Phil Broesamle (Mine Inspector)
Regional Parks & Open Space District
P.D. Geologist / Paleontologist – D. Jones
P.D. Archaeologist – L. Mouriquand
Environmental Programs Dept.
P.D. Trails Coordinator - J. Jolliffe
Riverside Transit Agency
Riv. Co. Sheriffs Dept.
Riv. Co. Waste Management Dept.

Riv. EDA - Redevelopment Division
Fourth District Supervisor Benoit
Fourth District Commissioner Porras
Desert Sands Unified School District
Coachella Valley Water District
Verizon Telephone Company
CALTRANS District #8
Regional WQCB: Colorado River
Dept. of Conservation, Office of Mine Reclamation
Bureau of Land Management
National Forest Service
Army Corp. of Engineers
Riverside File / Central Files

SURFACE MINING PERMIT NO. 161, REVISION NO. 5, AMENDED NO. 1 – EA42001 – Applicant: West Coast Aggregate Supply, Inc. – **Engineer/Representative:** Webber & Webber Mining Consultants - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Mineral Resources and Open Space Rural – **Location:** Easterly of Dillon Road an Southerly of Berdoo Canyon Road - 399.7 Gross Acres - **Zoning:** Mineral Resources and Related Manufacturing (MR-A) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The proposal is for a revision to the existing approved surface mining permit (SMP00161R4), to increase the size and depth of the excavation area and extend the current expiration date by 50 years or 60 million tons - **APN(s):** 745-360-003, 745-360-004, 745-370-004, 745-391-001 - **Related Cases:** SMP 161/R1/R2/R3/R4

Please review the attached exhibit(s) for the above-described project. This case is scheduled for the **LDC Comments Agenda for April 8, 2010**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **David L. Jones**, Project Planner, at **(951) 955-6863** or email at dlijones@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: March 8, 2010

TO:

Transportation Dept.-Majeed Farshad
Environmental Health Dept.-Industrial Hygiene
Environmental Health Dept. – Mike Mistica
Flood Control Dist.
Fire Department
Building and Safety-Phil Broesamle (Mine Inspector)
Regional Parks & Open Space Dist.
Co. Geologist
Co. Archaeologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

Riv. EDA-Redevelopment
Supervisor Benoit
Commissioner Porras
Desert Sands Unified School Dist.
CVWD
Verizon
Caltrans Dist. #8
Regional WQCB-Colorado River
Dept. of Conservation, Office of Mine Reclamation
Bureau of Land Management
National Forest Service
Army Corp. of Engineers

SURFACE MINING PERMIT NO. 161, REVISION NO. 5, Amended No. 1 – EA42001 – Applicant: West Coast Aggregate Supply, Inc. – **Engineer/Representative:** Webber & Webber Mining Consultants - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Mineral Resources and Open Space Rural – **Location:** Easterly of Dillon Road an Southerly of Berdoo Canyon Road - 399.7 Gross Acres - **Zoning:** Mineral Resources and Related Manufacturing (MR-A) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The proposal is for a revision to the existing approved surface mining permit (SMP00161R4), to increase the size and depth of the excavation area and extend the current expiration date by 50 years or 60 million tons - **APN(s):** 745-360-003, 745-360-004, 745-370-004, 745-391-001 - **Related Cases:** SMP 161/R1/R2/R3/R4

Please review the attached exhibit(s) for the above-described project. This case is scheduled for the **LDC Comments Agenda for April 8, 2010**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **David L. Jones**, Project Planner, at **(951) 955-6863** or email at dljones@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 20, 2011

TO:

Transportation Dept.-Majeed Farshad
Riv. Co. Dept. of Health-Industrial Hygiene
Environmental Health Dept.
Flood Control District
Fire Department
Bldg.&Safety- Phil Broesamle (Mine Inspector)
Regional Parks & Open Space District
P.D. Archaeologist – L. Mouriquand

Environmental Programs Dept.
Riverside Transit Agency
Riv. Co. Sheriffs Dept.
Riv. Co. Waste Management Dept.
Riv. EDA - Redevelopment Division
Fourth District Supervisor Benoit
Fourth District Commissioner Porras
Desert Sands Unified School District

Coachella Valley Water District
Verizon Telephone Company
CALTRANS District #8
Regional WQCB: Colorado River
Dept. of Conservation, Office of Mine Reclamation
Bureau of Land Management
National Forest Service
Army Corp. of Engineers

SURFACE MINING PERMIT NO. 161, REVISION NO. 5, AMENDED NO. 2 – EA42001 – Applicant: West Coast Aggregate Supply, Inc. – **Engineer/Representative:** Webber & Webber Mining Consultants - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Mineral Resources and Open Space Rural – **Location:** Easterly of Dillon Road an Southerly of Berdoo Canyon Road - 399.7 Gross Acres - **Zoning:** Mineral Resources and Related Manufacturing (MR-A) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The proposal is for a revision to the existing approved surface mining permit (SMP00161), to increase the depth of the mine excavation, extend the current expiration date by 55 years or until extracting 55 million tons of aggregate; and incorporation of drill and blast mining techniques. - **APN(s):** 745-360-003, 745-360-004, 745-370-004, 745-391-001 - **Related Cases:** SMP 161/R1/R2/R3/R4

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 19, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **David Jones, Project Planner**, at **(951) 955-6863**, or e-mail at **DLJONES@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
4th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 14, 2012

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.-Palm Desert
Riv. Co. Building & Safety – T. Jakeway
Riv. Co. Building & Safety – R. Klaarenbeek

Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Archaeology Section-L. Mouriquand

SURFACE MINING PERMIT NO. 161, REVISION NO. 5, AMENDED NO. 3 – EA42001 – Applicant: West Coast Aggregate Supply, Inc. – **Engineer/Representative:** Webber & Webber Mining Consultants - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Mineral Resources and Open Space Rural – **Location:** easterly of Dillon Road an southerly of Berdoo Canyon Road – 360 Gross Acres - **Zoning:** Mineral Resources and Related Manufacturing (MR-A) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The proposal is for a revision to the existing surface mining permit (SMP00161) to increase the depth of the excavation area (The previous increase in project acreage has been eliminated from the proposed project); extend the current expiration date by 55 years or until extracting approximately 55 million tons of aggregate; and incorporation of drill and blast mining techniques- APN(s): 745-360-003, 745-360-004, 745-370-004, 745-391-001 - **Related Cases:** SMP 161/R1/R2/R3/R4

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 5, 2012 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **David Jones, Project Planner**, at **(951) 955-6863**, or e-mail at **DLJONES@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 17, 2013

TO:

Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Industrial Hygiene
Riv. Co. Fire Dept.-Palm Desert
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
Riv. Co. Landscaping
P.D. Archaeology Section

P.D. Geology
Coachella Valley Water District
Office of Mine Reclamation

SURFACE MINING PERMIT NO. 161, REVISION NO. 5, Amended No. 4 – EA42001 – Applicant: West Coast Aggregate Supply, Inc. – **Engineer/Representative:** Webber & Webber Mining Consultants - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Mineral Resources and Open Space Rural – Location: approximately 5 miles north of the I-10 freeway, easterly of Dillon Road and southerly of Berdoo Canyon Road – 387.5 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A) and Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The proposal is for a revision to the existing surface mining permit (SMP161) to: increase the depth of the excavation area, extend the project life from 25 years to 55 years, incorporation of drill and blast mining techniques, relocate permitted asphalt plant equipment within the existing permitted mine site, allow import, processing, stockpiling and sale of recycled inert construction debris such as broken asphalt and concrete, allow modifications to the equipment and layout of the asphalt plant area to import, stockpile, and process recycled asphalt product, allow 24-hour operation of the asphalt plant, and increase the reclamation plan northern boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area for a total proposed reclamation plan area of 387.5 acres. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million tons to 55 million tons - APN(s): 745-360-003, 745-360-004, 745-370-004, 745-391-001 - Related Cases: SMP 161/R1/R2/R3/R4

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **November 14, 2013 DRT Meeting Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Paul Rull, Project Planner**, at (951) 955-0972, or e-mail at prull@rctlma.org / **MAILSTOP #: 1070**

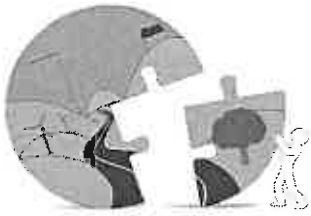
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Director

May 12, 2014

Mr. John Parrish
 California Department of Conservation
 Office of Mine Reclamation
 801 K St. MS 09-06
 Sacramento, CA 95814

RE: Response to OMR's Comments and 30-Day Prior Notice of Public Hearing
 R Bar C Mine (CA Mine ID # 91-33-0072)
 Mining Permit and Reclamation Plan Amendment
 SMP00161R5

Riverside County is in receipt of the Office of Mine Reclamation (OMR) April 11, 2014 comments on the referenced reclamation plan amendment SMP00161R5. Thank you for OMR's timely submittal of these comments.

Pursuant to SMARA Section 2774.(d)(2), this letter shall serve as notice that Riverside County and the mine operator/owner agree to incorporate all of OMR's comments into the final approved reclamation plan with the exception of the following (*OMR Comment reiterated for convenience, followed by County response*):

OMR Comment:

Resoiling and Revegetation

Comment: "The revegetation performance standards of 25% percent of baseline (21.6%) cover are too low. A typical desert revegetation standard should be 40-50% of baseline. In addition, OMR recommends that the performance criteria specify all native perennial species and not just shrub cover.

The 2007 Revegetation Plan (page 10) discusses monitoring using of 1 m² circular quadrats in the first years, then using "toepoint" or paced transects for shrub cover in 25m² (5 x 5 m) plots during the final year (5th year) of monitoring. Monitoring must continue until the performance standards are met. The 1 m² plots are too small for desert shrublands. OMR recommends using larger quadrats to collect quantitative vegetation data. An initial sampling of vegetation data can be used to establish plot size and find a minimum number of quadrats to meet the 80 percent confidence level. The example below provides a typical plot size and number of plots per size of habitat area:

Habitat/ Vegetation types	Plot size (m ²)	Number of plots:	Number of Plots:	Number of Plots:
		Habitat class area up to 2 acres	Habitat class area >2 to 5 acres	Habitat class area >5 acres
Desert shrubland	50 to 100m ²	5	10	15

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

The "Maintenance, Monitoring and Remedial Work" section of the revegetation plan lacks discussion of possible remediation techniques for revegetation. Direct seeding in desert environments is often unsuccessful. Other options for remediation such as planting nursery stock should be included in the revegetation plan.

Weed control must be conducted both during operations and during reclamation. OMR recommends that the revegetation plan include a weed management program with scheduled monitoring and threshold values (weed cover or density per unit area) that trigger control and abatement procedures. For example, noxious weeds will be eradicated by mechanical or chemical methods when cover reaches 10% of any 100-square foot area. The plan should be revised to include these details.

County Response:

The 2007 Revegetation Plan prepared by Scott White Biological Consulting for the project site, and previously reviewed and approved for this site under SMP00161R4, is still considered adequate for this revision (SMP00161R5). This Revegetation Plan indicates that revegetation success will be limited by the arid climate of the Coachella Valley, minimal topsoil availability, and infrequent natural establishment of creosote bush, the dominant shrub in undisturbed areas. Revegetation is not intended to replace mature desert shrubland within the monitoring timeframe provided, but instead it is to establish a trend toward its eventual development. The recommended performance criteria of 25% of baseline native shrub cover will be used for this project and is considered adequate and achievable. This criteria is similar to other approved mine reclamation plans in the Coachella Valley. The Revegetation Plan focuses on success criteria of native shrub cover, however the plan also has criteria for native species richness will average at least 5 species in a 0.1 acre plot or belt transect.

The OMR comment recommending using larger quadrats to collect quantitative vegetative data is noted. The example provided by OMR will be incorporated into a project condition of approval for quantitative monitoring revegetation in desert shrubland vegetation areas.

OMR suggests that the plan should include a discussion of possible remediation methods if revegetation efforts do not meet the success criteria. The Plan indicates the final revegetation specifications will be modified as needed, based on results from the test plots. Depending on revegetation success in the first series of test plots, additional trials may be added in future years (5-year interval recommended) to experiment with alternate treatments. Although not specifically mentioned, it is assumed that alternate treatments could include planting of nursery stock if necessary. The Reclamation Plan, page 33, indicates that revegetation will not be considered complete and that monitoring will occur until the performance standards are met.

Weed control is addressed in the monitoring section of the Revegetation Plan and on page 33 of the Reclamation Plan. OMR's comment relative to a threshold value of 10% of weed cover in any 100 square foot area for implementing weed abatement is noted.

Public Hearing

SMARA Section 2774.(d)(2), this letter shall also serve as notice that Riverside County has scheduled this case for public hearing before the County's Planning Commission on June 18, 2014 at the following address:

Riverside County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92502

The hearing for SMP00161R5 is expected to begin at 9:00 a.m. or as soon as possible thereafter. The intent of the hearing is to present the proposed mining permit and reclamation plan amendments to the Planning Commission for their consideration of approving the revisions.

We look forward to receiving any comments you may have on this amended reclamation plan. Please call me at (951) 955-6863 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Juan C. Perez, Interim Planning Director

David L. Jones, Chief Engineering Geologist
TLMA-PLANNING

cc: Applicant: West Coast Agg., Ed DeBoer, e-mail: edeboer@wcsg.com
Eng Rep.: Webber & Webber, John Cairns, e-mail: jbcairns@earthlink.net
OMR: Beth Hendrickson, e-mail: Beth.Hendrickson@conservation.ca.gov
SMP00161R5 File



DEPARTMENT OF CONSERVATION

OFFICE OF MINE RECLAMATION

801 K STREET • MS 09-06 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 323-9198 • FAX 916 / 445-6066 • TDD 916 / 324-2555 • WEB SITE conservation.ca.gov

April 11, 2014

VIA EMAIL: jperez@rclima.org
ORIGINAL SENT BY MAIL

APR 14 2014

Mr. Juan Perez
 Planning Department
 County of Riverside
 4080 Lemon Street, 12th Floor
 PO Box 1409
 Riverside, CA 92502-1409

Dear Mr. Perez:

R-C SAND AND GRAVEL
 AMENDED RECLAMATION PLAN
 CA MINE ID# 91-33-0072

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed "SMP 161R5 Amended Mining and Reclamation Plan" for the R-C Sand and Gravel Mine revised February 2014. The applicant, West Coast Aggregate Supply, Inc., is proposing to continue mining aggregate on 370.5 acres for an additional period of 55 years. The applicant estimates that a maximum of 1.8 million tons of material will be removed annually, for a cumulative amount of 55 million tons. The proposed project site is about 12 miles northeast of Indio. OMR staff conducted a site visit on April 2, 2014 to view existing conditions and discuss reclamation issues. Additionally, informal technical assistance review comments were provided on a previous version of the reclamation plan in a letter dated June 9, 2011.

The Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board Regulations (California Code of Regulations (CCR) Title 14, Division 2, Chapter 8, Subchapter 1) require that specific items be addressed or included in reclamation plans. The following comments prepared by a restoration ecologist and a geologist are offered to assist in your review of this project. We recommend that the reclamation plan be supplemented to fully address these items.

Mining Operation and Closure

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

SMARA Section 2772(c)(10) requires that the reclamation plan include a signed statement in which the person submitting the plan accepts responsibility for reclaiming the mined lands in accordance with the approved reclamation plan. The plan included a statement of responsibility but was not signed. Please ensure that the statement is signed when approved.

The proposed maps and cross sections in the reclamation plan depict final grading plans that illustrate a final slope design, as well as hydrologic/drainage design. However, they are not signed and stamped by responsible professionals. Pursuant to the Professional Engineers Act, Geologist and Geophysicist Act, and Professional Land Surveyors' Act (Business and Professions Code sections 6700 – 6799, 7800 – 7887, and 8700 – 8805, respectively), all applicable documents shall be prepared by a California-licensed professional, shall include his or her license number and name, and shall bear the signature and seal of the licensee. When reviewing documents submitted pursuant to SMARA section 2774, OMR must have confidence that the documents are complete and genuine, and have been prepared by or under the supervision of licensed professionals if and as required by law and regulation. Therefore, at least one copy of all documents which must, under applicable law, regulation, or code, be prepared by or under the supervision of licensed professionals bearing an original signature, stamp impression or seal, and date affixed by the author should be submitted to OMR prior to approval. As a quasi-judicial body operating in the public trust, the County of Inyo should consider adopting a policy similar to that of the State Mining and Geology Board's Internal Policy on Validating and Accepting Professionally Prepared Reports and Other Documents Submitted for Consideration. The State Mining and Geology Board's policy can be found at:
<http://www.conservation.ca.gov/smgb/staffreports2004/May/Documents/0513-3a.pdf>

Hydrology and Water Quality

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

In the June 9 2011 letter, OMR commented that SMARA requires streambeds and stream banks to be rehabilitated to minimize erosion and that mitigation measures to assure runoff will not cause erosion or sedimentation be specifically included and approved in reclamation plans (see SMARA Section 2772(8)(B) and CCR Section 3706(e)). The operator completed engineering analyses to estimate the amount of scour and headcutting that will occur as a result of impacting Berdoo Canyon by surface mining operations at the subject quarry. Rather than propose specific mitigation measures to minimize erosion and

sedimentation, the approach taken in the reclamation plan will allow the wash to headcut and erode to a point that engineering studies predict will be within the approved reclamation boundary. Given this passive approach, OMR recommends that the reclamation plan be revised to include a program that documents existing conditions and periodically monitor the wash for adverse mining effects on the active washes. This could be accomplished with topographic surveys (cross and longitudinal sections) within and upstream of the surface mining operation.

Environmental Setting and Protection of Fish and Wildlife Habitat

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

Five test plots observed during OMR's site visit on April 2, 2014 demonstrated almost no vegetation. The revegetation plan (page 5) states there will be a minimum of six test plots with various treatments. OMR recommends that the operator follow the approved reclamation plan and implement the various treatments. Test plots are important in order to facilitate successful revegetation of the site during reclamation. Techniques that are typically successful include imprinting (creating divets in the soil to capture seed and water), adding topsoil and seeding the test plots with locally-derived native seed.

The biological assessment surveys (Appendix 1) were conducted on September 9, 1999 and March 2010. In general, botanical surveys are valid up to five years. Desert tortoise surveys are only valid for one year. Pertinent biological surveys for the desert tortoise, Valley fringe-toed lizard and the rare, endangered plant Mecca aster (*Xylorhiza cognata*) (CNPS List 1B.2) should be conducted prior to any mine-related disturbance.

The 1999 Biological Assessment (page 4) and March 2010 Biological Technical Report (page 7) discuss observations of scattered smoke tree (*Forsythia spinescens*) along wash margins of the site. Smoke trees are protected by the California Desert Native Plants Act (CA Food and Agriculture Codes 80071-80075) and may not be harvested except under permit issued by the County. If mining activities will disturb any smoke trees, the reclamation plan should include provisions to legally harvest the trees for successful transplant or discuss their preservation to promote their greatest possible chance of survival.

Resoling and Revegetation

(Refer to SMARA Section 2773, CCR Sections 3503, 3704, 3705, 3707, 3711)

The revegetation performance standards of 25% percent of baseline (21.6%) cover are too low. A typical desert revegetation standard should be 40-50% of baseline. In addition, OMR recommends that the performance criteria specify all native perennial species and not just shrub cover.

The 2007 Revegetation Plan (page 10) discusses monitoring using of 1 m² circular quadrats in the first years, then using “toe point” or paced transects for shrub cover in 25 m² (5 x 5 m) plots during the final year (5th year) of monitoring. Monitoring must continue until the performance standards are met. The 1 m² plots are too small for desert shrublands. OMR recommends using larger quadrats to collect quantitative vegetation data. An initial sampling of vegetation data can be used to establish plot size and find a minimum number of quadrats to meet the 80 percent confidence level. The example below provides a typical plot size and number of plots per size of habitat area:

Habitat/ Vegetation types	Plot size (m ²)	Number of plots:	Number of Plots:	Number of Plots:
		Habitat class area up to 2 acres	Habitat class area >2 to 5 acres	Habitat class area >5 acres
Desert shrubland	50 to 100 m ²	5	10	15

The “Maintenance, Monitoring and Remedial Work” section of the revegetation plan lacks discussion of possible remediation techniques for revegetation. Direct seeding in desert environments is often unsuccessful. Other options for remediation such as planting nursery stock should be included in the revegetation plan.

Weed control must be conducted both during operations and during reclamation. OMR recommends that the revegetation plan include a weed management program with scheduled monitoring and threshold values (weed cover or density per unit area) that trigger control and abatement procedures. For example, noxious weeds will be eradicated by mechanical or chemical methods when cover reaches 10% of any 100-square foot area. The plan should be revised to include these details.

Administrative Requirements

(Refer to SMARA Sections 2772, 2773, 2774, 2776, 2777. Public Resources Code Section 21151.7)

SMARA Section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments is to be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice is to be provided to the Department specifying the time, place, and date of the hearing at which the reclamation plan is scheduled to be approved. If no hearing is required, then at least 30 days notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the reclamation plan, a final response to these comments must be sent to the Department.

Mr. Juan Perez
April 11, 2014
Page 5

Please ensure that your agency allows adequate time in the approval process to meet these SMARA requirements.

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact me at (916) 445-6175.

Sincerely,

A handwritten signature in black ink, appearing to read "Beth Hendrickson". The signature is fluid and cursive, with a large initial "B" and a long, sweeping underline.

Beth Hendrickson, Manager
Reclamation Unit



DEPARTMENT OF CONSERVATION

OFFICE OF MINE RECLAMATION

801 K STREET • MS 09-06 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 323-9198 • FAX 916 / 445-6066 • TDD 916 / 324-2555 • WEB SITE conservation.ca.gov

December 16, 2013

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

Paul Rull
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Rull:

TECHNICAL ASSISTANCE REVIEW
AMENDED MINING AND RECLAMATION PLAN FOR R-C SAND AND GRAVEL
CALIFORNIA MINE ID# 91-33-0072, SMP 161R5

The Department of Conservation's Office of Mine Reclamation (OMR) has received "SMP 161R5 Amended Mining and Reclamation Plan" for the R-C Sand and Gravel Mine as revised September 27, 2013. The applicant, West Coast Aggregate Supply, Inc., is proposing to continue mining aggregate on 370.5 acres for an additional period of 55 years. The applicant estimates that a maximum of 1.8 million tons of material will be removed annually. The proposed project site is located 12 miles northeast of Indio. OMR staff conducted a site visit on April 18, 2010 to discuss reclamation issues.

OMR provided a technical assistance review and comments on an earlier draft of SMP 161R5 in a letter dated June 9, 2011 and the comments in that letter remain applicable to the current submittal (see enclosed/attached). Your email, dated November 8, 2013, indicates that Riverside County is not ready to certify the amended mining and reclamation plan pursuant to SMARA section 2774. Due to limited staff, OMR cannot offer an additional technical assistance review at this time. The revised amended reclamation plan should be submitted to OMR when the County is ready to certify it as described below.

When submitting the reclamation plan and financial assurance cost estimate to OMR for review, the lead agency is required to certify that the reclamation plan is complete pursuant to Section 2774(c) of the Surface Mining and Reclamation Act. Please include a cover letter with a statement such as: "The R-C Sand and Gravel Mine Amended Reclamation Plan is enclosed for OMR's 30-day review. Riverside County certifies that this submission is in compliance with the applicable requirements of Article 1 of Chapter 8 of Division 2 of Title 14 of the California Code of Regulations."

Mr. Paul Rull
December 16, 2013
Page 2

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact me at (916) 445-6175.

Sincerely,

A handwritten signature in black ink, appearing to read "Beth", with a long horizontal flourish extending to the right.

Beth Hendrickson, Manager
Reclamation Unit

Enclosure: OMR comment letter dated June 9, 2011



DEPARTMENT OF CONSERVATION

Managing California's Working Lands

OFFICE OF MINE RECLAMATION

801 K STREET • MS 09-06 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 323-9198 • FAX 916 / 445-6066 • TDD 916 / 324-2555 • WEBSITE conservation.ca.gov

June 9, 2011

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

Dave Jones
Riverside County Planning Department
4080 Lemon Street, 12th Floor
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Jones:

TECHNICAL ASSISTANCE REVIEW AMENDED MINING AND RECLAMATION PLAN FOR R-C SAND AND GRAVEL CALIFORNIA MINE ID# 91-33-0072, SMP 161R5

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed "SMP 161R5 Amended Mining and Reclamation Plan" for the R-C Sand and Gravel Mine revised March 2011. The applicant, West Coast Aggregate Supply, Inc., is proposing to continue mining aggregate on 370.5 acres for an additional period of 55 years. The applicant estimates that a maximum of 1.8 million tons of material will be removed annually. The proposed project site is located 12 miles northeast of Indio. OMR staff conducted a site visit on April 18, 2010 to discuss reclamation issues.

The purposes of the amendment are to:

- Substantially increase the depth of excavation;
- Substantially extend the project life by 55 years from the date of approval;
- Change the cumulative total of mined material without changing the annual amount; and
- Incorporate the option to drill and blast.

The Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code section 2710 et seq.) and the State Mining and Geology Board Regulations (California Code of Regulations (CCR) Title 14, Division 2, Chapter 8, Subchapter 1) require that specific items be addressed or included in reclamation plans. The following comments prepared by Leah Gardner, Restoration Ecologist, and John Wesling, Senior Engineering Geologist, are offered

to assist in your review of this project. We recommend that the reclamation plan be supplemented and/or revised to fully address these items.

Your email, dated May 12, 2011, indicates that Riverside County is not ready to certify the amended mining and reclamation plan pursuant to SMARA section 2774. Therefore, this review is for technical assistance/early consultation only and does not constitute OMR's official 30-day review. The revised reclamation plan should be submitted to OMR and certified for review when it becomes available.

1. Any change to a reclamation plan requires an amendment. There have been 4 previous "revisions" to the Surface Mining Permit (SMP). This document should be titled **Amended Mining and Reclamation Plan** to make it clear that this is the most current revised version of the reclamation plan covering this entire mining operation, not just the expansion area. Per CCR section 3502(d), each surface mining operation shall have no more than one approved reclamation plan applicable to that operation. Once approved, the amended reclamation plan shall supersede any and all prior versions of the plan.
2. SMARA section 2772(c)(3) requires that the reclamation plan include a specific termination date. On page 14, it states that "... operations will cease at the end of 2065 or upon production of 55 million tons, whichever comes first". The sentence should be revised to read "operations will cease December 31, 2066 or upon production of 55 million tons, whichever comes first."
3. The reclamation plan indicates that an estimated 6.6 million tons (i.e., 4.4 million cubic yards) of waste material will be generated during the proposed 55-year extension of the mining operation. No estimated quantity of existing mining waste is presented in the reclamation plan. The plan indicates that the processing fines will either be diverted for use in the batch plant or stockpiled for subsequent placement during reclamation. Remaining processing fines are to be spread over the site to a thickness of about one foot; however, given the proposed area of disturbance, this would account for less than 15% of the total projected amount of mining waste. Therefore, the reclamation plan seems to imply that more than 85% of the projected waste materials would be diverted for use in the batch plant. Either a majority of the so-called waste material is in fact product rather than waste, or the plan does not address the disposal of a majority of the waste. The reclamation plan should be revised to clarify the quantity of fine-textured waste and any other type of mining waste that will remain for use in reclamation. The estimate should include existing waste that is already stored on site. The final disposition of all mining waste should be described and shown on maps and cross sections.
4. The size and description of the "Temporary Plant Fines Depository Area" shown on Exhibit A appears suitable to retain approximately 300,000 cubic yards of waste materials. Please ensure that the waste material depository area will be sizable enough to store all of the projected mining waste.
5. CCR section 3704(b) states that where backfilling is required for resource conservation purposes (e.g. agriculture, fish and wildlife habitat, and wildland conservation), fill

material shall be backfilled to the standards required for the resource conservation use involved. As described above, the reclamation plan should be revised to clarify the amount of waste that will accumulate. Once clarified, the reclamation plan should be revised to describe the placement and compaction effort that will be used for the mining waste.

6. The reclamation plan indicates that the quarry areas will extend through the alluvium and into Precambrian igneous and metamorphic rock that likely will require blasting. The plan also indicates that final cut slopes will be a constant gradient (i.e., no benches) and are no steeper than 3H:1V (horizontal to vertical ratio). Final cut slopes apparently will extend from the alluvium into the bedrock at this constant gradient. This configuration may be difficult to maintain in the bedrock portions of the mining pits. OMR recommends that the final slope design be verified to make sure that it is achievable in bedrock.
7. CCR section 3704(f) requires that cut slopes have a minimum factor of safety appropriate for the end use and that they conform with surrounding topography. The slope stability investigations for the site prepared by CHJ Incorporated (dated October 16, 2001 and September 4, 2008) assume dry conditions (no groundwater). The slope stability studies discuss no site-specific groundwater data even though several wells exist on site. The study infers groundwater conditions at the site based on wells 1.5 miles or further away from the site. As described below, cross sections indicate that the mining pits will extend through the alluvium and substantially into bedrock. Even if the deep groundwater aquifer is not intercepted, groundwater likely will be perched at the contact between the alluvium and bedrock. Groundwater at this contact may have a profound effect on slope stability. The slope stability study may need revision depending on the results of site-specific assessment of groundwater conditions.
8. CCR sections 3706 and 3710 require that surface and ground water be protected in accordance with the Porter-Cologne and Clean Water Acts as implemented by the Regional Water Quality Control Board and the State Water Resources Control Board. Regulations approved by the State Water Resources Control Board require that a mine site which discharges storm waters that may have contacted any overburden, raw material, intermediate products, by-products, or waste products on the mine site obtain a general industrial activities storm water permit and submit a Storm Water Pollution Prevention Plan (SWPPP). The reclamation plan indicates that a SWPPP exists for the mining operation. The required information, monitoring requirements and water quality standards of the permit and the SWPPP should be incorporated into the reclamation plan to satisfy erosion and sediment control requirements of SMARA.
9. SMARA section 2772(8)(B) requires that streambeds and streambanks be rehabilitated to minimize erosion, and CCR section 3706(e) states that where natural drainages are altered by mining activity, mitigation measures shall be proposed and specifically approved in the reclamation plan to assure that runoff shall not cause increased erosion or sedimentation. The amended reclamation plan indicates that one large ephemeral wash and several smaller drainages will be disrupted by mining activities and permanently diverted into the mining pits. The northern edge of the North Quarry pit will extend to within 50 feet of the project limit/reclamation boundary but will be a much

greater distance from the property boundary. The reclamation plan lacks any provision for reclaiming the drainage so that flows are transitioned in a non-erosive manner. Headcutting by the drainage is extremely likely given the current configuration of the mining pit where the drainage enters. Any headcutting has a high likelihood of extending outside the reclamation boundary for the mine site and may also exceed the property boundary. The analysis of headcutting (Appendix 10, "Hydrology Study & Channel Scour Analysis" dated February 10, 2010) assumes that the mining pit will extend further north in the area of the Berdoo Canyon drainage and that some sort of channel improvement would be installed to transition the flow into the mining pit. The mining and reclamation plan has no provision for this improvement, and even with the improvement, the study apparently predicts channel scour extending offsite to the north. The amended reclamation plan should be revised to ensure that the streambed and banks for all drainages be reclaimed in such a way that minimizes erosion and ensures that mining has no effect on adjacent property.

10. CCR section 3706(f) states that when stream diversions are required, they shall be constructed in accordance with a stream and lake alteration agreement (SAA) between the operator and the California Department of Fish and Game (DFG), the requirements of the Clean Water Act Section 301 and 404, and Section 10 of the Rivers and Harbors Act. The mining operation is impacting the Berdoo Canyon drainage and several other drainages that may be jurisdictional. No SAA or other indications that the DFG has been notified of the disturbance of the drainages was included with the amended reclamation plan.

OMR had previously advised the county and operator to contact the DFG in our comment letter, dated April 27, 2007, for the previous amendment to the reclamation plan. The response at that time indicated that DFG would be contacted. Given that the mining operation already has intercepted the drainage and cut off areas downstream of the mine from receiving natural flows, a SAA should be included with the current submittal. Requirements specified in a SAA may alter the manner in which reclamation is completed. If not already completed, the operator should obtain a SAA and permit from DFG. If a SAA already has been obtained, it should be included with the revised amended reclamation plan, and any requirements of the SAA that affect reclamation should be incorporated into the plan.

11. CCR section 3706(b) states that water quality, recharge potential, and storage capacity of groundwater aquifers that are the source of water for domestic, agricultural, or other uses dependent on the water, shall not be diminished, except as allowed by the approved reclamation plan. The reclamation plan states a general observation that groundwater within the Coachella Valley Basin occurs at depths between 100 and 1000 feet, and the slope stability investigation relies on groundwater wells 1.5 miles or further away from the site. However, no site-specific groundwater information is included in the reclamation plan or the attached technical appendices even though groundwater wells exist on site. The mining plan indicates that the quarry will extend to up to 250 feet below existing ground surface, and site cross sections indicate that the mining pits will extend through the alluvium and into Precambrian igneous and metamorphic rocks. Thus, there seems to be some opportunity for the mining operation to intercept the groundwater table and impact the groundwater aquifer. The reclamation plan should be

revised to discuss site-specific groundwater conditions and describe any impacts to the groundwater aquifer.

12. CCR section 3706(d) requires that surface runoff and drainage control measures employed on site should be designed to handle runoff from not less than the 20-year, 1-hour intensity storm event. The design specifications and sizing calculations for runoff and drainage control measures, such as sediment basins, should be included with the revised reclamation plan for OMR's review. Additionally, please ensure that proposed BMPs, such as hay bales as silt collectors, will be sufficient to handle estimated flows.
13. CCR section 3711(d) requires topsoil stockpiles to be clearly identified so they are not disturbed or inadvertently used for anything other than reclamation. OMR recommends that the reclamation plan be amended to include this provision.
14. CCR section 3705(m) requires that the reclamation plan include success criteria that can be quantified by cover, density, and species-richness. Success criteria for cover and species richness are given on page 5 of the Revegetation Plan, but not for density. A density value needs to be added to the plan, such as 12 native perennials per 100 meter transect.
15. Page 27 contains a discussion of monitoring. Monitoring must continue until performance standards are met, which could take longer than 5 years. The phrase "or until performance standards have been achieved" should be added to each reference to five years.

When submitting the amended reclamation plan and financial assurance cost estimate to OMR for review, the lead agency is required to certify that the reclamation plan is complete pursuant to SMARA section 2774(c). Please include a cover letter with a statement such as, "The R-C Sand and Gravel Reclamation Plan is enclosed for OMR's 30-day review. Riverside County certifies that 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 and the County's mining ordinance."

PRC section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments must be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice must be provided to the Department of the time, place, and date of the hearing at which the reclamation plan is scheduled to be approved. If no hearing is required, then at least 30 days notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the reclamation plan, a final response to these comments must be sent to the Department. Please ensure that your department allows adequate time in the approval process to meet these SMARA requirements.

Dave Jones
June 9, 2011
Page 6

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact me at (916) 445-6175.

Sincerely,



Beth Hendrickson
Acting Manager, Reclamation Unit

cc: Kimberly Nicol, Regional Manager
California Department of Fish and Game, Region 6



Date: July 8, 2009

To: David L. Jones
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

From: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050

Report written by: Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: SM 161 R5

Reference Number: **96527**

Applicant: West Coast Aggregate Supply Inc.
PO Box 790
Thermal, CA 92274

Noise Consultant: Revey Associates, Inc.
9250 E. Morning Star Place
Parker, CA 80134-5611

Review Stage: First Review

Information Provided: "West Cost Aggregate Supply, Inc., R-C Sand & Gravel Quarry, SMP 161RS, Assessment of Rock Blasting Impact and Recommended Practices." dated March 9, 2009.

Noise Standards:

For Stationary Noise Sources / Vibration:

A. Standards:

- a) Noise vibration report relating to Perceptible vibration (<0.01 in/sec. r.m.s. velocity) over a range of 1 to 100 Hz from trains.
- b) The U.S. Bureau of Mines (USBM) RI-8485 recommends a threshold of significance for the impact of blasting-induced air overpressure is 0.03 pounds per square inch (p.s.i.) for structures within 300 feet of the blast area. Air-overpressure at residential or other occupied structures shall not exceed 0.0129 psi (133 dBL).
- c) The Peak Particle Vibration (PPV) is 0.5 in/sec. for surface structures at 2 – 250 frequency range in Hertz (Hz) and 5.0 in/sec. for buried pipes or utility cables at 2 – 250 Hz.

B. Requirement for Determination of Community Noise & Vibration Impact:

- a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Blasting Stationary Sources:
 - i. The USBM RI-8507 "Structural Response and Damage Produced by Ground Vibrations from Surface Mine Blasting" the 0.60 inches/second human response threshold was based on actual response experienced by people exposed to various vertical vibrations under laboratory conditions. As mentioned in the Blast Plan and Impact Analysis, "people living near Liberty Quarry would experience blast-induced air overpressures of only a tiny fraction of the 0.01 psi threshold."
 - ii. Stationary sources are to be modeled as "point" sources.
 - iii. Sources are to be modeled in pounds per square inch (p.s.i.), include sound frequency in hertz (Hz.) and "Linear" scale decibels (dBL).

- iv. Terrain conditions and geology for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

Based on the results of the assessment, the resulting ground borne vibration and ground born noise impacts to the nearest homes at the project site will be below significant levels. The consultant's report is adequate. Project-related on-site vibration will not impact residential or sensitive receiver. Vibration levels at locations greater than 1,900 feet the closet resident the blasting area should be acceptable.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Mining blasting operations are to be limited to daytime hours (7:00 am to 5:00 pm.) Monday through Friday.
2. Blast-hole diameter should not exceed 6.5 inches.
3. Charge-weight –per-delay should not exceed 500 pounds.
4. Minimum confining rock burden on all charges shall be at least 25 charge-diameters.
5. All charges shall be stemmed with at least 25 charge-diameters of clean washed crushed stone.
6. The maximum amount of explosives used in individual blast should not exceed 25,000 pounds.
7. Height of blasted rock benches should not exceed 50 feet – as currently restricted by California laws.
8. West Coast Aggregate Supply, Inc. (WCAS) should adopt spill cleanup procedures whereby measurable explosive spills are cleaned up immediately to preserve looses of nitrates and ammonia to the ground and neighboring water resources.
9. Charge-weight-per-delay should be established using scaled distance limitations to assure that PPV does not exceed 0.5 in/s at residential property, 1.0 in/s at heavy commercial property, and 3.0 in/s n ground above buried utilizes.
10. Air-overpressure measured at nearest off site structures should not exceed frequency of 2 Hertz response seismographs of 133 dBL (0.0129 psi).

11. For all future blasts. It is recommended that at least one conventional blasting seismograph be deployed to measure PPV and air-overpressure at the nearest structure or utility location of concern. All monitoring should conform to the most current standards set forth by the Vibration Section of the Society of Explosives Engineers – as Attachment L of blasting impact report.
12. Blast benches should be wetted with sprayed water to suppress dust on days when wind speed is greater than 20 mph.
13. If WCAS hires subcontractors to perform blasting work, these limitations should be listed as specific contract requirements with any drilling and blasting contractors.



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

November 22, 2013

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
1150.011
PZ 13-4974
Geo. 040829-1
040829-4
040831-2
040831-3

David Jones
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Jones:

Subject: Surface Mining Permit No. 161, Revision No. 5, Amended No. 4

Prior to approval of Surface Mining Permit No. 161, Revision No. 5, Amended No. 4, the Coachella Valley Water District (CVWD) requests the City require the developer to pay fees and submit plans to CVWD as part of the flood management review. Flood protection measures shall include detailed hydrologic and hydraulic analysis of off-site flows and plans for flood protection. Flood protection measures may include design and construction of flood conveyance facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps, which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

A portion of this project, Northeast 5 acres of Section 31, T4S, R8E and Northwest 5 acres of Section 32, T4S, R8E lies within the proposed expansion of the Indio Water Authority Service Area. Remaining Section 29, T4S, R8E lies within the CVWD Service Boundary. This project will utilize three existing water wells as the source water system. These wells do not pump from the Indio Sub-basin and are not part of the 2010 Water Management Plan Update.

David Jones
Riverside County
Planning Department

2

November 22, 2013

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,


Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County
Department of Transportation
77-588 El Duna, Suite H
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor, Riverside, CA 92501

Mike Mistica
County of Riverside
Department of Environmental Health
3880 North Lemon Street, Ste 200, Riverside, CA 92501-3374

West Coast Aggregate Supply, Inc.
Post Office Box 790
Thermal, CA 92274

SI :ch/eng/sw/13/Nov/Surface Mining Permit 161-County-D Jones

NOV 22 2013

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SURFACE MINING PERMIT

CHECK ONE AS APPROPRIATE:

Surface Mining Permit Revised SMP (Original SMP No. 161R4) Reclamation Plan

INCOMPLETE APPLICATIONS OR INACCURATE EXHIBITS WILL NOT BE ACCEPTED.

CASE NUMBER: SMP 161R5 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: West Coast Aggregate Supply, Inc. E-Mail: _____

Mailing Address: P.O. Box 790

Thermal Street 92274
City State ZIP

Daytime Phone No: (760) 399-1891 Fax No: (760) 399-5939

Mine Operator's Name: West Coast Aggregate Supply, Inc. E-Mail: _____

Mailing Address: P.O. Box 790

Thermal Street 92274
City State ZIP

Daytime Phone No: (760) 399-1891 Fax No: (760) 399-5939

Engineer/Representative's Name: Webber & Webber Mining Consultants, Inc. E-Mail: Webber5@verizon.net

Mailing Address: 101 E. Redlands Blvd., Suite 240

Redlands Street 92373
City State ZIP

Daytime Phone No: (909) 793-3416 Fax No: (909) 335-6061

Property Owner's Name: R-Bar-C Sand & Gravel, Inc. E-Mail: _____

Mailing Address: P.O. Box 5267

Buena Park Street 90620
City State ZIP

Daytime Phone No: (714) 522-5780 Fax No: (714) 522-4524

Mineral Rights Owner's Name: R Bar C Sand & Gravel, Inc. E-Mail: _____

APPLICATION FOR SURFACE MINING PERMIT

Mailing Address: P.O. Box 5267

Buena Park CA 90620
City State ZIP

Daytime Phone No: (714) 522-5780 Fax No: (714) 522-4524

Lessee's Name: N/A 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.

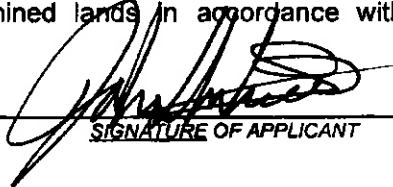
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

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.

John Struksong
PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

APPLICATION FOR SURFACE MINING PERMIT

Executed on April 28, 2008
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.

John Struiksma
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Jeff Struiksma
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Name of Mine: R-C Sand & Gravel

Assessor's Parcel Number(s): 745-360-003, 745-360-004, 745-370-004, 745-391-001

Section: 29, 31, & 32 Township: 4 South Range: 8 East

Approximate Gross Acreage: 399.7 Acres

General location of Mine (nearby or cross streets): North of Indio, California, South of Berdoo Canyon Rd., East of Dillon Road, West of Little San Bernardino Mtns.

Thomas Brothers map, edition year, page number, and coordinates: 1999 Ed., Page 390, Grid E-8

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):

This proposal is for a revision to the existing SMP 161R4 permit to increase the size and depth of the excavation area to fully utilize the onsite sand and gravel reserves for the remainder of the life of the mine. This revision does not propose an increase to the approved annual production of 1.8 million tons per year, however, it will allow the maximum allowed production rate to continue for 50 years from the date of approval of this revision, or until the total estimated reserves of 60 million tons have been mined. No other changes to the existing SMP 161R4 permit are proposed.

APPLICATION FOR SURFACE MINING PERMIT

Related cases filed in conjunction with this request:

N/A

Is there a previous development application filed on the same site: Yes No

Case No. SMP 161R4 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) E.A. No. 40658 E.I.R. No. (if applicable): N/A

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 _____

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/27/2014

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

APN (s) or case numbers SMP00161R5 For

Company or Individual's Name Planning Department,

Distance buffered 800'

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

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

NAME: Vinnie Nguyen

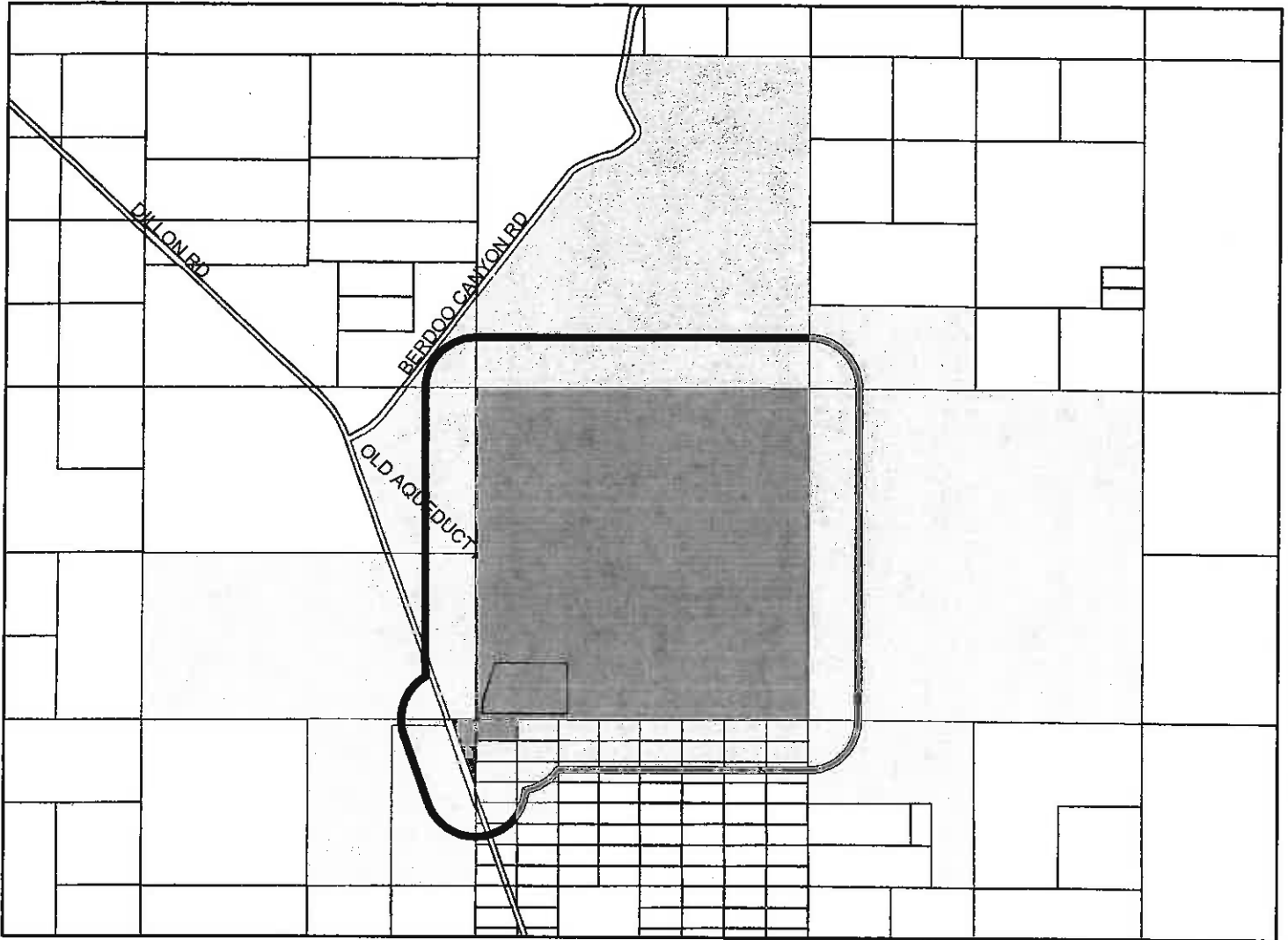
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

SMP00161R5 (800 feet buffer)



Selected Parcels

745-392-008 745-392-014 745-391-011 745-391-015 745-391-004 745-391-008 745-391-002 745-330-016 745-391-018 745-391-005
745-392-010 745-392-002 745-391-014 745-392-012 745-391-025 745-391-003 745-392-007 745-320-007 745-392-015 745-391-009
745-391-017 745-392-006 745-391-019 745-391-020 745-392-011 745-391-010 745-360-003 745-370-005 745-391-001 745-360-004
745-392-001 745-410-001 745-391-013 745-392-016 745-370-006 745-370-007 745-392-003 745-391-007 745-391-006 745-330-023
745-340-003 745-350-001 745-350-002 745-360-002



2,750 1,375 0 2,750 Feet

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



ASMT: 745320007, APN: 745320007
FLORA ABARCA, ETAL
50735 CALLE QUITO
LA QUINTA CA 92253

ASMT: 745391005, APN: 745391005
EDWARD RUTH
5804 APIA DR
CYPRESS CA 90630

ASMT: 745330016, APN: 745330016
COACHELLA VALLEY MOUNTAINS CONSERVA
73710 FRED WARING DR 205
PALM DESERT CA 92260

ASMT: 745391006, APN: 745391006
STEPHEN SHAPIRO, ETAL
C/O VELUR PROP
P O BOX 56867
SHERMAN OAKS CA 91413

ASMT: 745360002, APN: 745360002
USA 745
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

ASMT: 745391007, APN: 745391007
SUZANNE METZGER
307 CHAPALITA DR
ENCINITAS CA 92024

ASMT: 745370007, APN: 745370007
AGGREGATE, ETAL
C/O ARNOLD VELDKAMP
1508 W MISSION RD
ESCONDIDO CA 92029

ASMT: 745391008, APN: 745391008
CHARLENE MENNINI
146 COLONADE CIR
NAPLES FL 34103

ASMT: 745391002, APN: 745391002
HOWARD WILLIAMS, ETAL
C/O THOMAS H WILLIAMS
13902 YORBA ST NO 2D
TUSTIN CA 92780

ASMT: 745391009, APN: 745391009
MAURINA KUSELL
189 VISTA DR
ARROYO GRANDE CA 93420

ASMT: 745391003, APN: 745391003
JAN GRAYLING
145 E MESQUITE AVE NO 3
PALM SPRINGS CA 92264

ASMT: 745391010, APN: 745391010
QUINN ENTERPRISES
P O BOX 5067
BUENA PARK CA 90622

ASMT: 745391004, APN: 745391004
CATHERINE WINTER
C/O CARDIFF TAX & BOOKEEPING
P O BOX 1113
CARDIFF CA 92007

ASMT: 745391011, APN: 745391011
JAMES LASEK, ETAL
C/O RUFY FAMILY TRUST
2862 ROCKRIDGE PL
THOUSAND PLMS CA 91360





ASMT: 745391013, APN: 745391013
LYNNE STRUNK, ETAL
5982 WENRICH PL
SAN DIEGO CA 92120

ASMT: 745392001, APN: 745392001
RAYMOND WASNESS
ENOCH THORSGARD
4141 4TH AVE NE
NORTHWOOD ND 58267

ASMT: 745391014, APN: 745391014
GLENN ANDERSON
900 W STATE ROUTE 20
SEDRO WOOLLEY WA 98284

ASMT: 745392002, APN: 745392002
WAI LEW, ETAL
1025 N ARQUILLA RD
PALM SPRINGS CA 92262

ASMT: 745391015, APN: 745391015
CARL GREVEL
1331 SW MYRTLE DR
PORTLAND OR 97201

ASMT: 745392003, APN: 745392003
INDIRA VUTHOORI, ETAL
5 MILTON PL
RANCHO MIRAGE CA 92270

ASMT: 745391017, APN: 745391017
CHRISTOPHER LECOMPTE, ETAL
2806 JONES RD
JACKSONVILLE FL 32220

ASMT: 745392006, APN: 745392006
NIRMALA KRIPANARAYANAN
2210 RANCHO SUMMIT
ALPINE CA 91901

ASMT: 745391018, APN: 745391018
DAKOTA DUNES INC
77933 LAS MONTANAS NO 101
PALM DESERT CA 92211

ASMT: 745392007, APN: 745392007
LENORA EVANGELISTA
5060 W HACIENDA AVE APT 10
LAS VEGAS NV 89118

ASMT: 745391020, APN: 745391020
OLIPHANT MATZNER
77900 AVENUE OF THE STATES
PALM DESERT CA 92211

ASMT: 745392008, APN: 745392008
AMINA YAZDAINE
14731 COMET ST
IRVINE CA 92604

ASMT: 745391025, APN: 745391025
HARRIET SMITH
12344 LA MAIDA ST
NORTH HOLLYWOOD CA 91607

ASMT: 745392010, APN: 745392010
GEORGE KOSSLER
610 S BELARDO RD NO 1400
PALM SPRINGS CA 92264





ASMT: 745392011, APN: 745392011
PATRICIA NUGENT
2582 GINNY WAY
LAFAYETTE CO 80026

ASMT: 745392012, APN: 745392012
GREGORY TUFTE
17944 82ND WAY
MAPLE GROVE MN 55311

ASMT: 745392014, APN: 745392014
BEZALEL
P O BOX 6101
LA QUINTA CA 92248

ASMT: 745392015, APN: 745392015
MARK LOO
P O BOX 5294
GARDEN GROVE CA 92846

ASMT: 745392016, APN: 745392016
RODERICK WARING
17506 SLASH PINE RUN
GULF SHORES AL 36542

ASMT: 745410001, APN: 745410001
ROGER HARRIS, ETAL
C/O ROGER HARRIS
77338 SIOUX DR
INDIAN WELLS CA 92210



Indio Hills Community Council
c/o Darin A. Schemmer
4th Supervisor District Office
Mail Stop No. 1004

California Department of Conservation
Attn: Mr. John Parrish
Office of Mine Reclamation
801 K St. MS-09-06
Sacramento CA 95814

Coachella Valley Water District
P.O. Box 1058
Coachella CA 92236

City of Indio
Planning Development Department
Attn: Planning Manager
P.O. Drawer 1788
Indio CA 92202

Desert Sands Unified School District
47-950 Dune Palms Road
La Quinta CA 92253-4000

City of Indio
Planning Department
Attn: Planning Manager
100 Civic Center Mall
Indio CA 92201-4434

West Coast Aggregate Supply Inc
P.O. Box 790
Thermal CA 92274

Webber & Webber Mining Consultant
101 E. Redlands Blvd St
Redlands CA 92373

R-BAR-C and Gravel Inc
P.O. Box 5267
Buena Park CA 90622

West Coast Aggregate Supply Inc
P.O. Box 790
Thermal CA 92274

Webber & Webber Mining Consultant
101 E. Redlands Blvd St
Redlands CA 92373

R-BAR-C and Gravel Inc
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Buena Park CA 90622

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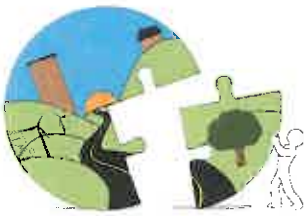
Webber & Webber Mining Consultant
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Redlands CA 92373

R-BAR-C and Gravel Inc
P.O. Box 5267
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Thermal CA 92274

Webber & Webber Mining Consultant
101 E. Redlands Blvd St
Redlands CA 92373

R-BAR-C and Gravel Inc
P.O. Box 5267
Buena Park CA 90622



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42001 / SMP161R5

Project Title/Case Numbers

Paul Rull
County Contact Person

951-955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

West Coast Aggregate Supply Inc
Project Applicant

P.O. Box 790 Thermal CA 92274
Address

Approximately 5 miles north of the I-10 Freeway, easterly of Dillon Road, southerly of Berdoo Canyon Road
Project Location

The proposal is for a revision to the existing surface mining permit (SMP161) to: increase the depth of the excavation area, extend the project life from 25 years to 55 years, incorporation of drill and blast mining techniques, relocate permitted asphalt plant equipment within the existing permitted mine site, allow import, processing, stockpiling and sale of recycled inert construction debris such as broken asphalt and concrete, allow modifications to the equipment and layout of the asphalt plant area to import, stockpile, and process recycled asphalt product, allow 24-hour operation of the asphalt plant, and increase the reclamation plan northern boundary by 17 acres to accommodate potential headward erosion from the North Quarry Area for a total proposed reclamation plan area of 387.5 acres. No change to the maximum annual quantity of 1.8 million tons is proposed, but the cumulative amount to be mined over the project life will increase from 28 million tons to 55 million tons

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$64) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A Statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

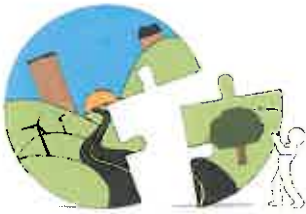
Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 3/14/2014
Y:\Planning Case Files-Riverside office\SMP00161R5\DH-PC-BOS Hearings\NOD Form.docx

Please charge deposit fee case#: ZEA42001 ZCFG5350

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Surface Mining Permit No. 161 Revised Permit No.5

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

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

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: March 14, 2014

Applicant/Project Sponsor: West Coast Aggregate Supply Inc Date Submitted: July 23, 2008

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Paul Rull at 951-955-0972.

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

Please charge deposit fee case#: ZEA42001 ZCFG5350

FOR COUNTY CLERK'S USE ONLY

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1402717

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

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

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

Received from: WEBBER & WEBBER MINING CONSULT. \$2,181.25
paid by: CK 19180
CALIFORNIA FISH & GAME FOR EA42001
paid towards: CFG05350 CALIF FISH & GAME - NEG DECL
at parcel: 35190 DILLON RD INDO
appl type: CFG1

By _____ Mar 18, 2014 16:54
MGARDNER posting date Mar 18, 2014

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1402727

4080 Lemon Street Second Floor Riverside, CA 92502 (951) 955-3200	39493 Los Alamos Road Suite A Murrieta, CA 92563 (951) 694-5242	38686 El Cerrito Rd Indio, CA 92211 (760) 863-8271
--	--	--

Received from: WEBBER & WEBBER MINING CONSULT. \$1,876.75
paid by: CK 19180
CALIFORNIA FISH & GAME FOR EA42001
paid towards: CFG05350 CALIF FISH & GAME - NEG DECL
at parcel: 35190 DILLON RD INDO
appl type: CFG1

By _____ Mar 19, 2014 09:03
ADANIELS posting date Mar 18, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,876.75

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

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1402717

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

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

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

Received from: WEBBER & WEBBER MINING CONSULT. \$2,181.25
paid by: CK 19180
CALIFORNIA FISH & GAME FOR EA42001
paid towards: CFG05350 CALIF FISH & GAME - NEG DECL
at parcel: 35190 DILLON RD INDO
appl type: CFG1

By _____ Mar 18, 2014 16:54
MGARDNER posting date Mar 18, 2014

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0807620

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

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

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

Received from: WEBBER & WEBBER MINING CONSULT. \$64.00
paid by: CK 6499
CALIFORNIA FISH & GAME FOR EA42001
paid towards: CFG05350 CALIF FISH & GAME - NEG DECL
at parcel: 35190 DILLON RD INDO
appl type: CFG1

By _____ Jul 23, 2008 10:10
MGARDNER posting date Jul 23, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Agenda Item No.: 3.15
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second
Project Planner: David L. Jones
Planning Commission:

Surface Mining Permit No. 152 Revised No. 1
Environmental Assessment No. 42525
Applicant: Hanson Aggregates
Engineer/Representative: Warren Coalson

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This revision proposes to extend the life of the existing mining operation, Eagle Valley Quarry, for sixty-six (66) years from the current expiration date (2014) through December 31, 2080. December 31, 2080 would allow for completions of all mining and reclamation activities at the subject site. The hours of operation for the Eagle Valley Quarry have also been amended under this revision. The new hours of operation will be as follows:

1. Mining operations located more than 300 feet inside the outer boundary of the property, are permitted to operate 24-hours a day, Monday through Friday. Mining operations other than maintenance and emergencies are prohibited on weekends and all federally recognized holidays.
2. Transporting operations are permitted 24-hours a day, Monday through Friday, except along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road. Transporting operations along Cajalco 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. All transporting operations, other than maintenance and emergencies are prohibited on weekends and federally recognized holidays.

This revision shall also serve to formalize the amendments made under the previous S1 application wherein slope angle modifications were approved by staff, but formal review and comment by the office of Mine Reclamation (OMR) was not accommodated as required by the Surface Mining and Reclamation Act (SMARA).

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. The total acreage of the subject site is approximately 128 acres.

ISSUES OF POTENTIAL CONCERN:

Background: The subject site and surrounding area has a history of mining activity. The existing operation, The Eagle Valley Quarry, was originally approved on December 11, 1984 (SMP00152) for the mining of approximately 128 acres. Since that time, the County also approved a Substantial Conformance application (SMP00152S1) on April 4, 2006 for slope modifications at the mine without formal review and comment by the OMR. In addition, extended operating hours were granted by Planning staff on a case-by-case basis for emergency repair work at LAX and related construction during the early to mid-2000's and later granted by Planning staff for general operations (not in accordance with County Ordinance No. 555). This revision will correct these oversights.

As a result of the required California Environmental Quality Act (CEQA) analysis of the proposed revised project, the Initial Study identified Geology and Soils as potentially being affected by the proposed project. More specifically, it was determined that specific mitigation for potential slope stability issues was required to render the project impacts to a level of less than significant. Mitigation measures in the

form of conditions of approval have been added to the project to ensure maximum slope angles are not exceeded and to ensure regular monitoring and analysis is performed to confirm the mitigation is effective.

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: Subject Site's Total Acreage: 128 acres
Total Proposed Lots: Two
Proposed Min. Lot Size: N/A
Schedule: N/A
8. Environmental Concerns: See attached environmental assessment No. 42525

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42525**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **SURFACE MINING PERMIT NO. 152, REVISED PERMIT NO. 1** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the 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 public's health, safety, and general welfare are protected through project design.

4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Open Space-Mineral Resource (OS-MIN) within the Temescal Canyon Area Plan.
2. The proposed use, a mining operation, is permitted use in the Mineral Resources and Related Manufacturing (M-R-A) designation.
3. The proposed use, a mining operation, is consistent with the Open Space-Mineral Resource (OS-MIN) designation.
4. The project site is surrounded by properties which are designated Open Space-Mineral Resource (OS-MIN) and the City of Corona.
5. The zoning for the subject site is Mineral Resources and Related Manufacturing (M-R-A).
6. The proposed use, a mining operation, is a permitted use in the M-R-A Zone 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.
7. 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.
8. The project site is surrounded by properties which are zoned Manufacturing Heavy-10 Acre Minimum Lot Size (M-H-10).
9. Environmental Assessment No. 42525 did not identify any potentially significant impacts that could not be mitigated to less than significant levels.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition of the project have been received.
2. The project site is not located within:
 - a. A 100-year flood plain;
 - b. A Parks and Recreation District;
 - c. Area Drainage Plan;
 - d. Dam Inundation Area;
 - e. An area with the potential for liquefaction.

Surface Mining Permit No. 152, Revised Permit No. 1

Planning Commission:

Page 4 of 4

3. The project site is located within:
 - a. A High Fire Area;
 - b. The City of Corona Sphere of Influence.
4. The subject site is currently designated as Assessor's Parcel Numbers 278-140-013 and 278-150-006.
5. The project was filed with the Planning Department on June 28, 2012.
6. This project was reviewed by the Land Development Committee (LDC) at the regular LDC meetings held on August 20, 2012 and June 5, 2013.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$40,127.20

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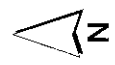
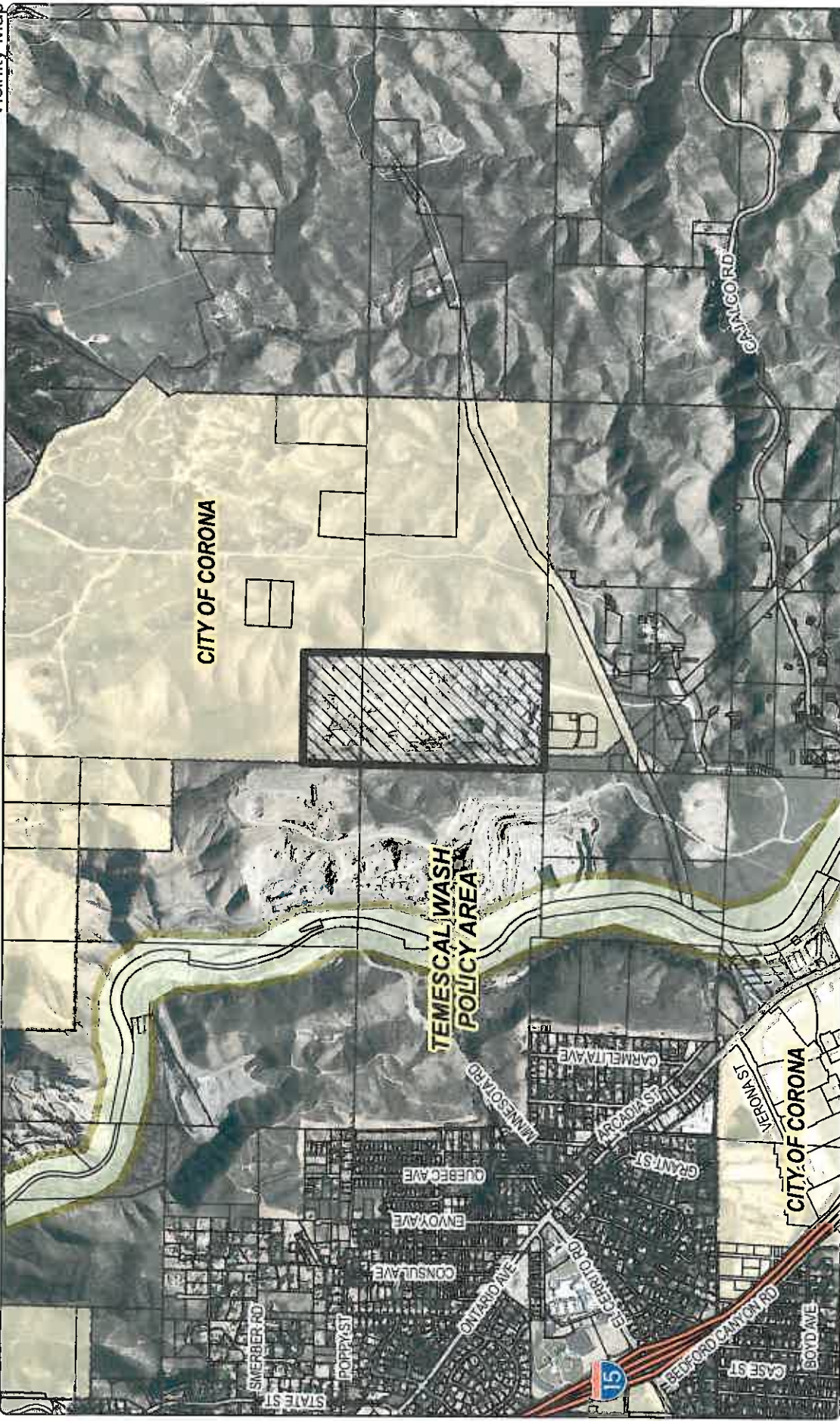
Date Prepared: 04/15/14

Date Revised: 05/13/14

RIVERSIDE COUNTY PLANNING DEPARTMENT
SMP00152R1
VICINITY/POLICY AREAS

Supervisor Tavaglione
 District 2

Date Drawn: 04/15/2014
 Vicinity Map



Zoning District: El Cerrito
 Township/Range: T4SR6W
 Section: 10

Assessors Bk. Pg. 278-14,15
 Thomas Bros. Pg. 774 C3
 Edition 2011

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00152R1

LAND USE

Supervisor Tavaglione
District 2

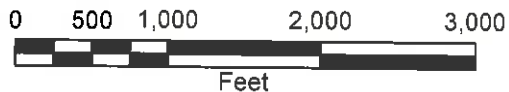
Date Drawn: 04/15/2014
Exhibit 1



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 10



Assessors Bk. Pg. 278-14,15
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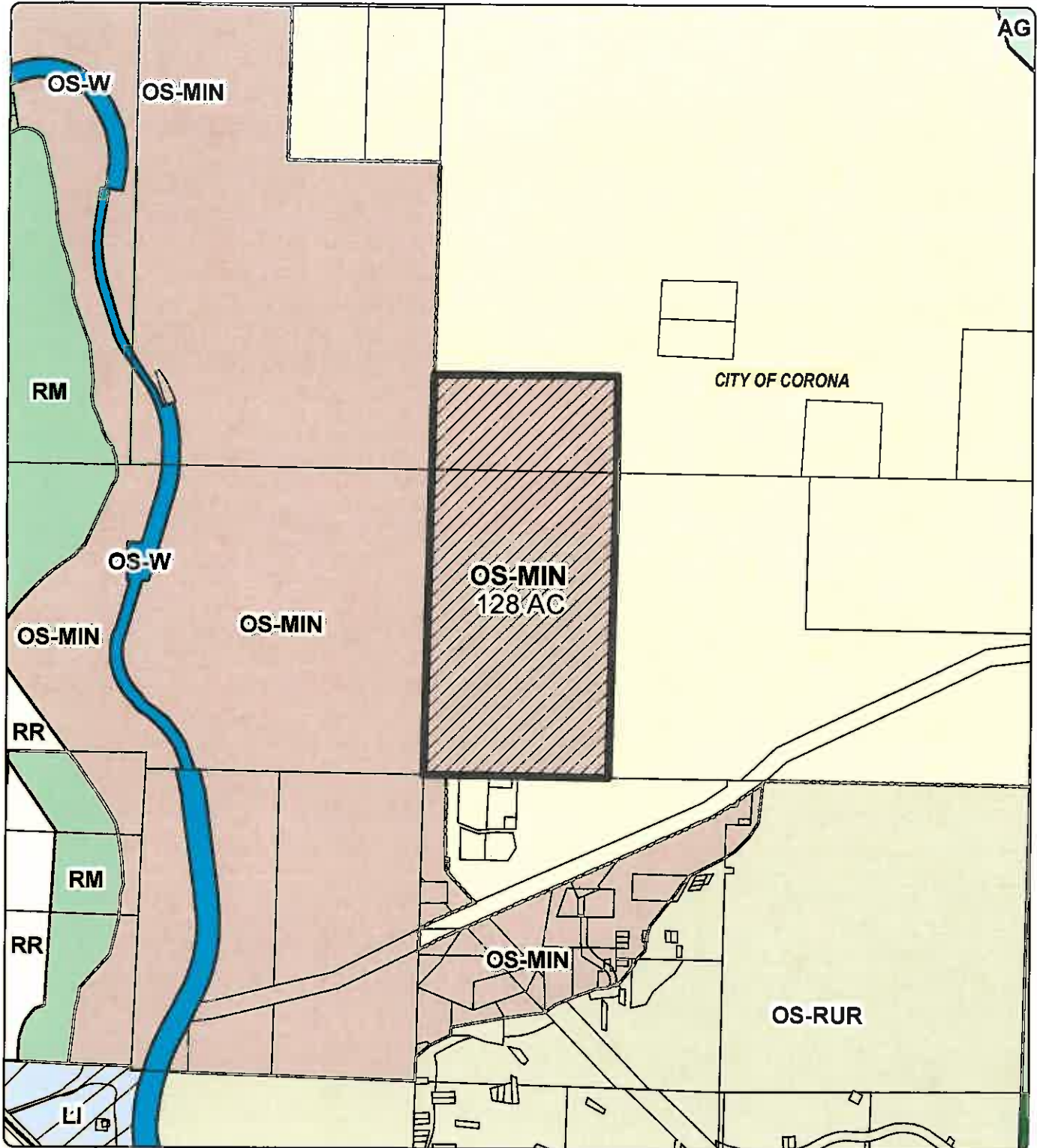
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00152R1

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 04/15/2014
Exhibit 5



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 10

Assessors Bk. Pg. 278-14,15
Thomas Bros. Pg. 774 C3
Edition 2011

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>



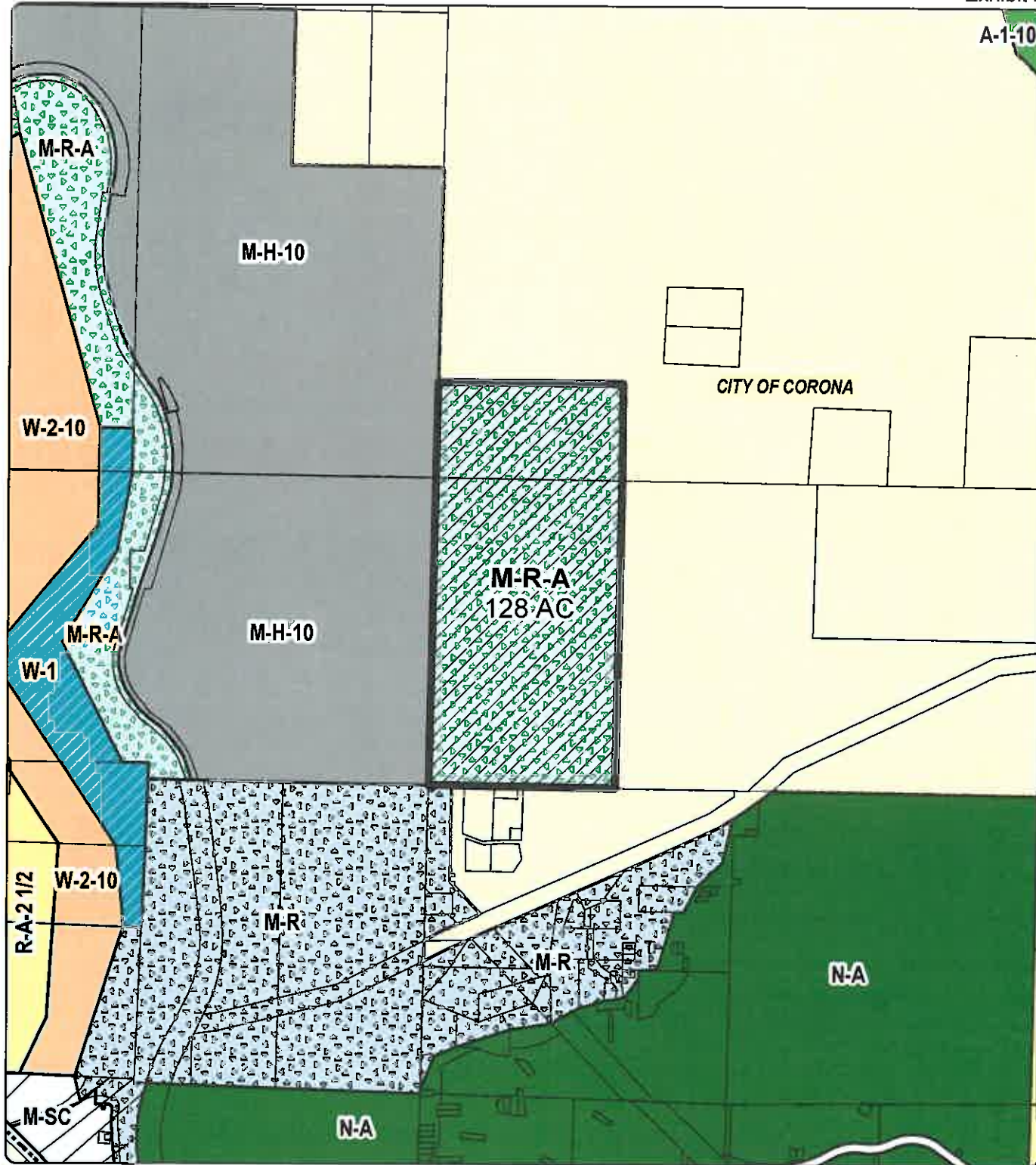
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00152R1

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 04/15/2014
Exhibit 2



Zoning District: El Cerrito
Township/Range: T4SR6W
Section: 10

Assessors Bk. Pg. 278-14,15
Thomas Bros. Pg. 774 C3
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.3lme.co.riverside.ca.us/index.html>

**Initial Study and Mitigated Negative
Declaration for the Eagle Valley Quarry
Revised Reclamation Plan**
Environmental Assessment No. 42525 (EA 42525)

Prepared by:



**County of Riverside
Planning Department**
4080 Lemon Street
Riverside, CA 92502

Assisted by:
HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard, Suite 200
La Mesa, CA 91941

March 2014

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**Initial Study and Mitigated Negative Declaration
Eagle Valley Quarry Revised Reclamation Plan**

INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 – 21177), this Initial Study has been prepared to determine potentially significant impacts on the environment from the proposed extension of existing Surface Mining Permit (SMP) No. 152 at the Eagle Valley Quarry site in western Riverside County (State Mine ID 91-33-0035). Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Study is a preliminary analysis prepared by the County of Riverside (County) as CEQA Lead Agency, in consultation with other jurisdictional agencies, to determine whether an Environmental Impact Report (EIR) or a Negative Declaration (ND) is required for the proposed Eagle Valley Quarry permit extension (proposed Project, or Project). The purpose of this Initial Study is to inform the County decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

Organization of the Initial Study

The Initial Study is organized as follows:

- **Introduction**, which provides the context for the review along with applicable citation pursuant to CEQA and the State CEQA Guidelines.
- **County of Riverside Environmental Assessment Form: Initial Study**, which provides the Project Description, a brief discussion of the existing environmental setting, and an environmental issues assessment consisting of an environmental checklist and accompanying analysis for responding to checklist questions.
- **References**, which includes a list of reference sources.
- **Acronyms and Abbreviations**, which contains a list of the acronyms and abbreviations used in the Initial Study.
- **Mitigation Monitoring and Report Program (MMRP)**, prepared per Section 15097 of the State CEQA Guidelines.

The technical documentation associated with the proposed Project is available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, Riverside, California 92502.

Document Process

The environmental process being undertaken as part of the proposed Project began with initial project and environmental research. The Initial Study and Draft Mitigated Negative Declaration would be subject to a 30-day public review period. During this review period, public and agency comments on the document relative to environmental issues should be addressed to:

Mr. David Jones
County Geologist
County of Riverside Planning Department
4080 Lemon Street
Riverside, California 92502

Comments received during that time would be considered as part of the Project's environmental review and would be included with the Initial Study document for consideration by the Board of Supervisors. If the Board determines that the Project will have no significant long-term, unmitigatable environmental effects, a Mitigated Negative Declaration (MND) will be adopted for the Project.

**Initial Study and Mitigated Negative Declaration
Eagle Valley Quarry Revised Reclamation Plan**

Incorporation by Reference

Pertinent documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the State CEQA Guidelines, to eliminate the need for inclusion of voluminous technical reports within the Initial Study. Of particular relevance are those studies that present information regarding description of the environmental and regulatory setting, existing and historic mining operations at the Project site, proposed reclamation, and long-term effects related to the proposed continuation of current mining operations. The following documents are hereby identified as being incorporated by reference, and are available for review at the Riverside County Planning Department.

Riverside County General Plan, June 2003 (as amended)

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (State Clearinghouse [SCH] No. 20020511430), June 2003

Temescal Canyon Area Plan, County of Riverside General Plan, October 2003

Revised Reclamation Plan Eagle Valley Quarry (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013

Water Quality Management Plan for Eagle Valley Quarry Reclamation Plan, May 22, 2012

Seismic Slope Stability Analysis, Existing Final Cut Slopes, Eagle Valley Quarry, December 11, 2012

Greenhouse Gas Analysis for the Hanson Aggregates Eagle Valley Facility, June 12, 2012

Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry El Cerrito Area, Riverside County, California, June 7, 2005

Professional Opinion Regarding Groundwater, Eagle Valley Quarry, 19494 River Rock Road, Riverside County, California, January 2, 2013



COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42525
Project Case Type(s) and Number(s): N/A

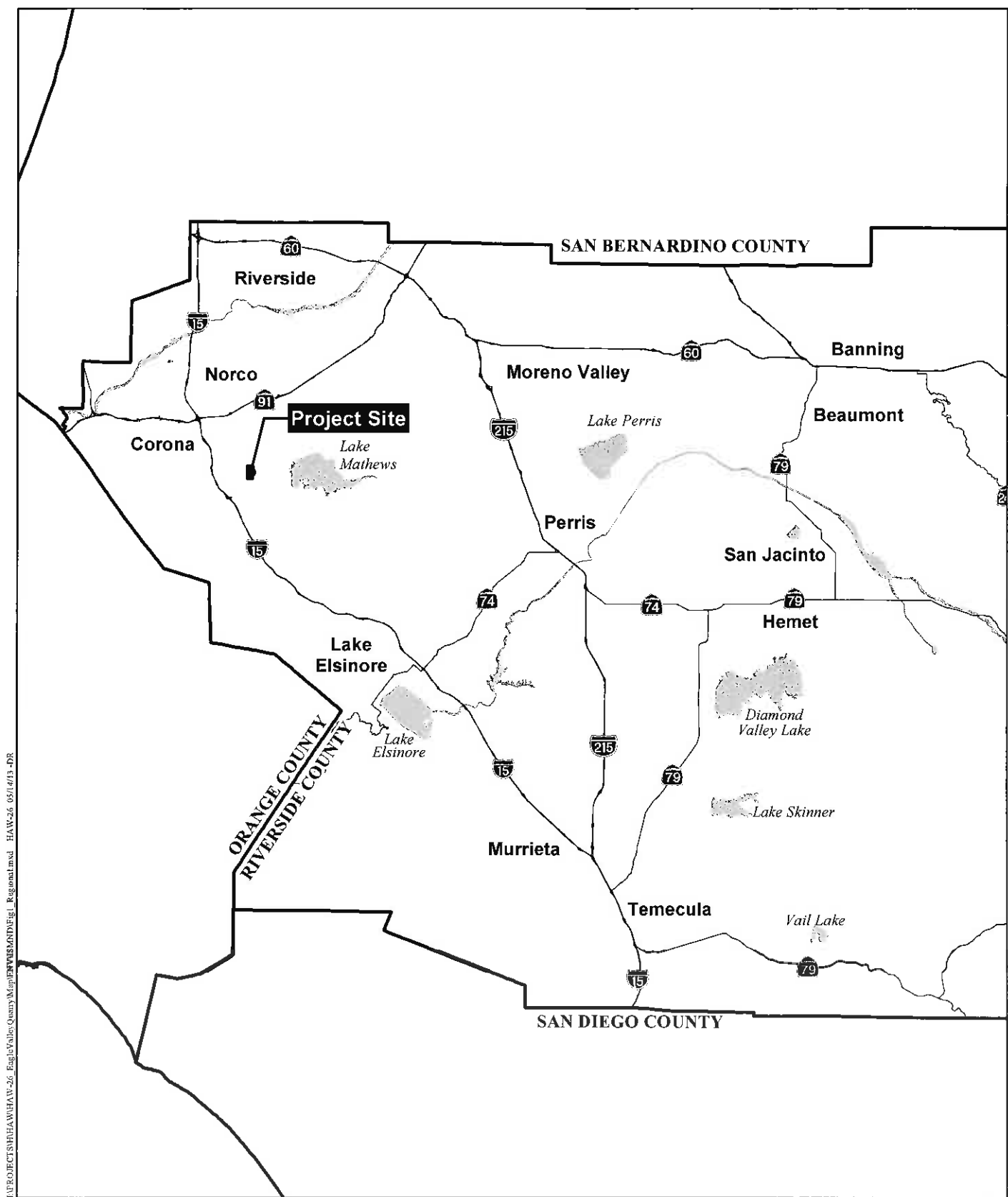
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, Riverside, CA 92502
Contact Person: David Jones
Telephone Number: (951) 955-6863
Applicant's Name: Hanson Aggregates
Applicant's Address: P.O. Box 639069, San Diego, CA 92163

I. PROJECT INFORMATION

A. Project Description

The Project evaluated in this Initial Study consists of revising the existing approved Eagle Valley Quarry Surface Mining Permit (SMP) to extend the existing operations through the year 2080. This represents an extension of 66 years beyond the current SMP, which is set to expire in 2014. The proposed SMP extension would not increase the area subject to quarry-related activities at the Project site, nor would it alter the nature of existing activities at the quarry or associated off-site activities (i.e., quarry-related truck and other traffic). In addition to the noted time period extension, the Project SMP revision would include the following actions: (1) adopting the referenced 2013 Eagle Valley Quarry Reclamation Plan; and (2) adopting a previous modification to SMP 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 include modified quarry slope criteria with additional detail provided below under Project History.

The Eagle Valley Quarry site includes approximately 128 acres on two separate parcels located in the western portion of Riverside County, approximately 2.75 miles southeast of the City of Corona and 1.5 miles northeast of Interstate 15 (I-15) at its closest point (Figure 1). On-site elevations range from approximately 1,690 feet above mean sea level (AMSL) in the northeast corner of the site, to 1,150 feet AMSL near the southeastern property corner (Figure 2). The Project site is designated as Open Space-Mineral Resources (OS-MIN) in the County General Plan Land Use Element, and is zoned as Mineral Resources and Related Manufacturing (M-R-A). These designations generally allow mining and related uses such as quarrying, rock crushing, and processing. Surrounding land uses consist primarily of open space and mining (including the 3M rock quarry to the west), with other nearby uses including the Metropolitan Water District of Southern California (MWD) 120-inch diameter Lower Feeder Line approximately 300 feet to the south (extending west from Lake Matthews), and the community of El Cerrito approximately one mile to the west (Figure 3).

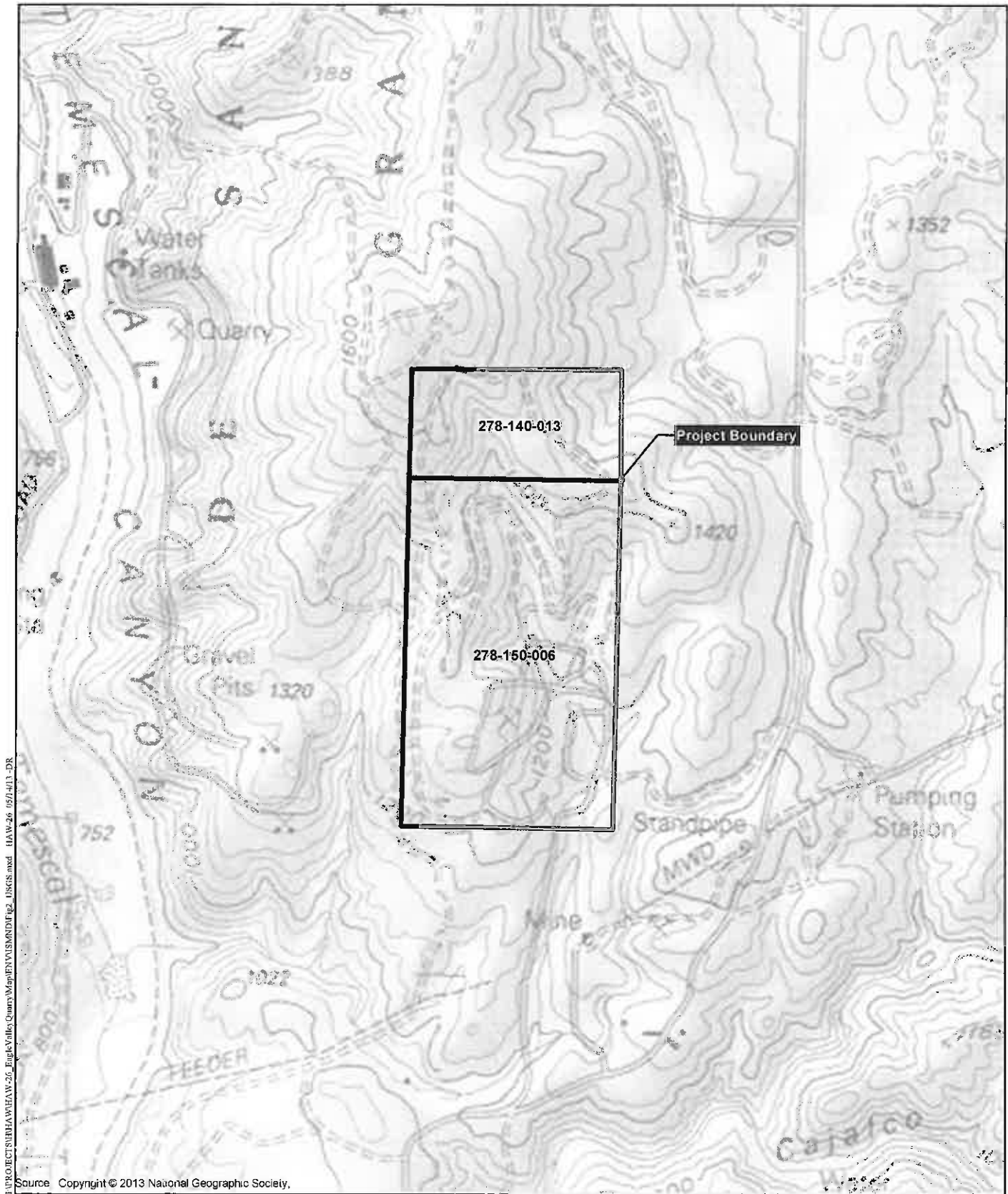


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Regional Location Map

EAGLE VALLEY QUARRY

Figure 1

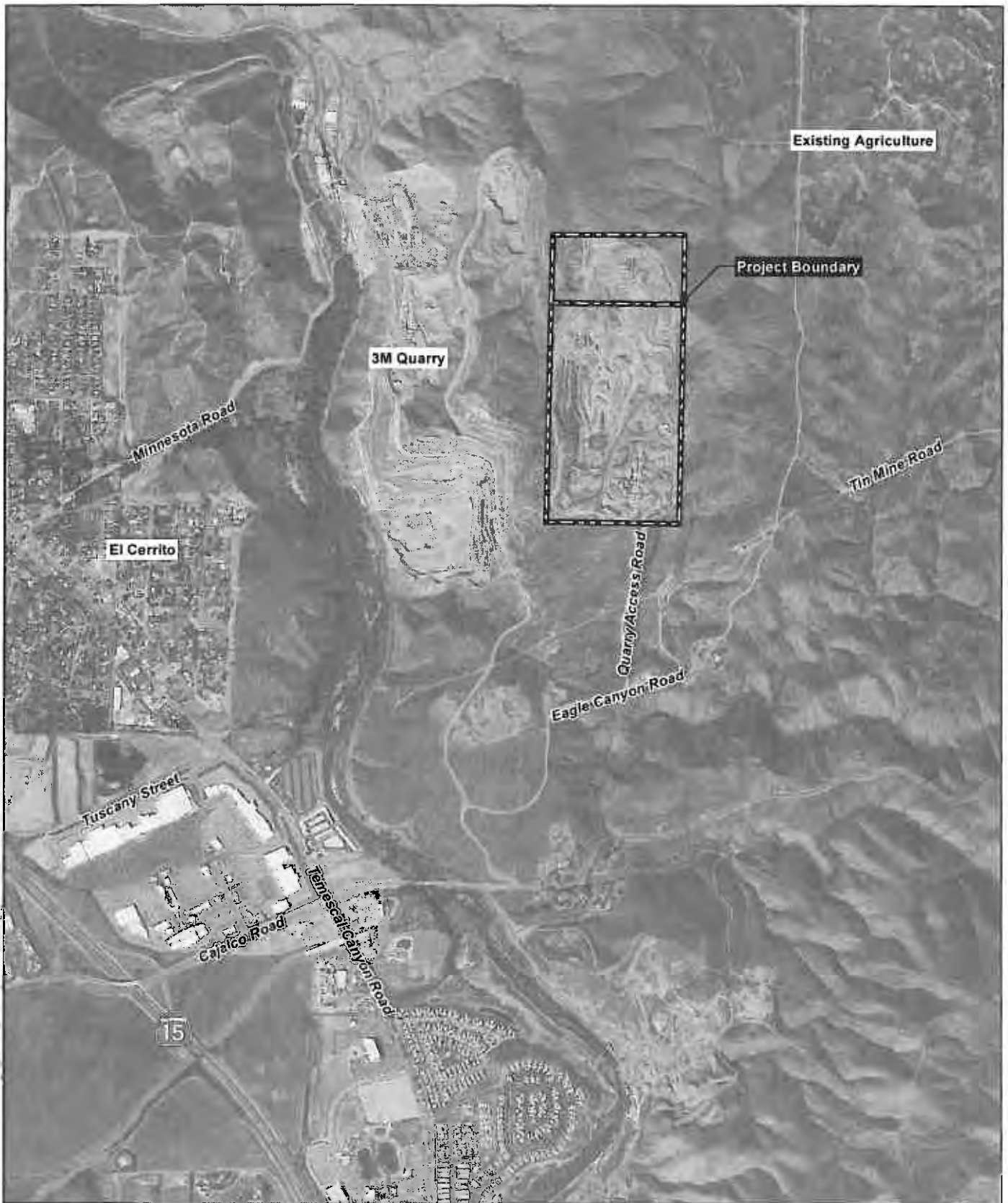


USGS With Project Location

EAGLE VALLEY QUARRY

Figure 2

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Project Site Vicinity Map

EAGLE VALLEY QUARRY

Figure 3

Existing and Proposed Eagle Valley Quarry Operations

Project History

Mining operations for aggregate materials at the Eagle Valley Quarry were approved by the County Board of Supervisors under SMP 152 on December 11, 1984. This authorization was supported by CEQA review and associated technical studies conducted in 1983. The SMP approved in 1984 was issued for a period of 30 years, and is scheduled to expire in December 2014. The original approval included the same 128-acre site evaluated in this Initial Study, with similar, although not identical, operations as currently conducted and identified for the proposed Project (with additional discussion of current and proposed quarry operations described below).

A Substantial Conformance (S-1) determination was approved by the County for the Eagle Valley Quarry in 2005, based on the previously referenced analysis of slope stability dated June 7, 2005. Specifically, this analysis was conducted for proposed modifications to slope design at the quarry, which resulted in steeper allowable slopes and a corresponding increase of aggregate reserves at the site. The analysis involved a detailed evaluation of quarry slope stability for the proposed modifications, including aerial photo/map review, geologic mapping, field exploration/testing, seismicity analysis, and computer modeling of slope stability. The resulting geotechnical investigation concluded that the overall and inter-bench slopes would exhibit a factor of safety of at least 1.5 (the accepted industry minimum) during a design earthquake event, provided that recommended slope criteria were implemented. Specifically, the approved design allows for: (1) maximum grades of 1.5:1 (horizontal to vertical) in approximately the upper 50 feet of manufactured (cut) slopes; and (2) maximum grades of 1:1 in other areas, with 10- to 15-foot-wide benches at a maximum vertical spacing of 50 feet. As previously noted, however, these modifications, while approved by the County, were not reviewed by the CDC OMR. The site is being mined in conformance with the slope stability recommendations. As previously noted, the described slope modifications are included as part of the proposed Project and the associated Revised Reclamation Plan, with additional geotechnical analysis conducted to verify the previous conclusions on slope stability requirements and this analysis included as an attachment to the Project Reclamation Plan.

Current and Proposed Operations

Current Operations

The current mining operation consists of an active rock quarry that extracts and processes construction aggregate from the underlying volcanic bedrock. Based on geologic investigation conducted by the Project applicant, Hanson Aggregates, it is estimated that the site contains approximately 34.5 million cubic yards, or 65.6 million tons, of suitable aggregate material. The current approved mining plan (SMP 152) does not specify a maximum production rate, with annual sales averaging approximately 1.1 million tons over the past 12 years, and a maximum of 1.6 million tons produced in 2006 (EnviroMine, Inc. [EnviroMine] 2013). Based on these data, the proposed Project assumes an annual production rate of 1.6 million tons per year.

As depicted on Figure 4, virtually the entire 128-acre site has been disturbed by previous and on-going mining and related activities, including topsoil salvage, aggregate excavation and processing, and construction of related support facilities and access/haul roads. Specifically, over 99 percent of the site has been previously disturbed, with remaining undisturbed areas limited to approximately 0.6 acre located in the southeastern property corner. To date, most of the aggregate extraction has occurred in the southwestern portion of the site, with processing and stockpiling activities located in the southeastern site area (refer to Figure 4). The processing plant consists of primary and secondary crushers, as well as multiple screen decks and conveyers to sort and stack the processed aggregate. The processing facilities encompass an area of approximately 15 acres, with other related on-site facilities including a main office building, truck scales and scale house, equipment storage areas, maintenance workshop and office, employee break room, and aggregate and topsoil stockpiles (Figure 4). In more recent years, extraction operations have extended further north within the site, with this trend to continue as mining proceeds in accordance with the approved mining plan. Mining operations have resulted in the creation

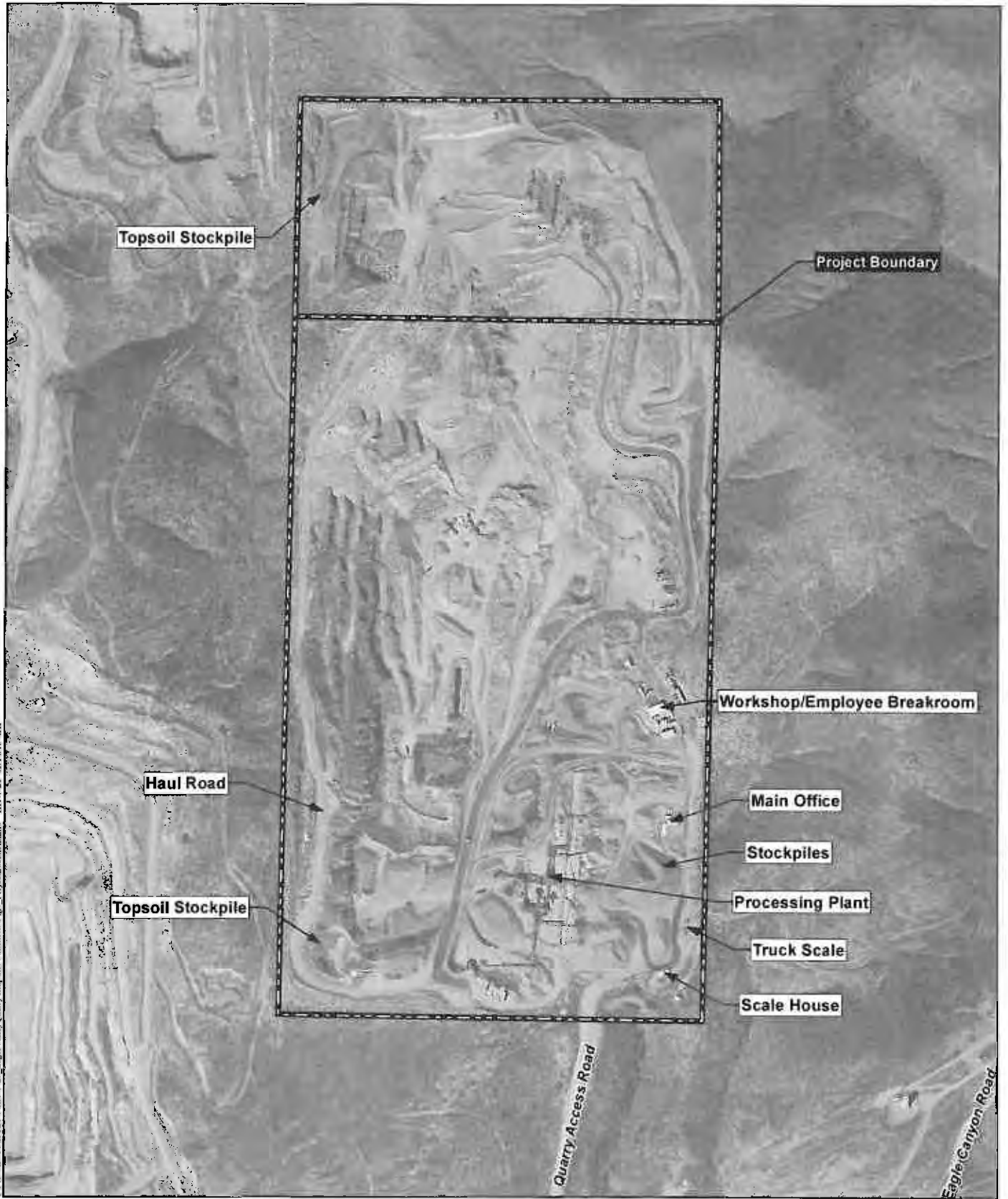
**Initial Study and Mitigated Negative Declaration
Eagle Valley Quarry Revised Reclamation Plan**

of a series of cut slopes and intervening catch benches, with these structures reflecting the previously noted geotechnical recommendations regarding slope grades and stability. Extraction operations require regular blasting to fracture and loosen the associated bedrock, with blasting implemented to facilitate creation of the noted slopes and catch benches. Blasting is conducted by a licensed contractor and is limited to the hours of noon to 4:00 pm on Monday through Friday, excluding holidays. Blasting may be authorized outside of these hours for emergency conditions related to safety or weather, although such conditions are rare and require (along with normal blasting operations) advance notification to the County Sheriff and other applicable parties. A detailed Blasting Plan has been developed for the site, with this plan attached to the Project Reclamation Plan incorporated by reference into this Initial Study.

After blasting, extraction is conducted as follows with conventional earthmoving equipment: (1) available native topsoil is removed, stockpiled and stabilized (i.e., for erosion control) in the southern portion of the site for use in subsequent revegetation activities (with additional information provided below under the discussion of site reclamation); (2) a bulldozer is positioned at the top of the fractured (blasted) area and pushes rock material down the slope, moving from the peak of the grade to the bottom of the pit; (3) a front-end loader then loads the material at the base of the slope into off-highway haul trucks for transport to the on-site processing plant; (4) excavated material is crushed, screened, washed, sorted and stockpiled; and (5) processed and stockpiled aggregate is sold and loaded into purchaser's haul trucks for off-site transport to local and regional markets. At maximum production rates, approximately 200 truck round trips are required per day for hauling aggregate from the site, with all truck traffic occurring along the designated access route. For outbound traffic, this route is: (1) southbound from the site on the quarry access road for approximately 0.4 mile to Eagle Canyon Road; (2) generally south on Eagle Canyon Road for approximately 0.8 mile to Cajalco Road; (3) west (right) on Cajalco Road for approximately one mile to I-15; and (4) north or south on I-15 depending on the specific destination. A summary of equipment currently used at the Project site for authorized mining activities is provided in Table 1.

As mining and processing operations continue under the approved mining plan, excavation would continue into other areas of the site as previously noted, and the processing and related facilities would also be relocated accordingly. That is, the plant site would eventually be relocated into the pit bottom to allow extraction in the southeastern portion of the site, although a specific location for the relocated plant has not been identified to date.

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Project Site Features Map

EAGLE VALLEY QUARRY

Figure 4

**Initial Study and Mitigated Negative Declaration
Eagle Valley Quarry Revised Reclamation Plan**

Table 1 Existing Heavy Equipment Eagle Valley Aggregate Facility	
Equipment Type	Number
988 Loaders	5
980 Loader	1
226 Loader	1
210 Loader	1
14G Motor Grader	1
D9 Dozer	1
RT 28 Crane	1
S-60 Manlift	1
12-ton Forklift	1
4,000-gallon water Truck	1
775 Internal Haul Trucks	2
773 Internal Haul Truck	1
Off-site Haul Trucks ¹	1

¹ Because off-site haul trucks are provided by the parties purchasing aggregate rather than the quarry operator, the exact numbers and types cannot be provided. As noted above, however, approximately 200 truck round trips per day are anticipated at maximum production rates.

Additional mining-related facilities located within the site and vicinity include temporary internal haul roads (with the location of these roads subject to change with associated mining activities), a stand pipe and pipeline to deliver municipal water to the site, an on-site septic system for wastewater disposal, drainage/water quality facilities, overhead electric distribution and telephone lines to deliver service to the site, propane storage tanks (located within the maintenance facility), a single 50-gallon above-ground gasoline storage tank in the maintenance facility (with diesel fuel delivered on an as-needed basis and not stored on-site), and perimeter fencing and signing for site security.

Proposed Operations and Reclamation Plan

As previously noted, the proposed Project involves an extension of the existing approved Eagle Valley Quarry mining plan (SMP 152), and incorporation of the revised slope criteria approved by the County under Substantial Conformance S-1. The proposed Project would not increase the area of quarry-related activities at the site or associated off-site areas (i.e., quarry-related truck and other traffic). Accordingly, mining and related operations under the proposed Project would be the same as (i.e., a continuation of) those described above under Current Operations. A summary of the Revised Reclamation Plan (EnviroMine 2013) is provided below, with this document incorporated herein by reference as previously noted.

Under SMARA, all extractive operations are required to have a Reclamation Plan approved by the Lead Agency. A Reclamation Plan defines the activities to be carried out when extraction has been completed at a particular site, which must be returned to a useful, approved alternative purpose. The State Board of Mining and Geology certifies lead agencies after the adoption of ordinances that embody the requirements of SMARA. Through the adoption of Ordinance 555 (as amended through 555.18), the County of Riverside has been recognized as Lead Agency for the implementation of SMARA.

The basic concept for reclamation of the Project site is to continue mining, establishing final slopes during the process, replacing salvaged topsoil on interslope benches, and establishing native vegetation (i.e., to continue the previous and ongoing reclamation activities, refer to Figure 4). As mining proceeds, the mined areas would continue to be transformed incrementally to a series of regularly spaced benches and cut slopes stepping down to a large open pad at the bottom. The Revised Reclamation plan has been

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designed to accommodate development of the site for uses that are consistent with the underlying zoning designation, including industrial facilities such as specialty processing and/or manufacturing of mineral products. After completion of mining operations, all mining related structures and facilities would be removed from the site, any associated wastes or contaminants (e.g., fuel/lubricant residues) would be removed and disposed of at an authorized off-site facility, and the noted revegetation efforts would be completed. Individual elements of the Revised Reclamation Plan are outlined as follows:

- Reclamation Schedule. As previously noted, site reclamation would continue incrementally as mining proceeds, with reclamation anticipated to be completed by December 31, 2080 (i.e., after aggregate reserves have been depleted).
- Slopes and Slope Treatments. Post-mining topography would include side slopes ranging from 1.5:1 to 1:1, with 10- to 15-foot wide catch benches located at 50-foot vertical intervals. The maximum overall slope height would be 750 feet in the northwest corner of the site, with a final pit floor elevation of 900 feet AMSL. All slope configurations would be constructed in conformance with applicable geotechnical recommendations to maintain appropriate factors of safety for slope stability (refer to Section V.13). In addition, the catch benches would be revegetated with native sage scrub habitat as outlined below.
- Habitat Restoration. Stockpiled soil salvaged during the initial mining stages will continue to be placed on all benches to facilitate habitat restoration. The majority of on-site soils are shallow, rocky in nature, and often incorporate substantial areas of rock outcrops. Accordingly, only limited quantities of native topsoil suitable for restoration have been (and are anticipated to be) recovered and stockpiled. If, during ongoing reclamation activities, it is determined that the quantity of stockpiled soils is insufficient for site reclamation, the following contingency measure would be implemented: fine materials from the quarry would be used for growth media, based on the establishment of test plots to determine appropriate measures to establish native sage scrub habitat with the seed mix shown in Table 2. As indicated above, all catch benches would be subject to revegetation, although cut slopes and the pit floor would not be revegetated. Specifically, the cut slopes would be too steep and rocky to support revegetation, and the pit floor is anticipated to be used for future industrial development. Approximately 15 acres would be subject to habitat revegetation as described, with additional details provided in the Revised Reclamation Plan.
- Drainage/Water Quality/Erosion. In addition to the slope stabilization and revegetation efforts noted above, current and proposed mining operations at the site include a number of measures to address drainage, water quality and erosion concerns. Specifically, the quarry operates under a National Pollutant Discharge Elimination System (NPDES) Industrial Permit and an associated Storm Water Pollution Prevention Plan (SWPPP). As described in the Water Quality Management Plan (WQMP) included as Appendix C of the Revised Reclamation Plan (incorporated by reference), a number of best management practices (BMPs) are currently implemented under the SWPPP to ensure applicable regulatory conformance, with these measures to be continued under the proposed Project. These include the following site design, source control and treatment control BMPs, with additional detail provided in the Project WQMP: (1) site design BMPs are intended to conserve natural areas and minimize runoff and impervious areas, with Project-specific site design BMPs including stabilizing pit slopes and use of intervening benches, retaining drainage flows within the site (i.e., using the pit as a retention/infiltration/siltation basin), using unpaved (pervious) surfaces for work/parking areas and haul roads, minimizing compacted areas, conserving natural areas where feasible, and using vegetated drainage swales; (2) source control BMPs are intended to avoid or minimize the introduction of pollutants into storm water, with Project-specific efforts including providing educational materials to the on-site manager, providing training to employees, using covers and/or secondary containment for applicable locations (e.g., fuel or trash storage), and implementing good housekeeping measures (e.g., regular inspections, litter control and spill clean-up); and (3) treatment control BMPs are designed to remove pollutants from runoff prior to

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discharge, with Project-specific treatment control BMPs including the use of temporary detention/siltation basins, and designing the pit to function as an interim and long-term retention/infiltration/siltation basin. Under current operations, on-site drainage is captured in the pit and directed into two temporary detention/siltation basins located within the pit and near the scale house for flow regulation/treatment. Water collected in these facilities is used on-site for aggregate washing and dust control, although minor flows are discharged (after treatment) into an unnamed drainage near the scale house during larger storm events. After completion of mining operations, all on-site flows would be directed into the pit floor for retention, infiltration, and desiltation (i.e., no off-site flows would occur). In addition to the noted measures, regular inspections and maintenance would be conducted (similar to current operations) to ensure proper BMP function through efforts such as removing excess sediment from drainage and water quality facilities, trash control, vegetation management (weed removal and habitat replacement), as-needed repair/replacement, and avoidance of ponded water to prevent associated vector issues (e.g., removal of water and/or remediation of basins to improve infiltration).

Vegetation Type	Scientific Name	Application Rate (pounds per acre)
California sagebrush	<i>Artemisia californica</i>	3
Brittlebush	<i>Encelia farinose</i>	4
Black sage	<i>Salvia mellifera</i>	4
California buckwheat	<i>Eriogonum fasciculatum</i>	4
Laural sumac	<i>Malosma laurina</i>	2
California croton	<i>Croton californicus</i>	2
Deerweed	<i>Acmispon glaber (Lotus scoparius)</i>	3
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
Broom snakeweed	<i>Gutierrezia sarothrae</i>	1

Project Design Features

The proposed Project would include design features to avoid or reduce potentially significant environmental impacts. Because these design features have been or would be incorporated into the design of the proposed Project, or are required by law, they are not considered to be mitigation measures.

General Measures

- The proposed Project would be designed, operated and maintained in accordance with applicable regulatory requirements under SMARA (including the Revised Reclamation Plan), NPDES, and other pertinent federal, state and County standards.
- The Project would comply with all requirements to notify utility companies of impending construction, obtain relevant information regarding existing subsurface utilities, and consult with applicable parties regarding the preservation or relocation of such utilities, if necessary.

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Air Quality

- The Project would comply with the South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust Requirements for Control of Fine Particulate Matter (PM₁₀)," which requires implementation of feasible measures to reduce and control fugitive dust emissions, including, but not limited to: watering on-site, using soil stabilizers, utilizing wheel washers for existing vehicles, and reducing vehicle speeds.
- Excavation and processing equipment would be maintained and operated to minimize exhaust emissions. For example, equipment would be properly tuned and maintained in accordance with manufacturer's specifications, and engine idling would be minimized during mining and related operations.

Erosion/Sediment Control

- The Project would implement applicable design, operation and reclamation measures to maintain slope stability, including conformance with geotechnical recommendations for slope grades, heights and benches; and implementation of revegetation efforts as outlined in the Revised Reclamation Plan.
- Use of temporary detention/siltation basins during mining operations, as well as using the pit floor as a retention/infiltration/siltation basin, with all flows to be directed into the pit floor basin after completion of mining operations.
- The Project would implement applicable measures to address potential wind-related erosion, including SCAQMD Rule 403 as noted above under Air Quality, as well as additional measures such as the use of temporary wind-breaks, walls, fences, plantings or other soil stabilization efforts, as applicable.

Hazards

- Hazardous materials would be handled and stored in accordance with applicable federal, state, and County requirements, including the Project SWPPP.
- Use and/or storage of propane and gasoline on-site would conform to all federal, state, and County regulations.
- After completion of mining operations, all hazardous materials and related storage facilities, as well as any associated wastes or contaminants (e.g., from spills) would be properly removed from the site and disposed of off-site in accordance with applicable regulatory requirements.
- Blasting operations would comply with all applicable federal, state, and County requirements, pursuant to the Project Blasting Plan.
- Applicable measures would be implementation to reduce the potential for wildfire hazards, including conformance with the Blasting Plan noted above, pertinent employee education/training, regular removal of weeds to reduce potential fuel loads, use of spark arrestors on all mining equipment, delivery of diesel fuel to the site on an as-needed basis (i.e., no on-site storage), and storage of flammable materials such as propane and gasoline in secured locations.

Hydrology and Water Quality

- Project mining and related operations would comply with all requirements of the site SWPPP and WQMP, pursuant to related NPDES and County standards. This would include the erosion/sediment control measures listed above, as well as proper installation, operation and

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maintenance of all identified BMPs, including drainage regulation, and site design/source control/treatment control measures.

Transportation/Circulation

- Project operations would comply with truck traffic schedule requirements under SMP 152, and the subsequent modifications approved by the County in December 2007. Specifically, authorized truck traffic schedule criteria include: (1) 24-hour per day operations on Monday through Friday for all locations except along Cajalco Road east of Eagle Canyon Road, and along Temescal Canyon Road; (2) limiting truck traffic along Cajalco Road east of Eagle Canyon Road and Temescal Canyon Road to the hours of between 6:00 am and sunset of the same day on Monday through Friday; and (3) precluding all truck traffic other than for required maintenance and emergencies on weekends and federally-recognized holidays.

B. Type of Project

Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area

Approximately 128 acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 128	Lots: N/A	Sq. Ft. of Bldg. Area: Approximately 5,000, including 600 for main office, 600 for employee break room, 1,800 for maintenance workshop, 1,200 for chemical building, 400 for maintenance office, and 400 for scale house.	Est. No. of Employees: 15
Other : N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	

D. Assessor's Parcel Nos.

The Project site includes two parcels, with the following Assessor Parcel Numbers (APNs): 278-140-013 and 278-150-006 (Figure 2).

E. Street References

The Project site is located north of Eagle Canyon and Cajalco roads, and east of Temescal Canyon Road and I-15 (Figure 3).

F. Section, Township, and Range Description

The Project site is located in the northwest ¼ of Section 10, and the southwest ¼ of Section 3; Township 4 south, Range 6 west; San Bernardino Base and Meridian.

G. Brief Description of the Existing Environmental Setting of the Project Site and its Surroundings

The proposed 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

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previously disturbed by activities conducted under the currently approved mining plan, including topsoil salvage, aggregate excavation and processing, and construction of related support facilities and access/haul roads. Adjacent areas to the north, south and east comprised of 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 (Figure 3).

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 implementation would be consistent with the following General Plan land use policies related to mineral resources and development:
 - LU 21.1. Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.
 - LU 21.2. Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening. (AI 3)
 - LU 21.3. Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.
 - LU 21.4. Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.
 - LU 21.5. Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.

The Project site is also located within the Temescal Canyon Area Plan, with proposed operation to conform with the following associated policies related to mineral resource extraction:

- TCAP 18.1. Protect the economic viability of mineral resources as well as the life and property of Temescal Canyon residents through adherence to the Mineral Resources section of the General Plan Multipurpose Open Space Element.
 - TCAP 18.2. Avoid mineral resource extraction within the Temescal Wash and areas which contain viable riparian habitat in favor of areas containing very sparse or non-existent riparian habitat.
 - TCAP 18.3. Require a biologically designed and professionally implemented revegetation program as part of reclamation plans, where avoidance is not feasible.
 - TCAP 18.4. Require hydrologic studies by a qualified consultant as part of the environmental review process for all proposed surface mining permits within or adjacent to the Temescal Wash. This shall include proper management of surface run-off.
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 (refer to Table 1). Project operations would comply with truck traffic schedule requirements approved under SMP 152 and the subsequent modifications approved by the County in December 2007. Based on this conformance and the fact that Project-related off-site traffic would be limited to a maximum of up to approximately 250 trips per day (including haul trucks and employee traffic),

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Project operation would be expected to conform with all applicable circulation policies in the General Plan Circulation Element and the Temescal Canyon Area Plan.

3. **Conservation:** Based on the current nature of the Project site (an active aggregate quarrying/processing operation) as well as the generally undeveloped nature of surrounding areas, the proposed Project is not expected to conflict with areas identified for passive or active conservation, preservation, or reservation in the Multipurpose Open Space Element. The Project would incorporate the use of native and/or drought-tolerant varieties for proposed reclamation/revegetation efforts (refer to Table 2), and would thus be in conformance with General Plan Policy OS 2.3, which requires that projects “Encourage native, drought-resistant landscape planting.”

Approximately 123.4 acres (or over 96 percent) of the Project site is also designated as Mineral Resource Zone 2 (MRZ-2) by the California Geological Survey, with MRZ-2 defined to include “Areas where the available geologic information indicates that there are significant mineral deposits.” Based on the previously described proposed Project operations and Reclamation Plan, Project implementation would be in conformance with the following related policies from the General Plan Multipurpose Open Space Element, as well as applicable policies from the Temescal Canyon Area Plan listed above under Land Use:

- OS 14.1. Require that the operation and reclamation of surface mines be consistent with SMARA and County Development Code provisions.
 - OS 14.2. Restrict incompatible land uses within the impact area of existing or potential surface mining areas.
 - OS 14.3. Restrict land uses incompatible with mineral resource recovery within areas designated Open Space-Mineral Resources.
 - OS 14.4. Impose conditions as necessary on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties and environmental resources.
4. **Safety:** The Project site is not located within a 100-year flood zone, or an area with identified hazards related to state or County fault zones, liquefaction, subsidence or dam inundation. The site is within areas with identified steep slopes and associated slope stability hazards, although detailed geotechnical analyses have been conducted for the proposed Project as previously described, including slope stability analyses. The Project site is also within an area with high susceptibility for wildfire hazards. Project implementation would include measures to address these potential hazards, including conformance with the Project Blasting Plan, regular weed removal to reduce potential fuel loads, use of spark arrestors on all mining equipment, delivery of diesel fuel to the site on an as-needed basis (i.e., no on-site storage), and storage of flammable materials such as propane and gasoline in secured locations. 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 General Plan does not identify the types of uses proposed by the Project as noise-sensitive. While Project operations will continue to generate noise in association with activities including blasting, excavation, loading, processing and transport, the Project would be in conformance with all applicable General Plan Noise Element policies based on the following considerations: (1) the Project site is relatively isolated, with the closest sensitive receptors consisting of residential properties approximately 0.75 mile to the south and west; (2) the approved access route for off-site truck traffic (as previously described) extends primarily through undeveloped areas or areas with no nearby sensitive receptors (i.e., industrial development) east of I-15, with the closest sensitive receptors consisting of rural residential sites located approximately 300 feet east of the Eagle Canyon Road/Cajalco Road intersection; and

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(3) the relatively low volume of off-site truck traffic (200 total daily trips) would not be expected to generate substantial noise concerns along the approved access route.

6. **Housing:** The proposed 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 proposed Project includes measures to control fugitive dust generation and vehicle/equipment emissions during operation (as previously described), and is thus consistent with applicable policies in the General Plan Air Quality element.

B. General Plan Area Plan(s)

As previously noted, the Project site is located within the Temescal Valley Area Plan of the Riverside County General Plan, and has a General Plan Foundation Component of Open Space.

C. Land Use Designation(s)

The Project site is designated as Open Space-Mineral Resources (OS-MIN).

D. Overlay Area(s), if any

The Project site is not located within a General Plan overlay area.

E. Policy Area(s), if any

The Project site is not located within any General Plan or Temescal Valley Area Plan mapped policy areas.

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

The areas adjacent to and surrounding the Project site are within the Temescal Valley Area Plan and Open Space Foundation Component, while areas further east are within the Lake Matthews/Woodcrest Area Plan and Open Space or Agriculture Foundation Components. 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. There are no areas surrounding the Project site within a General Plan or Temescal Valley Area Plan overlay or policy area.

G. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any

The Project site is not within a mapped Specific Plan area.

2. Specific Plan Planning Area, and Policies, if any

Because the Project site is not within a mapped specific plan area, there are no applicable specific plan policies.

H. Existing Zoning

The Project site is zoned as Mineral Resources and Related Manufacturing (M-R-A).

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I. Proposed Zoning, if any

The Project entails extending the current on-site aggregate mining and processing operations, as well as implementing the associated Revised Reclamation Plan, neither of which would require a zoning change.

J. Adjacent and Surrounding Zoning

Zoning designations in areas surrounding the Project site include M-1 (Light Manufacturing) to the north, east and south (City of Corona), M-H-10 (Heavy Manufacturing) to the west and northwest (County), and M-R (Mineral Resources) to the south (County).

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"/> Utilities/Service Systems |
| | | <input type="checkbox"/> Other |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<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 checked="" 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.

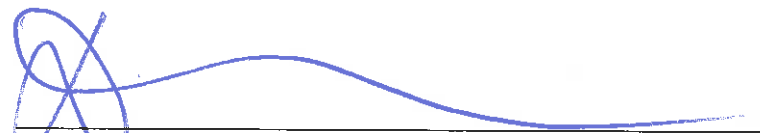
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

5/13/14
Date

David Jones
County Geologist
County of Riverside
Planning Department

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with applicable requirements under CEQA (PRC Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed Project and identify any potential significant impacts to the environment that would result from 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 an ND, MND, or EIR 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.

Based on the nature of the proposed Project, the existing operating conditions at the quarry are used as the environmental baseline for the following CEQA analysis. Specifically, under the existing approved mining permit (SMP 152), over 99 percent of the 128-acre site has been disturbed by previous and ongoing mining and related activities, including topsoil salvage, aggregate excavation and processing, and construction of related support facilities and access/haul roads. The remaining undisturbed areas are limited to approximately 0.6 acre located in the southeastern property corner. As described above in Section I.A, the proposed Project consists of revisions to the Eagle Valley Quarry SMP to: (1) extend the existing operations through the year 2080; (2) incorporate the modified slope criteria approved by the County in 2006 under Substantial Conformance S-1; and (3) incorporate the Revised Reclamation Plan and attachments into SMP 152. Accordingly, the proposed Project SMP extension and related actions would not increase the area subject to quarry-related activities at the Project site, alter the nature of existing operations at the quarry, or affect associated off-site activities (material transport).

AESTHETICS

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

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Riverside, County of, 2003. *Temescal Canyon Area Plan, County of Riverside General Plan*, October 2003.

Findings of Fact:

- a) The Project site is not adjacent to a designated scenic highway corridor, and Project implementation would therefore not result in any associated direct impacts. Cajalco Road is designated as a "County Eligible" scenic highway east of I-15, and I-15 is designated as a "State Eligible" scenic highway south of State Route (SR) 91. While both of these roadway segments would be used for Project-related truck traffic, impacts are considered less than significant based on the following considerations: (1) both eligible roadways already accommodate daily truck traffic from current operations at the Project site; and (2) daily truck traffic volumes from current operations and the proposed Project are relatively minor (i.e., up to 200 daily round trips).

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- b) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, because the entire 128-acre site is approved for quarry and related operations under the existing mining permit, with over 99 percent of the site already disturbed, implementation of the proposed Project would not result in any additional disturbance or associated impacts to scenic resources or views.

Mitigation: None required.

Monitoring: No monitoring is required.

AESTHETICS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Riverside, County of, 2003. *Temescal Canyon Area Plan, County of Riverside General Plan*, October 2003.

Riverside, County of, 1988. *Ordinance No. 655, An Ordinance of the County of Riverside Regulating Light Pollution*. June 7, 1988.

Findings of Fact:

- a) The Project site is located approximately 50 miles northwest of the Mount Palomar Observatory, and is not within associated Zones A or B as defined by County Ordinance No. 655. Accordingly, there would no impact related to Project light generation and effects to nighttime operations at the observatory.

Mitigation: None required.

Monitoring: No monitoring is required.

AESTHETICS Would the project	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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Project Description.

Google Earth Maps.

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Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, because operations at the site would not change as a result of Project implementation, as well as the fact that existing light sources associated with quarry operations are generally minimal, no associated impacts are anticipated.
- b) Based on the information noted above in item a of this section, as well as the fact that the closest residential properties are located approximately 0.7 mile from the quarry and 300 feet from the off-site truck access route at its closest point (with portions of this route screened by intervening topography), associated potential impacts related to unacceptable light levels would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

AGRICULTURE & FORESTRY RESOURCES

AGRICULTURE & FORESTRY RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture and Forestry Resources				
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 use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<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) 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 4256), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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"/>
f) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or the conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Riverside, County of, 2013. *Riverside County Land Information System Website*.
<http://www3.tlma.co.riverside.ca.us/pa/rcdis/index.html>. Accessed March 2013.

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

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Findings of Fact:

- a) The Project site does not include any Prime, Unique or Statewide Important Farmland designations, and is mapped primarily as "Other Land" (with minor areas of Grazing Land along portions of the property boundaries). Based on these conditions, as well as the fact that the existing quarry represents the environmental baseline as previously noted, no impacts related to conversion of Farmland would result from Project implementation.
- b) No existing agricultural uses or Williamson Act contract lands are located within the site or immediate vicinity. No Williamson Act Contract lands are mapped within two miles of the site, while the closest active agricultural areas are located approximately 1,500 feet to the northeast. Based on the described conditions, no impacts to existing agricultural uses or Williamson Act Contract lands would result from implementation of the proposed Project.
- c) As indicated above in item II.J, zoning designations in areas surrounding the Project site are associated with manufacturing and mineral resource uses. Accordingly, because no agriculturally zoned properties are located within 300 feet of the Project site, no related impacts associated with development of non-agricultural uses would result from Project implementation.
- d) Based on the nature of the Project site (i.e., an existing aggregate quarry located in an area with native sage scrub vegetation), as well as the fact that the existing quarry represents the environmental baseline and is mostly disturbed as previously noted, no impacts related to forest land, timberland, or related zoning (including areas zoned as Timberland Production) would result from Project implementation.
- e) Based on the information provided above in item d of this section, implementation of the proposed Project would not result in any impacts related to the loss or conversion of forest land.
- f) Based on the information noted above in items a through e of this section, as well as the fact that the existing quarry represents the environmental baseline as previously noted, no impacts related to other changes in the existing environment that could result in the conversion of Farmland to non-agricultural uses, or the conversion of forest land to non-forest uses, would result from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

AIR QUALITY

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within one mile of the project site to 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:

South Coast Air Quality Management District (SCAQMD), 1993. *CEQA Air Quality Handbook*. April 1993, as amended.

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, because operations at the site would not change as a result of Project implementation (including conformance with SCAQMD Rule 403), as well as the fact that the equipment fleet and associated potential air quality emission sources associated with quarry operations are generally minor (refer to Table 1), no associated impacts related to conflicts with or obstructions to air quality plans are anticipated.
- b) Based on the information noted above in item a of this section, Project implementation would not violate any air quality standards or contribute substantially to an existing or projected air quality violation.
- c) While the proposed Project would entail an extension of existing mining operations at the Eagle Valley Quarry, based on the information provided above in items a and b of this section, potential Project-related cumulative impacts to criteria pollutants are considered less than significant.
- d) Based on the information provided above in items a through c of this section, as well as the fact that the closest sensitive receptors are located approximately 0.75 mile to the south and west (with intervening topography and/or off-site mining operations), associated impacts related to point source emissions would be less than significant.
- e) Because the proposed Project would not result in the construction of any sensitive receptors, no associated impacts would result.
- f) Based on the information provided above in items a through c, as well as the nature of existing/proposed operations and the intervening distance to sensitive receptors (0.7 mile), no impacts related to odors are anticipated.

Mitigation: None required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES

BIOLOGICAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and 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 migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife 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:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

Riverside, County of, 2013. *Riverside County Land Information System Website*.
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, because mining operations at the site have been previously approved to impact the entire 128-acre property and over 99 percent of the site has been previously disturbed, no impacts to provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan would result from Project implementation. It should also be noted that the approved mining plan (SMP 152) includes requirements for revegetation of native sage scrub habitat as part of the site

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reclamation efforts. These requirements are also included in the Revised Reclamation Plan prepared for the proposed Project, and would be implemented as summarized above in Section I.A (with additional detail provided in the referenced Reclamation Plan).

- b) Based on the information provided above in item a of this section, no impacts to federally- or state-listed threatened or endangered species would result from implementation of the proposed Project.
- c) Based on the information provided above in item a of this section, Project implementation would not result in any impacts to species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).
- d) Based on the information provided above in item a of this section, as well as the fact that the Project site is not located within a known wildlife corridor, implementation of the proposed Project would not result in significant impacts related to interference with the movement of any native resident or migratory fish or wildlife species, interference with any established native resident migratory wildlife corridors, or impediments to the use of native wildlife nursery sites.
- e) Based on the information provided above in item "a" of this section, no impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or USFWS, would result from Project implementation.
- f) Based on the information provided above in item a of this section, as well as the fact that jurisdictional waters and/or wetlands as defined by the U.S. Army Corps of Engineers and the state of California are not present on the Project Site, implementation of the proposed Project would not result in any impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act.
- g) Based on the information provided above in item "a" of this section, the proposed Project would not conflict with any local policies or ordinances protecting biological resources. Accordingly, no associated impacts would result from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES

CULTURAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. 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 an 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:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

Riverside, County of, 20013. *Riverside County Land Information System Website*. <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Archaeological Resource Management Corporation (ARMC), 1983. *An Archaeological Assessment of Tentative Parcel Map 19354 Near Corona, Riverside County, California*. June 1983.

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Findings of Fact:

a-b)As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, because mining operations at the site have been previously approved to impact the entire 128-acre property, no impacts to historic resources or sites would result from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

Riverside, County of, 20013. *Riverside County Land Information System Website*. <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Archaeological Resource Management Corporation (ARMC), 1983. *An Archaeological Assessment of Tentative Parcel Map 19354 Near Corona, Riverside County, California*. June 1983.

Findings of Fact:

a-b)As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, because mining operations at the site have been previously approved to impact the entire 128-acre property, no impacts to archaeological resources or sites would result from Project implementation.

c) Based on the information provided above in item a of this section, as well as the following considerations, no impacts to human remains, including those interred outside of formal cemeteries, would result from the proposed Project: (1) the Project site is not located on a known formal or informal cemetery; (2) the referenced cultural resource survey conducted for the site area did not identify any known or potential human burial sites; and (3) the nature of the site, which includes steep terrain with shallow soils over very hard volcanic bedrock, is generally not suitable for use as a cemetery or human burial site.

d) Based on the information provided above in item a of this section, as well as the fact that the referenced cultural resource survey conducted for the site area did not identify any known or potential religious or sacred uses on-site, no associated impacts would result from Project implementation.

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Mitigation: None required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

Riverside, County of, 2013. *Riverside County Land Information System Website*. <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Riverside, County of, 2003. *Riverside County General Plan*. June.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, because mining operations at the site have been previously approved to impact the entire 128-acre property, as well as the fact that the site is located within an area of low paleontological sensitivity, no impacts to paleontological resources or unique geologic features would result from implementation of the proposed Project.

Mitigation: None required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

Riverside, County of, 2003. *Riverside County General Plan*, June 2003. Safety Element, Figure S-2, Earthquake Fault Study Zones.

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Riverside, County of, 2013. *Riverside County Land Information System Website*.
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Geotechnics, Incorporated, 2005. *Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry*. June 2005.

Findings of Fact:

- a) The Project site, like most of southern California, is located within a broad, seismically active region characterized by a series of northwest-trending faults associated with the San Andreas Fault System. There are no known active faults underlying or projecting toward the Project site, with the closest known active fault structures located within the Elsinore Fault Zone (Glen Ivy Fault) approximately 2.8 miles to the southwest. While the potential for active faults within or adjacent to the site cannot be completely ruled out (e.g., unknown/unmapped structures could potentially be present), the probability for such occurrences is considered extremely low. Accordingly, associated potential impacts, including the risk of loss, injury, or death, are considered less than significant.
- b) Based on the information provided above in item a of this section, as well as the fact that the Project site is located approximately 2.8 miles from the closest Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone, potential impacts related to seismically-induced ground rupture would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Riverside, County of, 2003. *Riverside County General Plan*, June 2003. Figure S-3, Generalized Liquefaction.

Riverside, County of, 2013. *Riverside County Land Information System Website*.
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Findings of Fact:

- a) Liquefaction is the phenomenon whereby soils lose shear strength and exhibit fluid-like flow behavior. Loose, granular soils with relative densities of less than approximately 70 percent are most susceptible to these effects, with liquefaction potential greatest in saturated soils at depths of less than approximately 50 feet. Liquefaction most typically results from seismic ground acceleration (ground shaking), with the related loss of support and/or related effects such as lateral spreading (i.e., when loose, saturated sediments flow toward a free face) and seismic (dynamic) settlement, potentially resulting in significant impacts to surface and subsurface facilities including foundations and underground utilities. The Project site is underlain by shallow and dense volcanic bedrock, with surficial soils typically very shallow and rocky. Based on these conditions, the Project site exhibits little or no potential for liquefaction hazards, with this assessment consistent with liquefaction potential mapping provided in the referenced sources. Accordingly, liquefaction potential impacts from implementation of the proposed Project would be less than significant.

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Mitigation: None required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
12. Ground-shaking Zone				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Riverside, County of, 2003. *Riverside County General Plan*. June 2003. Figure S-18, General Ground Shaking Risk.

Geotechnics, Incorporated, 2005. *Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry*. June 2005.

Findings of Fact:

- a) Pursuant to Figure S-18 of the County General Plan Safety Element, the Project site is located within an area exhibiting "Very High" ground shaking risks. The referenced Project geotechnical analysis identifies an estimated peak ground acceleration (ground shaking) level at the site of 0.52 g (where g equals the acceleration due to gravity), in association with a magnitude 6.8 earthquake event along proximal segments of the Elsinore Glen Ivy Fault. While such ground shaking levels are capable of generating substantial damage to surface and subsurface facilities, they not uncommon in much of Southern California. Because the Project site and related operations do not generally include facilities or activities that are highly susceptible to ground shaking hazards (with the exception of landslide risks as discussed separately below), associated potential impacts from seismic ground shaking would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source:

Riverside, County of, 2003. *Riverside County General Plan*. June 2003. Figure S-4, Earthquake-Induced Slope Stability Map, and S-5, Regions Underlain by Steep Slopes.

Geotechnics, Incorporated, 2005. *Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry*. June 2005.

Geocon West, Incorporated (Geocon), 2012. *Seismic Slope Stability Analysis Existing Final Cut Slopes Eagle Valley Quarry*. December 2012.

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Findings of Fact:

- a) Landslides can be triggered by one or more specific or combinations of events, such as seismic activity, gravity, fires, and precipitation. Pursuant to the referenced County General Plan maps, the Project site is located in an area exhibiting both steep slopes (30 percent or higher grades) and high susceptibility for seismically-induced landslides and rockfalls. As described above in Section I.A, a Substantial Conformance (S-1) determination was approved by the County for the Eagle Valley Quarry in 2005 to authorize proposed slope modifications (i.e., to allow steeper slopes and thereby increase on-site aggregate reserves). The described slope modifications, while approved by the County under S-1, were not reviewed by the CDC OMR. The referenced 2005 Geotechnical Evaluation was conducted to address these slope modifications, and involved a detailed evaluation of associated quarry slope stability. Specific investigations involved aerial photo/map review, geologic mapping, field exploration/testing, seismicity analysis, and computer modeling of slope stability. The resulting geotechnical Evaluation concluded that the overall and inter-bench slopes would exhibit a factor of safety of at least 1.5 (the accepted industry minimum) for a design earthquake, provided that recommended slope criteria were implemented. The additional referenced geotechnical analysis conducted by Geocon included an investigation conducted in 2012 to assess the stability and factor of safety for final cut slopes at the Project site. Specifically, this investigation involved an inspection and analysis of the stability of final (post-mining) quarry slopes that incorporate the slope criteria identified in the noted 2005 investigation. The results of the Geocon study concluded that "...the existing site final cut slopes possess a factor of safety of 1.7...during the design level earthquake." Because the described slope modifications are included as part of the proposed Project and the associated Revised Reclamation Plan, however (and have not been approved by the CDC OMR), they represent potentially significant impacts in association with seismically-induced landslides and rockfalls. Accordingly, the slope design criteria identified in the 2005 Geotechnical Evaluation (and verified in the 2012 investigation) are included below as Mitigation Measures **GEO-1** through **GEO-3**. Implementation of these measures would reduce associated potential impacts related to seismically-induced landslides and rockfalls below a level of significance.

Mitigation: The following mitigation measures (**GEO-1** through **GEO-3**) have been added to reduce potential impact associated with seismically-induced landslides and rockfalls below a level of significance.

GEO-1 Periodic (at least annual) mapping and engineering analysis shall be conducted during quarrying operations to verify previous geotechnical observations and assumptions, evaluate any new geologic conditions, and modify the slope design criteria listed in Mitigation Measure **GEO-2** as applicable.

GEO-2 The following design criteria shall be incorporated into all post-mining cut slopes:

Slope Design Criteria Quarry Rock Slopes					
Map Area ¹	Slope Face Orientation	Maximum Overall Slope Inclination (Degrees)	Maximum Inter-Bench Slope Inclination (Degrees)	Maximum Inter-Bench Slope Height (Feet)	Minimum Bench Width (Feet)
A and B	North	53	65	50	15
A and B	East	43	48	60	10
C and D	West	53	62	50	10
E	South	53	58	50	10

¹ Map areas identified in the 2005 Geotechnical Evaluation prepared by Geotechnics, Incorporated.

GEO-3 Manufactured slopes located in the highly weathered materials present in approximately the upper 50 feet of the quarry slopes shall be limited to a maximum grade of 1.5:1 (horizontal to vertical), unless otherwise authorized by the Geotechnical Engineer, County, and CDC OMR.

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Monitoring: Monitoring for Mitigation Measures **GEO-1** through **GEO-3** shall occur as specified in the attached MMRP.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Riverside, County of, 2013. Riverside County Land Information System Website. <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Riverside, County of, 2003. *Riverside County General Plan*. June 2003. Figure S-7, Documented Subsidence Areas.

Findings of Fact:

a) Pursuant to the sources referenced above, the Project site is not within an area with identified existing or potential subsidence hazards. Based on this fact and the presence of shallow, dense bedrock in the site and vicinity, no impacts related to subsidence are anticipated from implementation of the proposed Project.

Mitigation: None required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

Riverside, County of, 2003. *Riverside County General Plan, Chapter 6: Safety Element*. June 2003.

Geotechnics, Incorporated, 2005. *Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry*. June 2005.

Findings of Fact:

a) The Project site is located approximately two miles west of Lake Matthews and is highly unlikely to be inundated as a result of a seiche (i.e., a wave-like oscillatory movement in an enclosed or semi-enclosed body of water such as a lake or reservoir). Additionally, the site is located in an area of firm shallow bedrock not typically susceptible to mudflows, and is not in proximity to any known active volcanic structures. As a result, no associated impacts are anticipated from Project implementation.

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Mitigation: None required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

Riverside, County of, 2003. *Riverside County General Plan*. June 2003. Figure S-4, Earthquake-Induced Slope Stability Map, and S-5, Regions Underlain by Steep Slopes.

Geotechnics, Incorporated, 2005. *Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry*. June 2005.

Geocon West, Incorporated (Geocon), 2012. *Seismic Slope Stability Analysis Existing Final Cut Slopes Eagle Valley Quarry*. December 2012.

Riverside, County of, 2013. *Riverside County Land Information System Website*. <http://www3.tlma.co.riverside.ca.us/pa/rcdis/index.html>. Accessed March 2013.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, because mining operations at the site have been previously approved to impact the entire 128-acre property (with over 99 percent of the site previously disturbed), as well as the fact that the Project includes applicable measures from the referenced Reclamation Plan to provide regulatory conformance for post-mining topography, associated impacts would be less than significant.
- b) As described above in Sections I.A and V.13, the proposed Project would result in numerous slopes with grades exceeding 2:1 and heights of more than 10 feet. A Substantial Conformance (S-1) determination was approved by the County for the Eagle Valley Quarry in 2005 to authorize proposed slope modifications (i.e., to allow steeper slopes and thereby increase on-site aggregate reserves). Accordingly, associated impacts would be potentially significant, with these impacts to be reduced to below a level of significance through Mitigation Measures **GEO-1** through **GEO-3**, as outlined above in Section V.13.
- c) While both existing and proposed Project operations utilize an on-site septic system for waste disposal, this system would not be adversely affected by grading or other activities during quarry operation.

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Mitigation: Mitigation Measures **GEO-1** through **GEO-3**, as identified above in Section V.13.

Monitoring: Monitoring for Mitigation Measures **GEO-1** through **GEO-3** shall occur as specified in the attached MMRP.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No 91-33-0035), February 2013.

Findings of Fact:

- a) As described above in Section I.A, the proposed Project includes a number of design measures to address potential erosion/sedimentation and loss of topsoil, including: (1) implementation of applicable design, operation and reclamation measures to maintain slope stability, implementation of revegetation efforts as outlined in the Revised Reclamation Plan (including salvage and reapplication of native topsoil); (2) use of temporary detention/siltation basins during mining operations; and (3) using the pit floor as a retention/infiltration/siltation basin after completion of mining operations, with all post-mining flows to be directed into the pit floor basin. Based on these considerations, potential impacts from the proposed Project related to erosion or loss of topsoil would be less than significant.
- b) Based on the nature of the proposed Project (i.e., an aggregate quarry with no permanent structures), as well as the fact that the site includes generally shallow and rocky soils underlain by firm volcanic bedrock, no impacts related to expansive soils are anticipated from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

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Findings of Fact:

a-b) As described above in Section V.17, the proposed Project includes a number of design measures to address potential erosion/sedimentation issues both during and after completion of mining operations. Based on these considerations, potential impacts from the proposed Project related to on- and off-site erosion, including modifications to rivers/streams or lakes, would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

Riverside, County of, 2003. *Riverside County General Plan*. June 2003. Figure S-8 Wind Erosion Susceptibility Map.

Riverside, County of, 1972. *Ordinance No. 484 (as amended through 484.2), An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand*. June 27, 1972.

Findings of Fact:

a) The proposed Project site, like most of Western Riverside County, is located in a moderate wind susceptibility area. Accordingly, the potential for wind erosion exists during Project operations. As outlined above in Section I.A, the Project incorporates design measures to address this potential issue, including conformance with SCAQMD Rule 403, which requires implementation of feasible measures to reduce and control fugitive dust emissions such as watering and soil stabilization. Additionally, as required by Ordinance No. 484, Project design measures include efforts to address potential wind erosion, potentially including the use of temporary wind-breaks, walls, fences, or other applicable measures. As a result, potential impacts related to wind erosion for Project implementation would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS

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

Source:

Scientific Resources Associated (SRA), 2012. *Greenhouse Gas Analysis for the Hanson Aggregates Eagle Valley Facility*, June 12, 2012.

Findings of Fact:

- a) Based on the proposed extension of current mining operations on-site, the referenced greenhouse gas (GHG) analysis was conducted to evaluate associated potential impacts and assess conformance with related regulatory requirements. This analysis provides an overview of the sources and potential effects of GHG emissions on global climate conditions, as well as the associated regulatory framework. Based on this information, the Project mining equipment list shown in Table 1, and additional Project description data provided in the Revised Reclamation Plan, the GHG analysis calculates existing GHG emissions as shown below in Table 3, using the EMFAC2011 Model.

Source	CO₂	CH₄	N₂O	CO₂e
Portable Engines	2	0	0	2
Equipment	8,646	0.7074	0.2215	8,729
Heavy-Duty Trucks	2,884	0.0351	0.0739	2,908
Employee Vehicles	50	0.0021	0.0013	50
TOTALS	11,582	0.74	0.30	11,690

Key: CO₂ = carbon dioxide; CH₄ = methane; N₂O = nitrous oxide; CO₂e = CO₂ equivalents

The analysis then calculates GHG emissions for the year 2020, the year specified in State Assembly Bill (AB) 32 as the milestone date for reducing GHG emissions to 1990 levels, with these emissions shown in Table 4. As seen from these data, Year 2020 GHG emissions would exhibit a net reduction from existing levels. This reduction results from State-mandated reductions for vehicular emissions, which were required in AB 1493 and are applicable to 2009 and subsequent model years. Based on the noted GHG emission reductions projected for quarry operations, as well as the SCAQMD significance threshold of 10,000 metric tons of CO₂e for industrial projects, potential Project-related impacts from generation of GHG would be less than significant.

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Source	CO ₂	CH ₄	N ₂ O	CO ₂ e
Portable Engines	2	0	0	2
Equipment	8,646	0.4535	0.2215	8,274
Heavy-Duty Trucks	2,558	0.0132	0.0655	2,578
Employee Vehicles	36	0.0021	0.0013	36
TOTALS	11,242	0.47	0.29	11,341
Existing GHG Emissions	11,582	0.74	0.30	11,690
Net Decrease	(340)	(0.27)	(0.01)	(349)

Key: CO₂ = carbon dioxide; CH₄ = methane; N₂O = nitrous oxide; CO₂e = CO₂ equivalents

- b) Based on the information provided above in item a of this section, as well as the referenced GHG Analysis, implementation of the proposed Project would result in a net reduction of GHG emissions by the 2020 threshold year (compared to existing conditions), and would therefore not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Accordingly, no associated impacts would result from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS

HAZARDS AND HAZARDOUS MATERIALS	Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Hazards and Hazardous Materials					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.

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Riverside, County of, 2013. *Riverside County Land Information System Website*.
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Riverside, County of, 2003. *Riverside County General Plan*. June.

California Department of Toxic Substances Control, 2013. EnviroStor Hazardous Waste and Substances List.

http://www.envirostor.dtsc.ca.gov/public/search.asp?page=1&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocierp=False&hwmp=False&permitted=&pc_permitted=&orderby=upper%28business%5Fname%29. Accessed March 2013.

Findings of Fact:

- a-b) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, the proposed Project would continue the existing use, on-site storage and/or transport of hazardous materials such as fuels and lubricants for mining equipment/vehicles, explosives for blasting, and propane. As described above in Section I.A, the proposed Project includes a number of design features that are incorporated into the Project design, including pertinent elements of the Project Blasting Plan and NPDES Permit/SWPPP associated with hazardous material handling, storage, transport, clean up (if applicable) and disposal. Based on these measures and the associated federal, state and/or County requirements, potential impacts from Project implementation related to hazardous material use, storage, transport and potential discharge would be less than significant.
- c) The proposed Project would not result in significant impacts related to interference with or impairment of an adopted emergency response or evacuation plan, based on the following considerations: (1) While no designated emergency evacuation routes are identified in the County General Plan, the only portion of the Project access route considered likely to be included on such a list is I-15; (2) the Project would not entail any physical modification or alteration of existing off-site roadways, including I-15; (3) because the existing operating conditions at the quarry comprise the environmental baseline for this analysis, Project operations would continue to use the approved access route for mining related traffic (as described above in Section I.A); and (4) Project-related traffic would be relatively minor in extent, with a maximum of up to approximately 250 daily trips.
- d) There are no schools located within one-quarter mile of the Project site, with the closest schools located approximately 1.3 miles to the west (Olive Branch Christian Academy) and south (ITT Institute). As a result, no associated impacts related to hazardous emissions, materials, substances or wastes would result from Project implementation.
- e) Based on review of the referenced California Department of Toxic Substances Control Section 65962.5 EnviroStor (or "Cortese") List, no associated listings are located within the site or vicinity (with the closest listing located approximately five miles to the north). Accordingly, implementation of the proposed Project would not result in any impacts related to associated hazards to the public or the environment.

Mitigation: None required.

Monitoring: No monitoring is required.

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HAZARDS AND HAZARDOUS MATERIALS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Riverside, County of, 2013. *Riverside County Land Information System Website*
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Google Earth.

Findings of Fact:

a-d) The Project site is not located within the vicinity of any public use airports or private airstrips (or associated Master Plan areas), with the closest such facility located approximately 4.25 miles to the east (Lake Matthews Airport). Based on this condition and the fact that the proposed Project consists of an extension of a previously approved mining plan, Project implementation would not result in any impacts related to airport master plan consistency, review requirements by the Airport Land Use Commission, or safety hazards.

Mitigation: None required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Riverside, County of, 2003. *Riverside County General Plan, Chapter 6: Safety Element*. June 2003.

Riverside, County of, 2013. *Riverside County Land Information System Website*
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html> . Accessed March 2013.

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Findings of Fact:

- a) As described above in Section II.A, the Project site is located in an area with high susceptibility for wildfire hazards. The Project design includes a number of measures to address these potential hazards, however (as outlined in Section I.A), including conformance with the Project Blasting Plan, regular weed removal to reduce potential fuel loads, use of spark arrestors on all mining equipment, delivery of diesel fuel to the site on an as-needed basis (i.e., no on-site storage), and storage of flammable materials such as propane and gasoline in secured locations. As a result, Project implementation would be in conformance with applicable policies related to fire hazards in the General Plan Safety Element, and associated potential impacts would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY

HYDROLOGY AND WATER QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
24. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Source:

- EnviroMine, 2013. *Revised Reclamation Plan Eagle Valley Quarry* (SMP 00152R1, CA Mine ID No. 91-33-0035), February 2013.
- Chang Consultants, 2012. *Project Specific Water Quality Management Plan For: Eagle Valley Quarry Reclamation Plan*. May 2013.
- Geocon, Incorporated, 2013. *Professional Opinion Regarding Groundwater, Eagle Valley Quarry*. January 2013.
- Riverside, County of, 2003. *Riverside County General Plan*. June 2003.
- Riverside, County of, 2013. *Riverside County Land Information System Website*. <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.
- Riverside, County of, 2003. *Temescal Canyon Area Plan, County of Riverside General Plan*, October 2003.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly mining operations at the site have been previously approved to impact the entire 128-acre property, with over 99 percent of the site previously disturbed. Based on these conditions, as well as the current and long-term drainage control measures described above in Section I.A (e.g., use of detention and retention/infiltration/siltation basins), and the erosion control measures described above in Section V.17, potential impacts related to drainage alteration and erosion from Project implementation would be less than significant.
- b) As described above in item a of this section and in Section I.A, the existing operating conditions at the quarry represent the environmental baseline, and proposed mining operations at the site include a number of measures to address water quality concerns. Specifically, the quarry operates under an NPDES Industrial Permit and an associated SWPPP. As described in the referenced WQMP, a number of BMPs are currently implemented under the SWPPP to ensure applicable regulatory conformance, with these measures to be continued under the proposed Project. These include applicable site design, source control and treatment control BMPs, such as stabilizing pit slopes, retaining drainage flows within the site (i.e., using the pit as a retention/infiltration/siltation basin), using unpaved (pervious) surfaces for work/parking areas and haul roads, providing employee education and training, and using covers and/or secondary containment for applicable locations (e.g., fuel or trash storage). Based on these considerations, potential impacts to water quality/waste discharge standards from Project implementation would be less than significant.
- c) Under the proposed Project, all water used at the site would be provided by existing municipal service and infrastructure, with no use of groundwater. In addition, the referenced Geocon report on groundwater at the site, based on the proposed final pit bottom elevation of 900 feet AMSL, concludes that "The ground elevation in the area of surrounding groundwater basins is lower than [sic] the proposed bottom of the pit, so future excavation should not encounter groundwater." Based on these considerations, no impacts related to groundwater resources are anticipated from implementation of the proposed Project.
- d) The proposed Project (similar to current operations) would result in the creation of only minor (and temporary) impervious surfaces, such as processing equipment and administration/maintenance structures. Accordingly, Project implementation would not result in additional runoff generation that could exceed the capacity of existing or planned storm water drainage systems. Additionally, as noted above in items a and b of this section, the Project design includes appropriate measures to ensure conformance with applicable water quality regulations, including the NPDES and associated County standards. As a result, potential impacts related to runoff generation and associated pollutants from Project implementation would be less than significant.

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- e-f) As previously described in Sections I.A and II.A, the proposed Project does not involve the construction or relocation of housing, and the Project site is not located within or adjacent to a 100-year flood zone. Accordingly, implementation of the proposed Project would not result in any impacts related to the location of housing within a flood zone of the placement of structures that could impede or redirect flood flows.
- g) As noted above in items a and b of this section, the Project design includes appropriate measures to ensure conformance with applicable water quality regulations, including the NPDES and associated County standards. As a result, associated potential impacts would be less than significant.
- h) As previously described in Section I.A, Project drainage and water quality facilities would be subject to regular inspections and maintenance (similar to current operations) to ensure proper function. With respect to existing and proposed detention, retention, infiltration and siltation facilities, this would include efforts to avoid ponded water and prevent associated vector issues through removal of standing water and/or remediation of basins to improve infiltration. Based on the described conditions, potential impacts related to the operation of proposed Project water quality treatment facilities would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Riverside, County of, 2003. *Riverside County General Plan Safety Element*. June 2003.

Riverside, County of, 2013. *Riverside County Land Information System Website*.
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Riverside, County of, 2003. *Temescal Canyon Area Plan, County of Riverside General Plan*, October 2003.

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Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry comprise the environmental baseline for this analysis, mining operations at the site have been previously approved to impact the entire 128-acre property, and over 99 percent of the site has been previously disturbed. In addition, as described above in Section V.24, The proposed Project (similar to current operations) would result in the creation of only minor (and temporary) impervious surfaces, with little or no associated additional runoff generation. Accordingly, potential impacts related to drainage alteration, runoff generation and associated potential flooding hazards from, implementation of the proposed Project would be less than significant.
- b) As noted above in item a of this section, the existing operating conditions at the quarry comprise the environmental baseline for this analysis. Accordingly, the proposed Project would not result in the construction of additional impervious surfaces or other facilities/activities that would measurably change absorption rates or runoff rates/amounts, with associated impacts to be less than significant.
- c) As described above in Section V.24, the Project site is not located within or adjacent to a mapped flood zone, and would not result in any substantial runoff generation. Additionally, pursuant to Figure S-10 (Dam Failure Inundation Zones) of the referenced General Plan Safety Element, the Project Site is not located within any mapped dam inundation areas. Accordingly, no impacts associated with flood hazards are anticipated from Project implementation.
- d) Based on the information regarding Project-related water use and runoff described above in items c and d of Section V.24, Project implementation is not anticipated to result in any impacts related to changes in the amount of surface water in any water body.

Mitigation: None required.

Monitoring: No monitoring is required.

LAND USE PLANNING

LAND USE/PLANNING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Riverside, County of, 2013. *Riverside County Land Information System Website*.

<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly mining operations at the site have been previously approved to impact the entire 128-acre property, with over 99 percent of the site previously disturbed. In addition, the referenced Project Reclamation Plan includes measures to allow future (post-mining) use of the site in accordance with related land use and zoning designations (refer to

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Section I.A). Based on these conditions, no impacts related to alteration of present or planned land uses are anticipated from implementation of the proposed Project.

- b) The subject site is located within the City of Corona's Sphere of Influence. However, based on the information noted above in item a of this section, as well as the surrounding land use descriptions provided in Sections I.G and II.F, the Project would be consistent with surrounding land uses and no associated impacts are anticipated.

Mitigation: None required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Corona, City of, 2013. *City of Corona General Plan and Zoning Maps*.
<http://www.discovercorona.com/City-Departments/Community-Development/Planning-Division/General-Plan-and-Zoning-Maps.aspx>. Accessed March 2013.

Riverside, County of, 2013. *Riverside County Land Information System Website*.
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Riverside, County of, 2003. *Temescal Canyon Area Plan, County of Riverside General Plan*, October 2003.

Riverside, County of, 2003. *Riverside County General Plan*. June 2003.

Findings of Fact:

a-c) As discussed above in Sections II.H and II.I, the Project site is zoned as Mineral Resources and Related Manufacturing (M-R-A), with the proposed Project consistent with associated allowed uses (e.g., mining and mineral processing), and no zoning changes proposed. Zoning designations in areas surrounding the Project site include M-1 (Light Manufacturing) to the north, east and south (City of Corona), M-H-10 (Heavy Manufacturing) to the west and northwest (County), and M-R (Mineral Resources) to the south (County). The site and a nearby property to the west (the 3M Rock Quarry) are industrial in nature (active mining operations), while adjacent areas to the north, south and east comprised of open space encompassing generally steep and rugged terrain. Associated land use designations in surrounding areas 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

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south within the City of Corona. Based on these designations and the associated types of allowable uses (i.e., commercial and industrial development), the proposed Project is consistent with the existing and planned zoning and land uses in surrounding areas, and no associated impacts would result from Project implementation.

- d) As described above in items a through c and in Section II, the proposed Project is consistent with all applicable General Plan and Temescal Canyon Area Plan land use designations and policies, and is not within or adjacent to any designated Specific Plan areas. Accordingly, no associated impacts would result from Project implementation.
- e) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on these conditions and the location of the site in an area consisting primarily of mining-related uses and undeveloped land, no impacts related to disrupting or dividing an established community would result from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

MINERAL RESOURCES

MINERAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Mineral Resources				
a) 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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Riverside, County of, 2003. *Riverside County General Plan*. June 2003. Figure OS-5.

Findings of Fact:

a-c)As described above in Section II.A.3, over 96 percent of the site is designated as MRZ-2 by the California Geological Survey, with MRZ-2 defined to include "Areas where the available geologic information indicates that there are significant mineral deposits." The remaining portion of the site (approximately 4.6 acres in the northeastern corner) is not currently assigned an MRZ zone. Based on the described conditions and the nature of the existing and proposed operations at the site (i.e., extraction, processing and sale of aggregate minerals), implementation of the proposed Project would not result in any impacts related to the loss of mineral resource availability, or incompatibilities with mineral resource classifications or mining operations.

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- d) The referenced Revised Reclamation Plan, as well as information included in Sections I.A, V.13 and V.21, provide a number of current and/or proposed measures to ensure safety at the Project site. Specifically, these include efforts related to slope stability (e.g., implementing applicable geotechnical criteria), safeguarding the use and/or storage of hazardous materials such as fuels (e.g., through secured storage facilities), reducing fire hazards (e.g., employee education/training and weed control), precluding unauthorized access (e.g., perimeter fencing and warning signs), and reclamation efforts to revegetate applicable areas and establish conditions suitable for post-mining use of the site in accordance with related land use and zoning designations. Based on these considerations, potential impacts from the proposed Project related to personal or property hazards would be less than significant.

Mitigation: None required.

Monitoring: No monitoring is required.

NOISE

NOISE	Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>					

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Riverside, County of, 2013. *Riverside County Land Information System Website*.
<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Google Earth.

Findings of Fact:

a-b)As described above in Section V.22, the Project site is not located within the vicinity of any public use airports or private airstrips, with the closest such facility located approximately 4.25 miles to the east (Lake Matthews Airport). Based on these conditions, as well as the fact that the site is not considered a sensitive noise receptor, Project implementation is not anticipated to result in any impacts related to airport noise exposure.

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Mitigation: None required.

Monitoring: No monitoring is required.

NOISE Would the project	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

30. Railroad Noise

NA A B C D

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Riverside, County of, 2013. *Riverside County Land Information System Website*.

<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Google Earth.

Findings of Fact:

The proposed Project Site is not located adjacent to an active railroad system and does not include the construction of railroads, with the closest existing railroad line located approximately 0.6 mile to the west in association with the active 3M quarry. Based on these conditions and the fact that the proposed Project would not result in any noise-sensitive uses, no impacts related to railroad noise would result from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

NOISE Would the project	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

31. Highway Noise

NA A B C D

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Riverside, County of, 2013. *Riverside County Land Information System Website*.

<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 2013.

Google Earth.

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Findings of Fact:

The Project Site is located approximately 1.5 miles east of I-15, 1 mile east of Temescal Canyon Road, 3 miles south of SR-91, and 0.7 mile north of Cajalco Road. Based on these conditions and the fact that the proposed Project would not result in any noise-sensitive uses, no impacts related to highway noise would result from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

NOISE Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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			
32. 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:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Riverside, County of, 2013. *Riverside County Land Information System Website*.
<http://www3.tlma.co.riverside.ca.us/pa/rcdis/index.html>. Accessed March 2013.

Findings of Fact:

Based on the discussions provided above in Sections V.29 through V.31, as well as the fact that the proposed Project would not result in any noise-sensitive uses, Project implementation would not result in any adverse impacts related to "other noise" sources.

Mitigation: None required.

Monitoring: No monitoring is required.

NOISE Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

a-c) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, the discussions provided above in Sections V.29 through v.31, and the fact that mining and related operations under the proposed Project would be essentially identical to current operations, no impacts from Project implementation are 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.

d) As indicated above under items a-c of this section, as well as in Section I. A, blasting operations at the site would be essentially the same as current operations (except for specific blasting locations), and would be conducted pursuant to the approved Project Blasting Plan. As a result, no significant impacts related to generation or exposure of people to excessive ground-borne vibration or noise levels would occur in association with Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING

POPULATION AND HOUSING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

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Findings of Fact:

- a-c) The proposed Project consists of the extension of currently approved aggregate mining and processing operations at the existing quarry site. Accordingly, Project implementation would not displace existing housing or people, or create a demand for additional or replacement housing, with no related impacts anticipated.
- d) The proposed Project is not located within a County Redevelopment Project Area, and would thus not result in any associated adverse impacts.
- e) Based on the information provided above for items a-c of this section, the proposed Project would not contribute to population growth, and would therefore not result in any adverse impacts related to exceeding or cumulatively contributing to local population projections.
- f) Based on the information provided above in items a-e of this section, the proposed Project would not result in any adverse impacts related to inducing population growth either directly or indirectly.

Mitigation: None required.

Monitoring: No monitoring is required.

PUBLIC SERVICES

PUBLIC SERVICES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
35. Fire 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the nature of existing and proposed activities at the site (i.e., aggregate mining and processing), no adverse impacts related to fire services are anticipated from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

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PUBLIC SERVICES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Sheriff 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the nature of existing and proposed activities at the site (i.e., aggregate mining and processing), no adverse impacts related to law enforcement services are anticipated from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Schools: 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the nature of existing and proposed activities at the site (i.e., aggregate mining and processing), no adverse impacts related to school services are anticipated from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

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PUBLIC SERVICES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Libraries: 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the nature of existing and proposed activities at the site (i.e., aggregate mining and processing), no adverse impacts related to libraries are anticipated from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
39. Health 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the nature of existing and proposed activities at the site (i.e., aggregate mining and processing), no adverse impacts related to health services are anticipated from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

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RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<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 C.S.A. 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:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

a-c)As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the nature of existing and proposed activities at the site (i.e., aggregate mining and processing), and the fact that the site is not within a County Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees), no adverse impacts related to parks and recreation are anticipated from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Parks and Recreation				
41. Recreational Trails: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that no recreational trails would be constructed or altered from Project implementation, no associated impacts are anticipated.

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Mitigation: None required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC

TRANSPORTATION/TRAFFIC Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Circulation				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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"/>
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Riverside, County of, 2003. *Temescal Canyon Area Plan, County of Riverside General Plan*, October 2003.

Riverside, County of, 2003. *Riverside County General Plan*. June 2003.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, Project-related traffic, as outlined in Section II.A.2, would be limited to a maximum of up to approximately 250 trips per day (from haul truck, employee and related traffic), with Project operation expected to be in conformance with all applicable circulation policies in the General Plan Circulation Element and the Temescal Canyon Area Plan. Based on these conditions, no significant impacts related to traffic volumes and local roadway/intersection capacities are anticipated from Project implementation.

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- b) The proposed Project would not generate any demand for parking, beyond existing on-site parking requirements associated with quarry operations (with adequate capacity available for existing/proposed parking needs). Accordingly, no adverse impacts related to parking capacity are anticipated from implementation of the proposed Project.
- c) Based on the information provided above in item a of this section, no significant impacts related to level of service standards would result from Project implementation.
- d) As noted above in Section V.22, the Project site is not located within the vicinity of any public use airports or private airstrips, with the closest such facility located approximately 4.25 miles to the east (Lake Matthews Airport). Accordingly, Project implementation would not be expected to result in any adverse impacts related to air traffic patterns or associated safety risks.
- e) As noted above in item d of this section, as well as in Sections V.15 and V.30, the Project site is not located adjacent to any surface water bodies, railroad facilities or airports/airstrips, with the closest such facilities located approximately 2 miles, 0.6 mile, and 4.25 miles from the site, respectively. Accordingly, no related adverse impacts to waterborne, rail or air traffic would result from Project implementation.
- f) As noted above in item a of this section, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, Project implementation would not result in any adverse impacts related to design feature hazards or incompatible uses.
- g) As noted above in item a of this section, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the generally small number of Project-related trips (up to approximately 250 per day), no significant impacts related to roadway maintenance requirements are anticipated from Project implementation.
- h) Based on the information provided above in items a-c, f and g, no significant impacts related to circulation are anticipated from Project implementation.
- i) Based on the information provided above in items a-c, f and g, no significant impacts related to emergency access or access to nearby uses are anticipated from Project implementation.
- j) Based on the information provided above in items a-i, no adverse impacts related to adopted policies supporting alternative transportation are anticipated from Project implementation.

Mitigation: None 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
43. Bike Trails: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered bike trails, the construction of which could cause significant environmental impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

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Findings of Fact:

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that no bike trails would be constructed or altered from Project implementation, no associated impacts are anticipated.

Mitigation: None required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS

UTILITY AND SERVICE SYSTEMS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that no increase in water demand is anticipated from Project implementation, no associated impacts related to requirements for new or expanded water treatment facilities are anticipated.
- b) Pursuant to the information provided above in item a of this section, no additional water-related entitlements from outside sources are required, and no associated adverse impacts would result.

Mitigation: None required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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UTILITY AND SERVICE SYSTEMS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that the Project site utilizes a septic system (with this existing system also adequate to serve the proposed Project), no adverse impacts related to the construction of new or expanded sewer/septic systems would result from Project implementation.
- b) Based on the information provided above in item a of this section, no adverse impacts related to wastewater treatment capacity would result from implementation of the proposed Project.

Mitigation: None required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that the Project would generate only minor amounts of solid waste (e.g., from office and related uses), no significant impacts related to solid waste disposal capacity are anticipated from Project implementation.

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- b) Based on the information provided above in item a of this section, as well as the fact that the Project would be subject to all applicable statutes and regulations related to solid waste, no associated adverse impacts are anticipated from Project implementation.

Mitigation: None required.

Monitoring: No monitoring is required

UTILITY AND SERVICE SYSTEMS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Utilities				
a) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that existing/proposed operations at the site would be virtually identical in terms of electrical demand, no adverse impacts related to construction or expansion of electrical facilities would result from Project implementation.
- b) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that the Project site is not served (or proposed to be served) by natural gas, no adverse impacts related to construction or expansion of natural gas facilities would result from Project implementation.
- c) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that existing/proposed operations at the site would be virtually identical in terms of communication system requirements, no adverse impacts related to construction or expansion of communication systems would result from Project implementation.
- d) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the discussion provided above in Section V.24.d, Project implementation would not be expected to result in any significant impacts related to the construction of storm water drainage facilities.

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- e) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that the Project implementation does not propose (or require) any additional street lighting, no associated adverse impacts would result.
- f) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the discussions provided above in items a-e of this section and in Section V.42.g, Project implementation would not result in any significant impacts related to maintenance of public facilities, including roads.
- g) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation and the discussions provided above in items a-f of this section, Project implementation would not result in any adverse impacts related to requirements for new or expanded public services.

Mitigation: None required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans??	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Findings of Fact:

- a) As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, as well as the fact that existing/proposed operations at the site would be virtually identical in terms of energy demand, no adverse impacts related to conflicts with adopted energy conservation plans would result.

Mitigation: None required.

Monitoring: No monitoring is required.

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

Source:

Staff review

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Findings of Fact:

a) There are no other impacts identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Analysis contained in this document.

Findings of Fact:

Potential to Degrade Quality of Environment

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, and the analysis provided above in this document, either no impacts or less than significant impacts were identified for all issue areas except Geology and Soils. While potentially significant impacts were identified for Geology and Soils with respect to potential slope instability and landslides, mitigation measures were identified to avoid or reduce those potential impacts below a level of significance.

Potential to Impact Biological Resources

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, implementation of the proposed Project would not result in any significant impacts related to:

- Substantially reducing the habitat of a fish or wildlife species;
- Causing a fish or wildlife population to drop below self-sustaining levels;
- Threatening to eliminate a plant or animal community; or
- Reducing the number or restricting the range of an endangered, threatened, or rare species.

Potential to Eliminate Important Periods of California History or Prehistory

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Accordingly, because mining operations at the site have been previously approved to impact the entire 128-acre property, no impacts to resources or sites that represent important periods of California history or prehistory would result from Project implementation.

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MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Analysis contained in this document.

Findings of Fact:

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation, the nature of proposed operations (i.e., essentially identical to current quarry activities), the fact that over 99 percent of the site has been previously disturbed, and the required reclamation of the site after completion of mining operations (with requirements under SMARA mandating that the site must be returned to a useful, approved alternative purpose), no adverse impacts related to short- and long-term environmental goals are anticipated from Project implementation.

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Analysis contained in this document.

Findings of Fact:

Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period of time. As noted above at the beginning of Section V, the existing operating conditions at the Project site are used as the environmental baseline for this analysis. Based on this situation, the nature of proposed operations (i.e., essentially identical to current quarry activities), the fact that over 99 percent of the site has been previously disturbed, and the

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impact levels described above in this analysis, Project impacts are not considered cumulatively considerable and would be less than significant.

MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	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"/>

Source:

EnviroMine, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.

Analysis contained in this document.

Findings of Fact:

As noted above at the beginning of Section V, the existing operating conditions at the quarry are used as the environmental baseline for this analysis. Based on this situation and the following considerations, Project implementation is not anticipated to result in adverse direct or indirect effects to human beings: (1) the proposed Project includes a number of design features to avoid or minimize potential impacts related to issues including regulatory compliance, air quality, erosion/sedimentation, hazards, hydrology/water quality and transportation/circulation; and (2) potential Project-related impacts for all issues areas except Geology and Soils were determined to be less than significant, with mitigation measures identified for potential geologic issues (slope instability/landslides) that would avoid or reduce associated impacts below a level of significance.

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:

Earth Research Associates, Inc., *Geologic and Engineering Analysis of Proposed Rock Quarry Site, Corona Area, County of Riverside, California*, June 13, 1983

Geotechnics, Inc., *Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry El Cerrito Area, Riverside County, California*, June 7, 2005.

Archaeological Resource Management Corporation (ARMC), 1983. *An Archaeological Assessment of Tentative Parcel Map 19354 Near Corona, Riverside County, California*. June 1983.

Location Where Earlier Analyses are Available for Review:

The listed documents area available for review at: County of Riverside Planning Department; 4080 Lemon Street; Riverside, CA 92502.

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REFERENCES

- Archaeological Resource Management Corporation (ARMC), 1983. *An Archaeological Assessment of Tentative Parcel Map 19354 Near Corona, Riverside County, California*. June 1983.
- California Department of Toxic Substances Control, 2013. EnviroStor Hazardous Waste and Substances List. http://www.envirostor.dtsc.ca.gov/public/search.asp?page=1&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocierp=False&hwmp=False&permitted=&pc_permitted=&orderby=upper%28business%5Fname%29. March 21, 2013.
- Chang Consultants, 2012. *Project Specific Water Quality Management Plan For: Eagle Valley Quarry Reclamation Plan*. May 22, 2012.
- Corona, City of, 2013. City of Corona General Plan and Zoning Maps. <http://www.discovercorona.com/City-Departments/Community-Development/Planning-Division/General-Plan-and-Zoning-Maps.aspx>. Accessed March 2013.
- Earth Research Associates, Inc., 1983. *Geologic and Engineering Analysis of Proposed Rock Quarry Site, Corona Area, County of Riverside, California*, June 13, 1983
- EnviroMine, Inc, 2013. *Revised Reclamation Plan for the Eagle Valley Quarry*. February 2013.
- Geocon West, Incorporated (Geocon), 2013. *Professional Opinion Regarding Groundwater, Eagle Valley Quarry*. January 2013.
- Geocon, 2012. *Seismic Slope Stability Analysis Existing Final Cut Slopes Eagle Valley Quarry*. December 2012.
- Geotechnics, Incorporated, 2005. *Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry*. June 2005.
- Riverside, County of, 1972. *Ordinance No. 484 (as amended through 484.2), An Ordinance of the County of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand*. June 27, 1972.
- Riverside, County of, 1977. *Ordinance No. 555 (as amended through 555.18), An Ordinance of the County of Riverside Amending Ordinance No.555, Implementing The Surface Mining and Reclamation Act of 1975*. August 9, 1977 (as amended through June 6, 1995).
- Riverside, County of, 1988. *Ordinance No. 655, An Ordinance of the County of Riverside Regulating Light Pollution*. June 7, 1988.
- Riverside, County of, 2003. *Riverside County General Plan*. June 2003.
- Riverside, County of, 2013. *Riverside County Land Information System Website*. <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>. Accessed March 18 through 25, 2013
- Riverside, County of, 2003. *Temescal Canyon Area Plan, County of Riverside General Plan*, October 2003.

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Riverside, County of, Transportation and Land Management Agency, Planning Department, 2003.
*Riverside County Integrated Project, General Plan Final Program Environmental Impact Report
(SCH No. 20020511430)*. 2003.

South Coast Air Quality Management District (SCAQMD), 1993. *CEQA Air Quality Handbook*. April 1993,
as amended.

Scientific Resources Associated (SRA), 2012. *Greenhouse Gas Analysis for the Hanson Aggregates
Eagle Valley Facility*, June 12, 2012.

U.S. Department of Agriculture Soil Conservation Service, 1971. *Soil Survey Western Riverside Area*; CA.
November 1971.

ACRONYMS AND CHEMICAL SYMBOLS

Acronyms

AB	Assembly Bill
AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number
BMP	Best Management Practices
CA	California
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CSA	County Service Area
EA	Environmental Assessment
EIR	Environmental Impact Report
GHG	Greenhouse gas
I-15	Interstate 15
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MWD	Metropolitan Water District of Southern California
ND	Negative Declaration
NPDES	National Pollutant Discharge Elimination System
OMR	Office of Mine Reclamation
PRC	Public Resources Code
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
SMARA	Surface Mining and Reclamation Act
SMP	Surface Mining Permit
SR-91	State Route 91
SRA	Scientific Resources Associated
SWPPP	Storm Water Pollution Prevention Plan
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WQMP	Water Quality Management Plan

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Eagle Valley Quarry Revised Reclamation Plan**

Chemical Symbols

CH ₄	Methane
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
N ₂ O	Nitrous Oxide
PM ₁₀	Particulate Matter, 2.5 to 10 Microns in Diameter

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Appendix A

Mitigation Monitoring and Reporting Program

**APPENDIX A
DRAFT MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE EAGLE VALLEY QUARRY IS/MND (EA 42525)**

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting - Responsible Party	Implementation Stage																																			
<p>Geology and Soils Landslide Risk The proposed Project design would result in a number of steep slopes, with grades of between 1.5:1 and 1:1 (horizontal to vertical). These slopes could potentially be subject to landslides and/or rock falls, in association with conditions such as ground shaking associated with larger earthquake events along major regional fault zones.</p>	<p>Less than Significant with mitigation incorporated</p>	<p><u>Mitigation Measures identified in EA No. _____:</u></p> <p>GEO-1 (Page __ Final MND): Periodic (at least annual) mapping and engineering analysis shall be conducted during quarrying operations to verify previous geotechnical observations and assumptions, evaluate any new geologic conditions, and modify the slope design criteria listed in Mitigation Measure GEO-2 as applicable.</p> <p>GEO-2 (Page __ Final MND): The following design criteria shall be incorporated into all post-mining cut slopes:</p> <table border="1" data-bbox="883 642 1308 1388"> <thead> <tr> <th colspan="5">Slope Design Criteria Quarry Rock Slopes</th> </tr> <tr> <th>Map Area¹</th> <th>Slope Face Orientation</th> <th>Maximum Overall Slope Inclination (Degrees)</th> <th>Maximum Inter-Bench Slope Inclination (Degrees)</th> <th>Maximum Inter-Bench Slope Height (Feet)</th> <th>Minimum Bench Width (Feet)</th> </tr> </thead> <tbody> <tr> <td>A and B</td> <td>North</td> <td>53</td> <td>65</td> <td>50</td> <td>15</td> </tr> <tr> <td>A and B</td> <td>East</td> <td>43</td> <td>48</td> <td>60</td> <td>10</td> </tr> <tr> <td>C and D</td> <td>West</td> <td>53</td> <td>62</td> <td>50</td> <td>10</td> </tr> <tr> <td>E</td> <td>South</td> <td>53</td> <td>58</td> <td>50</td> <td>10</td> </tr> </tbody> </table> <p>¹ Map areas identified in the 2005 Geotechnical Evaluation prepared by Geotechnics, Incorporated.</p>	Slope Design Criteria Quarry Rock Slopes					Map Area ¹	Slope Face Orientation	Maximum Overall Slope Inclination (Degrees)	Maximum Inter-Bench Slope Inclination (Degrees)	Maximum Inter-Bench Slope Height (Feet)	Minimum Bench Width (Feet)	A and B	North	53	65	50	15	A and B	East	43	48	60	10	C and D	West	53	62	50	10	E	South	53	58	50	10	<p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p>	<p>Ongoing through Project operation</p> <p>Ongoing through Project operation</p>
Slope Design Criteria Quarry Rock Slopes																																							
Map Area ¹	Slope Face Orientation	Maximum Overall Slope Inclination (Degrees)	Maximum Inter-Bench Slope Inclination (Degrees)	Maximum Inter-Bench Slope Height (Feet)	Minimum Bench Width (Feet)																																		
A and B	North	53	65	50	15																																		
A and B	East	43	48	60	10																																		
C and D	West	53	62	50	10																																		
E	South	53	58	50	10																																		

**APPENDIX A (cont.)
DRAFT MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE EAGLE VALLEY QUARRY IS/MND (EA 42525)**

Impacts	Level of Significance After Mitigation	Mitigation Measures	Monitoring and Reporting – Responsible Party	Implementation Stage
<p>Geology and Soils (cont.)</p> <p><u>Slopes</u> Potential impacts regarding slope instability, as described above for the issue of Landslide Risk</p>		<p>GEO-3 (Page __ Final MND): Manufactured slopes located in the highly weathered materials present in approximately the upper 50 feet of the quarry slopes shall be limited to a maximum grade of 1.5:1 (horizontal to vertical), unless otherwise authorized by the Geotechnical Engineer, County, and CDC OMR.</p> <p>GEO-1 through GEO-3, as described above for the issue of Landslide Risk.</p>	<p>Riverside County Building and Safety Department</p> <p>Riverside County Building and Safety Department</p>	<p>Ongoing through Project operation</p> <p>Ongoing through Project operation</p>

SURFACE MINING PERMIT Case #: SMP00152R1

Parcel: 278-140-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SMP - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is Revision No. 1 to SMP00152 that will extend the life of the existing mining operation, Eagle Valley Quarry, for sixty-six (66) years through December 31, 2080. December 31, 2080 would complete all mining and reclamation activities at the subject site. The hours of operation for the Eagle Valley Quarry have also been amended under this revision. The new hours of operation will be as follows:

1. Mining operations located more than 300 feet inside the outer boundary of the property are permitted to operate twenty-four (24) hours a day, Monday through Friday. Mining operations other than maintenance and emergencies are prohibited on weekends and all federally recognized holidays.

2. Transporting operations are permitted twenty-four (24) hours a day, Monday through Friday, except along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road. Transporting operations along Cajalco 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. All transporting operations other than maintenance and emergencies are prohibited on weekends and federally recognized holidays.

3. Reclaimed Mine slopes to be benched at a maximum inter-bench slope height of 50 feet with an overall slope angle not to exceed 1:1 (h:v) slope ration (inclination of not to exceed 45 degrees).

10. EVERY. 2 SMP - HOLD HARMLESS RECOMMND

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

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

(b) any claim, action or proceeding against the COUNTY to

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10. GENERAL CONDITIONS

10. EVERY. 2

SMP - HOLD HARMLESS (cont.)

RECOMMND

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3

SMP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Surface Mining Permit No. 152, Revised No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT NO. "A" = Mining Plan Approved Exhibit No. "A-Mining Plan", SMP Case No. 152, Revised No. 1 dated April 22, 2014.

APPROVED EXHIBIT NO. "B" = Reclamation Plan Approved Exhibit No. "B-Reclamation Plan", SMP Case No. 152, Revised No. 1 dated April 22, 2014.

APPROVED EXHIBIT NO. "C" = Project Description Approved Exhibit No. "C-Project Description", SMP Case No. 152, Revised No. dated March 24, 2014.

10. EVERY. 4

SMP - PDA04836

RECOMMND

County Archaeological Report (PDA) No. 4836 submitted for this project (SPM00152R1) was prepared by Jerry Schaefer of

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10. GENERAL CONDITIONS

10. EVERY. 4 SMP - PDA04836 (cont.)

RECOMMND

ASM Affiliates, Inc. and is entitled: "Archaeological Resources Update for Eagle Valley Quarry, near Corona, Riverside County, California" dated November 15, 2013.

(PDA) No. 4836 provides an update for two previously recorded sites CA-RIV-2679 and CA-RIV-2680. The report concluded that mechanical disturbance may have eliminated CA-RIV-6280 and that no clearly defined cultural materials were identified at CA-RIV-2679.

(PDA) No. 4836 did not recommend any additional archaeological work for the Eagle Valley Quarry property.

This report, County Archaeological Report (PDA) No. 4836 was accepted and the document is herein incorporated as a part of the record for project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 SMP-APPROVED CONDITIONS

RECOMMND

ALL PRIOR BUILDING & SAFETY DEPARTMENT CONDITIONS APPROVED UNDER SURFACE MINING PERMIT RECLAMATION PLAN 00152 (INCLUDING OTHER REVISIONS AND SUBSTANTIAL CONFORMANCES) SHALL REMAIN IN EFFECT DURING THE LIFE OF THIS REVISED PERMIT 00152R1 UNLESS SPECIFICALLY REMOVED OR REPLACED BY ANOTHER CONDITION.

10.BS GRADE. 2 SMP-ANNUAL REPORT INFO

RECOMMND

The operator shall submit to the Building & Safety Department with the annual report the following information (This report shall be prepared by a qualified, professional).

- 1) New topographical maps detailing disturbed land and proximity to permit boundaries and property lines.
- 2) Certification letter certifying maximum depth of excavated areas.
- 3) Provide quantity in cubic yards and tons of minerals mined during the reporting period.

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10. GENERAL CONDITIONS

10.BS GRADE. 2 SMP-ANNUAL REPORT INFO (cont.) RECOMMND

4) Certify all excavated areas are within the limits of the Surface Mining Permit/Reclamation Plan.

5) Provide data indicating any reclaimed land during the reporting period.

6) A licenced engineering geologist or geotechnical engineer shall inspect all excavated slopes within the permitted boundaries (active and inactive) for slope stability. The operator shall provide to Building and Safety Department a copy of the inspection report.

NOTE: At least every three years of operation, the operator shall provide to the Building and Safety Department, aerial topography showing incremental and total changes to excavations. This will include cross-sectional maps showing berms, slope angles and benches of all excavations.

10.BS GRADE. 3 SMP-ANNUAL F.A.C.E. RECOMMND

Each year after the 1st year of land disturbed under this Surface Mining Permit, Reclamation Plan or Substantial Conformance, the operator shall REVIEW & UPDATE the financial assurance on file with the County of Riverside. The operator shall submit a new cost estimate to the Building & Safety Department for review. The updated cost estimate shall include at least any new disturbed land, reclaimed land and allow for a yearly inflation factor.

All cost estimate shall utilize the guidelines outlined by the California Department of Conservation and the requirements of SMARA as outlined in the California Resources Code section 2773.1(a)(3), 2774(c), 3804, 3805 and 3805.5 and County of Riverside Ordinance 555 or as amended in the future.

10.BS GRADE. 5 SMP-INERT MATERIALS RECOMMND

There shall be no importing and/or storage of used concrete, asphalt or other inert construction materials for recycling without the specific approval of the Planning Department.

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10. GENERAL CONDITIONS

10.BS GRADE. 6 SMP-IMPORTING VEGETATION RECOMMND

There shall be no importing and/or storage of any cut vegetation without specific approval of the Planning Department and the Environmental Health Department.

10.BS GRADE. 7 SMP-PRIVATE RD GRDG PERMIT RECOMMND

Construction of a private road requires a grading permit. All private roads which are conditioned to be paved shall comply with Ordinance 457 base and paving inspection requirements.

10.BS GRADE. 8 SMP-BUILDING/GRADING PERMIT RECOMMND

THE PROVISIONS OF ALL RIVERSIDE COUNTY ORDINANCES SHALL APPLY DURING THE LIFE OF THIS SURFACE MINING PERMIT/ RECLAMATION PLAN, SPECIFICALLY, ORDINANCE 457 SHALL APPLY FOR ALL BUILDING PERMITS AND OTHER CONSTRUCTION WITHIN THE SURFACE MINING BOUNDARIES AND PROPERTY LINES OF SAID PARCELS. GRADING PERMITS SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OPERATOR SHALL OBTAIN APPROVAL TO CONSTRUCT FROM THE BUILDING AND SAFETY DEPARTMENT.

10.BS GRADE. 9 SMP-PROPERTY LINE SETBACKS RECOMMND

There shall be a graded setback from all property lines of not less than 50 feet from all cut/fill slopes.

Within the setback area, the four foot verticle height safety berm can be installed.

In all other areas within the boundaries of the Reclamation Plan/Surface Mining Permit where mining will not take place, the provisions of Riverside County Grading Ordinance 457 shall be followed.

10.BS GRADE. 10 SMP-FENCING OF PERIMETER RECOMMND

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 of steep topography, as approved by the Planning Director.

Fencing, gates and perimeter signs are required for safety

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10. GENERAL CONDITIONS

10.BS GRADE. 10 SMP-FENCING OF PERIMETER (cont.) RECOMMND
and to prevent/limit unauthorized access to the site.

10.BS GRADE. 11 SMP-OFFSITE EXCAVATION RECOMMND
ANY OFF SITE (outside of the Surface Mine Permit/
Reclamation Plan) EXCAVATIONS OR GRADING requires a grading
permit. It shall be the responsibility of the operator to
obtain proposed or required easements and/or permissions
necessary to perform the proposed excavations/grading.

10.BS GRADE. 12 SMP-MISCELLANOUS INSPECT RECOMMND
In addition to the Special Inspection for the Annual
Report, at any time during normal business hours, persons
from the Building & Safety Department may conduct site
inspection(s) for compliance with the conditions of
approval, complaints by individuals or other reasons as
identified at the time of inspection.

10.BS GRADE. 14 SMP-OBEY ALL GRDG REGS RECOMMND
All grading shall conform to the California Building Code,
Ordinance 457, and all other relevant laws, rules, and
regulations governing grading in Riverside County and prior
to commencing any grading which includes 50 or more cubic
yards, the applicant shall obtain a grading permit from the
Building and Safety Department.

10.BS GRADE. 15 SMP- DISTURBS NEED G/PMT RECOMMND
Ordinance 457 requires a grading permit prior to clearing,
grubbing or any top soil disturbances related to
construction grading.

10.BS GRADE. 16 SMP-NPDES/SWPPP RECOMMND
Construction activities including clearing, stockpiling,
grading or excavation of land which disturbs less than 1
acre and requires a grading permit or construction Building
permit shall provide for effective control of erosion,
sediment and all other pollutants year-round. The permit
holder shall be responsible for the installation and
monitoring of effective erosion and sediment controls. Such
controls will be evaluated by the Department of Building
and Safety periodically and prior to permit Final to verify
compliance with industry recognized erosion control

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10. GENERAL CONDITIONS

10.BS GRADE. 16 SMP-NPDES/SWPPP (cont.)

RECOMMND

measures.

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

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

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

10.BS GRADE. 17 SMP-GEOTECH/SOILS RPTS

RECOMMND

Prior to the issuance of a building permit, a Geotechnical soils report shall be submitted to the Building & Safety

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10. GENERAL CONDITIONS

10.BS GRADE. 17 SMP-GEOTECH/SOILS RPTS (cont.) RECOMMND

Department for review and approval. All grading for structures shall be in conformance with the recommendations of the geotechnical soils reports as approved by Riverside County.

The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

10.BS GRADE. 18 SMP-MAX SLOPE RATIO RECOMMND

Slopes shall not be finished at a slope ratio steeper than 2:1 (horizontal: vertical) unless they are adequately determined and demonstrated to be stable by the project certified engineering geologist and geotechnical engineer.

Slope stability shall be documented in a report(s) to be submitted to the Department of Building and Safety as well as the County Geologist for review and approval prior to final approval of finished slopes. This report(s) shall be updated and submitted annually, in conjunction with the required annual SMARA inspection schedule or submitted outside of annual inspection schedule as necessary to maintain safe conditions and forward progress of finishing slopes for reclamation purposes).

10.BS GRADE. 19 SMP-DRAINAGE DESIGN Q-100 RECOMMND

All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's requirements to accommodate 100 year storm flows.

10.BS GRADE. 20 SMP-MINIMUM DRAINAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 21 SMP-DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Excavation and Grading".

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10. GENERAL CONDITIONS

10.BS GRADE. 23 SMP-EASEMENTS & ACCESS RECOMMND

Prior to the issuance of the surface mining permit, it shall be the responsibility of the applicant to obtain any proposed or required easements and/or permissions necessary for access to the site for excavating and/or grading.

10.BS GRADE. 24 SMP-NOTARIZED OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

10.BS GRADE. 25 SMP-RECORDED ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

10.BS GRADE. 26 SMP-OFF ST. PAVED PARKING RECOMMND

All off street parking areas which are conditioned or proposed to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 27 SMP-NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 28 SMP- PM-10 REDUCTION RECOMMND

SURFACE MINING OPERATIONS LOCATED WITHIN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT SHALL COMPLY WITH RULE 1157 "PM-10 EMISSION REDUCTION FROM AGGREGATE AND RELATED OPERATIONS". THE OPERATOR SHALL HAVE A COPY OF ALL INSPECTIONS CONDUCTED BY THE DISTRICT AVAILABLE FOR THE CURRENT ANNUAL SURFACE MINE INSPECTION.

10.BS GRADE. 29 SMP- CONTRACTOR EQUIPMENT RECOMMND

All non-mining equipment must be stored in a designated area permitted for "Contractor Storage".

A "Contractor Storage" permit must be obtained from the Planning Department prior to storage of any non-mining equipment.

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10. GENERAL CONDITIONS

10.BS GRADE. 30 SMP-TRASH & DEBRIS RECOMMND

The parcel(s) where the mine is located shall be kept free of trash (including old tires) and other debris. There shall be no importing of recyclable materials or construction debris without a specific permit for that activity.

10.BS GRADE. 31 SMP- QUARRY SIGNS RECOMMND

Signs shall be installed at the top of all manufactured slopes (cut or fill), at intervals not greater than 100 lineal feet.

Each sign shall read "DANGER" "OPEN PIT MINE" "STEEP SLOPE". Signs shall be at least 18" X 18" square with contrasting background to lettering. (ie: white background and black lettering).

Perimeter signs around the approved Reclamation Plan or Surface Mine boundaries shall be installed not greater than 250 lineal feet. Each sign shall read "DANGER" "KEEP OUT" and "MINERAL RESOURCE ZONE" or "SURFACE MINING OPERATION". All signs shall be with contrasting lettering/background.

10.BS GRADE. 32 SMP- BENCHES & SLOPES RECOMMND

During the mining operation, on the working faces of the quarry wall, benches shall be installed at no more than 30 feet in vertical height intervals or not higher than the equipment being used can reach to extract material. Each bench shall be a minimum of 15' in width.

Working slopes below benches shall not be steeper than 1:1 (horizontal to vertical). Finished slopes may not exceed 2:1 unless it has been demonstrated to be stable by the engineering geologist and geotechnical engineer and is approved by the Building and Safety Department and County Geologist.

10.BS GRADE. 33 SMP- SAFETY BERMS RECOMMND

A four (4) foot, minimum vertical height, SAFETY BERM shall be installed at the top of all cut/fill slopes (including roads).

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10. GENERAL CONDITIONS

10.BS GRADE. 34 SMP-HAZMAT GENERATOR PERMIT RECOMMND

Surface mining operations shall obtain from County Of Riverside, Department of Environmental Health, Hazardous Materials Management Division, a "HAZARDOUS MATERIALS GENERATOR'S PERMIT" for this specific location. The operator shall have a copy of all inspections conducted by HAZMAT, available for the current Annual Surface Mine inspection.

10.BS GRADE. 35 SMP- VEHICLE STORAGE RECOMMND

There shall be no storage of passenger vehicles, campers, travel trailers or other personal property that is not related directly to the mining of minerals at this site.

10.BS GRADE. 36 SMP- BUSINESS LICENSING RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

The revised permit does not indicate any new or proposed structures at this time. Should the applicant propose future improvements to the property:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.) RECOMMND

inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non- residential applications, separate building permits may include a permit for the structure (Shell building), signage, grading, tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination is discovered at the site, additional assessment, investigation, and/or cleanup may be required.

10.E HEALTH. 2 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

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:

- 1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and

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10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

10:00 p.m. (daytime standard).

Please contact the Industrial Hygiene Program at (951) 955-8980 if you have any questions.

10.E HEALTH. 3 SMP 152 - RESTROOMS RECOMMND

If permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SMP FLOOD HAZARD RPT 7/23/13 RECOMMND

Surface Mining Permit 152 is a proposal to extend the life of the mining permit and address the modified design slope grading detailed that were approved in SMP152S1. The site is located in Temescal Canyon area, north of Cajalco, south of Highway 91, east of Interstation 15, and west of Eagle Canyon Road.

Various watercourses with tributary drainage area of 13 and 30 acres impact the site along the north and east, respectively. Erosion can be expected in these areas. For slope protection, ten (10) foot wide benches at every fifty (50) vertical feet are provided.

The submitted Reclamation Plan indicates that the project does not propose any new impervious and will retain all storm runoff in a retention/infiltration/desiltation basin within the expanded pit area. This is acceptable since, the entire site is self-contained by draining into mining pit.

PLANNING DEPARTMENT

10.PLANNING. 1 SMP- COMPLY W/ ORD./EXHIBITS RECOMMND

The development of these premises shall comply with the standards of Ordinance Nos. 348 and 555 and all other applicable Riverside County ordinances and state and federal codes. The development of the premises shall conform substantially with that as shown on the Mining and Reclamation Plans and Project Description, unless otherwise amended by these conditions.

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10. GENERAL CONDITIONS

10.PLANNING. 2 SMP - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this surface mining permit, a) ceases operation for a period of one (1) year or more (unless an Interim Management Plan is approved in accordance with Ordinance No. 555), b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety and welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348 and/or the applicable section of Ordinance No. 555.

10.PLANNING. 3 SMP - CONDITION REVIEW FEE

RECOMMND

All subsequent submittals required by these conditions of approval, including but not limited to a revegetation plan or mitigation monitoring shall be reviewed, with payment therefore made on an hourly basis as a "research fee," or other such fee as may be in effect at the time of submittal, as required by Ordinance No. 671.

10.PLANNING. 4 SMP - SLOPE STABILITY

RECOMMND

During the life of the permit the permittee shall comply with the recommendations concerning slope stability made in County Slope Stability Report No. 683 entitled "Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry, El Cerrito Area, Riverside County, California", dated June 7, 2005. In addition, Geotechnics Incorporated submitted "Response to Review Comments, Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry, El Cerrito Area, Riverside County, California", dated November 18, 2005.

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10. GENERAL CONDITIONS

10.PLANNING. 4 SMP - SLOPE STABILITY (cont.) RECOMMND

_____" by ____ dated ____ which are on file at the Riverside
County Planning Department.

10.PLANNING. 5 SMP - SPARK ARRESTOR REQUIRED RECOMMND

During the life of the permit, the permittee shall comply
with spark arrestor requirements of the Public Resources
Code, Section 4422, for all equipment used on the premises
other than turbocharger vehicles designed and licensed for
highway use.

10.PLANNING. 6 SMP- DUST PREVENTION MEASURE RECOMMND

During the life of the permit, all roads, driveways and
mining areas shall be kept continuously wetted while being
used, and shall be treated with EPA approved dust
suppressants to prevent emission of dust. Nonhazardous soil
stabilizers shall be applied to all inactive surface
mining areas and/pr stockpiles (previously mined areas
which remain inactive for 96 hours or more).

10.PLANNING. 7 SMP - COMPLY W/ SAFETY REQ. RECOMMND

During the life of the permit, mining operations and
practices shall comply with the Safety requirements of
MSHA, OSHA, the State Division of Industrial Safety, and
California Mine Safety Orders.

10.PLANNING. 8 SMP- RUNOFF OUTLETS RECOMMND

The permitted shall during the proposed mining operations,
ensure that off-site storm runoff through the property
outlets are in substantially the same location as exists
under the natural conditions and that the existing
watercourses do not pond or stagnate at any time during the
mining except as shown on the Mining Plan, Exhibit "A,"
dated April 22, 2014 and the Reclamation Plan, Exhibit
"B," dated April 22, 2014.

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10. GENERAL CONDITIONS

10.PLANNING. 9 SMP- OPERATING HOURS RECOMMND

Mining operations located more than 300 feet inside the outer boundary of the property are permitted to operate twenty-four (24) hours a day, Monday through Friday. Mining operations other than maintenance and emergencies are prohibited on weekends and all federally recognized holidays.

Transporting operations are permitted twenty-four (24) hours a day, Monday through Friday, except along Cajalco Road east of Eagle Canyon Road and along Temescal Canyon Road. Transporting operations along Cajalco Road and Temescal Canyon Road shall be limited to the hours of 6:00 a.m. and sunset (of the same day), Monday through Friday. All transporting operations, other than maintenance and emergencies are prohibited on weekends and federally recognized holidays.

10.PLANNING. 10 SMP - LOADED TRUCK CARE RECOMMND

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

10.PLANNING. 11 SMP - FIRE PREVENTION RECOMMND

All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times. No open fires shall be allowed.

10.PLANNING. 12 SMP - CEASED OPERATION EFFECT RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void, unless an Interim Management Plan is submitted to the Planning Director within 90 days of becoming idle, as specified in Riverside County Ordinance No. 555. The applicant shall be responsible for the submission of the Interim Management Plan and remains responsible for the implementation of the Reclamation Plan should the permit become null and void.

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10. GENERAL CONDITIONS

10.PLANNING. 13 SMP - STOCKPILE PROTECTION RECOMMND

Stockpiles shall be protected against water and wind erosion by covering with burlap or other Riverside County approved material, wetting, and/or temporary hydroseeding with native plant species.

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

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

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

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

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

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

10.PLANNING. 17 SMP - NO EXPLOSIVES RECOMMND

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

10.PLANNING. 18 SMP - NPDES COMPLIANCE (I) RECOMMND

The permittee shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 19 SMP - SUSPEND OPER. FOR WIND RECOMMND

All surface mining operations, including excavating, crushing, screening and related material loading and hauling, shall be suspended when wind speeds (as

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10. GENERAL CONDITIONS

10.PLANNING. 19 SMP - SUSPEND OPER. FOR WIND (cont.) RECOMMND
instantaneous gusts) exceed 20 miles per hour. All surface mining operations shall be suspended during first and second stage smog alerts.

10.PLANNING. 20 SMP - SIGNS NEED PERMIT RECOMMND
No signs are approved pursuant to this use. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Riverside County Planning Department, pursuant to the requirements of Section 18.30.a.(1) of Riverside County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), and all necessary building permits shall be obtained from the Riverside County Department of Building and Safety.

10.PLANNING. 21 SMP - RESPONSIBLE TO RECLAIM RECOMMND
The permittee (mine operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements and standards according to State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555 guidelines.

10.PLANNING. 22 SMP- ANNUAL REPORT RECOMMND
During the life of this permit, the permittee shall annually prepare and submit a written report to the Planning Director of the County of Riverside, demonstrating compliance with all the conditions of approval and mitigation for this SMP No. 152, Revised No. 1. The Planning Director and/or Building Director may require inspection or other monitoring to insure such compliance.

10.PLANNING. 23 SMP - BLASTING OPERATIONS RECOMMND
Blasting shall only be conducted between the hours of 12:00 PM and 4:00 PM, Monday through Friday, except Federally recognized holidays. If an emergency situation, related to safety or weather conditions, should occur, blasting may occur outside of these hours. Blasting shall be performed in accordance with the following

SURFACE MINING PERMIT Case #: SMP00152R1

Parcel: 278-140-013

10. GENERAL CONDITIONS

10.PLANNING. 23

SMP - BLASTING OPERATIONS (cont.)

RECOMMND

specifications, and in such a manner that noise, ground and air vibrations, and dust are maintained at levels which satisfy Federal, State and County standards:

- a. Blasting shall be conducted by a trained and licensed blaster.
- b. The explosive used for blasting work will be standard commercial products specifically designed for mine applications.
- c. Blasting shall be performed using electric or non-electric blasting systems.
- d. All blasts shall be detonated with a millisecond delay system to limit the quantity of explosive denoted per delay period and to provide for sequential control of the blast detonation.
- e. The explosives shall include bulk ANFO suitably primed for blast hole conditions.
- f. Water-resistant explosive shall be used where wet blast hole conditions exists.
- g. Explosive supplies shall be used in accordance with the technical recommendations of the manufacturer and the Institute of Markers of Explosives.
- h. All blast holes shall be carefully stemmed with inert granular material, and individual blast holes will be loaded with due recognition of instant rock fracture and burden conditions.
- i. Seismic monitoring of each blast shall be performed by an independent, qualified consultant.
- j. The mining operator shall inform the County Fire Department, County Sheriff Department, MWD, and SCE prior to 4:30 PM the day prior to blasting.
- k. Notify neighbors within 1,000 feet prior to a blasting episode.
- l. Prior to a blasting episode, the site shall be cleared of people, all vehicles shall be either stored undercover or at a safe distance, all surplus explosives shall be stored in a safe place, warning signals shall be sounded and visual inspection of the site shall be made to assure there are no unauthorized people in the vicinity of the blast.
- m. Blasting signals shall be posted at one or more conspicuous locations on the mining site and all employees shall be familiar with the signals and instructed as to the safety procedures.
- n. Following a blasting episode, the area shall be inspected to assure that the blast went as planned. The

SURFACE MINING PERMIT Case #: SMP00152R1

Parcel: 278-140-013

10. GENERAL CONDITIONS

10.PLANNING. 23 SMP - BLASTING OPERATIONS (cont.) (cont.) RECOMMND

"all clear" signal shall not be sounded until the licensed blaster has made a thorough visual inspection of the blast area for misfires.

o. Design of blasting configurations, i.e. drill hole pattern, diameter, depth, explosive types, quantities and delay systems shall be determined by the location of the blast, rock conditions of the area to be blasted, and distance to neighboring improvements. Determinations shall be made by drilling and visual observations, mine development plans and allowable explosive quantities per delay second.

p. The initial mine development and mine production blasts shall be limited to 2,000 pounds of explosive per eight-millisecond blast increment. Seismic monitoring at the site of mining operations shall be performed to determine the actual vibration levels from these blasts.

q. Vibratory ground motion from mine blasting shall not peak particle velocities of one inch per second.

r. Drilling shall be conducted between the hours of 6:00 AM to 6:00 PM, any day, Monday through Friday, except Federally recognized holidays.

s. Airblast at any residential structure shall not exceed 129 dBL, as measured by a sound instrument with a 6 Hz of lower flat response or 105 dBL peak, as measured by a A-weighted sound level meter.

t. Acoustic blankets shall be used around drilling operations to reduce potential drilling noise.

10.PLANNING. 24 SMP - BLASTING RECORDS RECOMMND

A record of each blast, including seismograph date, shall be retained for at least three (3) years and shall be submitted to the County Building and Safety Department on a quarterly basis or more frequently, as deemed by the Building and Safety Director. Such record shall contain the following data:

- a. Location, data and time of blast.
- b. Name, signature and license number of "Blaster-in-charge".
- c. Direction and distance, in feet, to the nearest improvement or residence.
- d. Weather conditions, including temperature, wind direction and approximate wind velocity.
- e. Number of holes, burden and spacing.
- f. Diameter and depth of holes.

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10. GENERAL CONDITIONS

10.PLANNING. 24 SMP - BLASTING RECORDS (cont.) RECOMMND

- g. Types of explosive(s) used.
- h. Total weight of explosives detonated.
- i. Maximum weight of explosives detonated within an eight (8) millisecond period.
- j. Maximum number of holes detonated within any eight (8) millisecond period.
- k. Type of initiation system.
- l. Type of length of stemming.
- m. Type of delay detonator and delay periods used.
- n. Sketch of the delay pattern.
- o. Seismogram including the calibration signal of the gain setting and:
 - 1. seismographic reading, including locations of seismograph and its distance, in feet, from the blast,
 - 2. name of the person taking the seismograph reading,
 - 3. name of the person and firm analyzing the seismographic record.

10.PLANNING. 25 SMP - PREBLAST INSPECTION RECOMMND

Preblast inspections shall be made by a civil engineer, licensed by the State of California, of all residences and facilities existing at time of permit approval located within 1,000 feet of potential blasting areas.

10.PLANNING. 26 SMP - BLASTING COMPLAINTS RECOMMND

Any blasting complaints shall be recorded by the permittee as to complainant, address, date, time, nature of the complaints, the complaints that investigation conducted. Complaint records shall be made available to the public agencies regulating blasting.

10.PLANNING. 27 SMP - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

10.PLANNING. 29 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined

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Parcel: 278-140-013

10. GENERAL CONDITIONS

10.PLANNING. 29 USE - BUSINESS LICENSING (cont.) RECOMMND

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

10.PLANNING. 30 SMP - SSR00683 RECOMMND

County Slope Stability Report (SSR) No. 683 was prepared for this project (SMP00152S1 and RCL00152R1) by Geotechnics Incorporated and is entitled "Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry, El Cerrito Area, Riverside County, California", dated June 7, 2005. In addition, Geotechnics Incorporated submitted "Response to Review Comments, Geotechnical Evaluation of Quarry Slope Stability, Hanson Aggregates Eagle Valley Quarry, El Cerrito Area, Riverside County, California", dated November 18, 2005. This document is herein incorporated as a part of SSR No. 683.

SSR No. 683 concluded:

- 1.The geologic structure will play a prominent role in slope stability.
- 2.The evaluation of slope stability indicates the currently proposed mine slopes (maximum slope inclination of 45 degrees with 10 foot wide benches at maximum vertical spacing of 50 feet) are grossly stable under static and seismic conditions.
- 3.Shear zones observed within the site were localized and discontinuous and the shear zones should not affect the overall slope stability.
- 4.Due to the elevation of the site with respect to the surrounding terrain, the potential for significant groundwater recharge up-gradient of the quarry is considered to be minimal.
- 5.Two potentially unstable wedge intersections occur on the 45 degree faced cut of the east facing slope.
- 6.There appears to be some potential for toppling in the south facing slope at the current/existing configuration.

SURFACE MINING PERMIT Case #: SMP00152R1

Parcel: 278-140-013

10. GENERAL CONDITIONS

10.PLANNING. 30 SMP - SSR00683 (cont.)

RECOMMND

SSR No. 683 recommended:

1.Resultant mine slopes should have an overall inclination no steeper than 45 degrees (1:1 cuts with 10-foot benches at maximum 50-foot intervals, as proposed).

2.Periodic mapping and engineering analysis should be performed in order to identify and analyze unanticipated geologic conditions that may be exposed in the finished slopes.

3.If significant groundwater is encountered during excavation for the final quarry slopes, additional analysis would need to be performed.

4.Slopes in the highly weathered materials in the upper approximate 50 feet should be laid back at more gentle inclinations than those recommended for the rock slopes. For planning purposes, a slope inclination of approximately 1.5:1 may be used.

5.The quarry operator will follow safe mining practices according to MSHA and SMARA requirements during their ongoing mining operations.

SSR No. 683 satisfies the requirement for a slope stability assessment for planning purposes. Final approved of SSR No. 683 is hereby granted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit or entitlement of any future use other than that proposed in this mining plan (SMP00152R1). Additional fieldwork, analysis and reporting may be required as part of the ongoing mining process.

TRANS DEPARTMENT

10.TRANS. 1 SMP - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows

SURFACE MINING PERMIT Case #: SMP00152R1

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10. GENERAL CONDITIONS

10.TRANS. 1 SMP - STD INTRO (ORD 461) (cont.) RECOMMND

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

10.TRANS. 2 SMP - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1 - FINAL REVEGETATION RECOMMND

Prior to final reclamation all suitable interslope 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.

20.EPD. 2 - REVEG TEST PLOTS RECOMMND

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.

20.EPD. 3 - BIOLOGICAL INSPECTIONS RECOMMND

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.

SURFACE MINING PERMIT Case #: SMP00152R1

Parcel: 278-140-013

20. PRIOR TO A CERTAIN DATE

20.EPD. 4 - FINAL REVEG REPORT RECOMMND

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 Environmental Programs Division for review and approval.

20.EPD. 5 - FINANCIAL ASSURANCE RECOMMND

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 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.

PLANNING DEPARTMENT

20.PLANNING. 2 SMP*- LIFE OF PERMIT RECOMMND

This permit shall become null and void sixty-six (66) years after the original expiration date identified under SMP00152. All mining and reclamation activities shall conclude on December 31, 2080. Annual mining tonnage shall not exceed 1.1 million cubic yards. Extensions of time to the life of this permit shall require submission of a revised permit application in accordance with Riverside County's Ordinance No. 555.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 SMP - YR BLASTING NOTICES RECOMMND

A letter, containing a general description of the blasting operations and precautions, including the blast warning whistle signals that are required by the State of California Construction Safety orders, shall be sent to all

SURFACE MINING PERMIT Case #: SMP00152R1

Parcel: 278-140-013

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 SMP - YR BLASTING NOTICES (cont.) RECOMMND

residents within a one-half mile radius of the surface mining operations. The notification will occur a minimum of once a year. Evidence that notification has been done shall be included in the annual report submitted prior to the issuance of the annual Special Inspections Permit.

60.PLANNING. 4 SMP - ANNUAL INSPECTION REPORT RECOMMND

THE MINE OWNER/OPERATOR, AS A 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 acopy of your current year MRRC-2 Annual Inspection Report and proof of payment to the OMR 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 Mine Application as appropriate.

SURFACE MINING PERMIT Case #: SMP00152R1

Parcel: 278-140-013

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 SMP - RCL RECLAMATION PLAN RECOMMND

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.

60.PLANNING. 6 SMP - YR RECLAMATION REPORT RECOMMND

The permittee shall submit a final reclamation completion report prior to the completion of reclamation in any particular area of the mine and prior to expiration of this mining permit to the County Mine Inspector for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration no greater than 1:1 (horizontal:vertical), resoiled areas, erosion control structures, and successful revegetation. This report shall be submitted at least 30 days prior to completion of each reclamation phase and expiration of this permit. This report shall be accompanied by a stamped and wet-signed substantial conformance letter from an independent licensed engineer or geologist or other appropriate professional stating that the project was reclaimed pursuant to the approved Reclamation Plan.

60.PLANNING. 15 SMP - YR ADJUST ASSURANCES RECOMMND

The amount of reclamation financial assurance shall be adjusted annually for new lands disturbed by surface mining operations, completed reclamation in conformance with the approved Reclamation Plan, Exhibit B, 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 of 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.

SURFACE MINING PERMIT Case #: SMP00152R1

Parcel: 278-140-013

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 SMP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for SMP No. 152, Revised No. 1 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 7 SMP - YR TEMPORARY SLOPES

RECOMMND

Temporary slopes created during mining operations shall be excavated no steeper than 1:1 (horizontal:vertical) and no higher than 30 feet in vertical height, or in compliance with MSHA and CALOSHA requirements.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 USE - FEE BALANCE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 SMP - WRCOG TUMF (ORD. 824)

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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

DATE: August 20, 2012

TO:

Riv. Co. Transportation Dept.	Riv. Co. ALUC	City of Corona
Riv. Co. Environmental Health Dept.-LEA	Riv. Co. Environmental Programs Division	Western Municipal Water Dist.
Riv. Co. Env. Health Dept.-Hazard Materials	P.D. Geology Section	Lee Lake Water Dist.
Riv. Co. Flood Control District	P.D. Archaeology Section	Southern California Edison
Riv. Co. Fire Department	P.D. Trails Coordinator	Southern California Gas Co.
Riv. Co. Building & Safety – Grading	Riv. Co. Sheriff's Dept.	RWQCB- Santa Ana
Riv. Co. Building & Safety – Plan Check	Riv. Co. Waste Management Dept.	South Coast Air Quality Mgmt. Dist
Riv. Co. Building & Safety – Tim Kelly	2nd District Supervisor	Office of Mine Reclamation
Regional Parks & Open Space District.	2nd District Planning Commissioner	Army Corps of Engineers

SURFACE MINING PERMIT NO. 152 REVISED PERMIT NO. 1, – EA42525 – Applicant: Marvin Howell – Hanson Aggregates– Engineer/Representative: Warren Coalson - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS-MIN) – Location: Northerly of Cajalco, southerly of Highway 91, easterly of Interstate 15, westerly of Eagle Canyon Road– 127.78 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A), - **REQUEST: Extend the life of the mining permit and address the modified design slope grading details that were approved in SMP00152S1– APN(s): 278-140-013, 278-150-006 Related Cases: SMP00152, SMP0052S1**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 13, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **David Jones**, Project Planner, at **(951) 955-6863** or email at **dijones@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: June 5, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.-LEA
Riv. Co. Env. Health Dept.-Hazard Materials
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Building & Safety – Tim Kelly
Regional Parks & Open Space District.
Riv. Co. ALUC

Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
P.D. Trails Coordinator
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
2nd District Supervisor
2nd District Planning Commissioner
City of Corona
Western Municipal Water Dist.

Lee Lake Water Dist.
Southern California Edison
Southern California Gas Co.
RWQCB- Santa Ana
South Coast Air Quality Mgmt. Dist
Office of Mine Reclamation
Army Corps of Engineers
Santa Ana Watershed Project

SURFACE MINING PERMIT NO. 152 REVISED PERMIT NO. 1, – EA42525 – Applicant: Marvin Howell – Hanson Aggregates– Engineer/Representative: Warren Coalson - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS-MIN) – Location: Northerly of Cajalco, southerly of Highway 91, easterly of Interstate 15, westerly of Eagle Canyon Road– 127.78 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A), - **REQUEST: Extend the life of the mining permit and address the modified design slope grading details that were approved in SMP00152S1– APN(s): 278-140-013, 278-150-006 Related Cases: SMP00152, SMP0052S1**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Comments Only Agenda on July 18, 2013**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **David Jones**, Project Planner, at **(951) 955-6863** or email at **dljones@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: March 11, 2014

TO:

Riv. Co. Environmental Programs Division P.D. Geology Section

SURFACE MINING PERMIT NO. 152 REVISED PERMIT NO. 1, – EA42525 – Applicant: Marvin Howell – Hanson Aggregates– Engineer/Representative: Warren Coalson - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Open Space: Mineral Resources (OS-MIN) – Location: Northerly of Cajalco, southerly of Highway 91, easterly of Interstate 15, westerly of Eagle Canyon Road– 127.78 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A), - **REQUEST: Extend the life of the mining permit and address the modified design slope grading details that were approved in SMP00152S1– APN(s): 278-140-013, 278-150-006 Related Cases: SMP00152, SMP0052S1**

Please review the attached revised map(s) and/or exhibit(s) for the above-described project. Please provide additional comments or clear the project and add any necessary conditions in LMS by **March 25, 2013 or before.**

Should you have any questions regarding this project, please do not hesitate to contact **David Jones**, Project Planner, at **(951) 955-6863** or email at **dljones@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



DEPARTMENT OF CONSERVATION OFFICE OF MINE RECLAMATION

801 K STREET • MS 09-06 • SACRAMENTO, CALIFORNIA 95814

PHONE 916 / 323-9198 • FAX 916 / 445-6066 • TDD 916 / 324-2555 • WEB SITE conservation.ca.gov

April 14, 2014

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

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

Dear Mr. Jones:

**EAGLE VALLEY QUARRY
REVISED RECLAMATION PLAN AMENDMENT
CALIFORNIA MINE ID# 91-33-0035, SMP# 00152R1**

The Department of Conservation's Office of Mine Reclamation (OMR) has reviewed the revised amended reclamation plan for the Eagle Valley Quarry dated March 2014. The applicant, Hanson Aggregates, is proposing to continue mining aggregate on a 128-acre project site for a period of 66 years. The applicant estimates that an average of 1.1 million tons and a maximum of 1.6 million tons of material will be removed annually. The project site is adjacent to the city of Corona, east of I-15 and west of Lake Mathews. OMR had provided informal technical assistance comments on an earlier draft of the reclamation plan in a letter dated December 7, 2012. OMR staff conducted a site visit on April 8, 2014 to view existing conditions and discuss reclamation issues.

The Surface Mining and Reclamation Act of 1975 (SMARA) (Public Resources Code Section 2710 et seq.) and the State Mining and Geology Board Regulations (California Code of Regulations (CCR) Title 14, Division 2, Chapter 8, Subchapter 1) require that specific items be addressed or included in reclamation plans. The following comments, prepared by a restoration ecologist and an engineering geologist, are offered to assist in your review of this project. The reclamation plan should be revised and/or supplemented to fully address these items.

Mining Operation and Closure

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

SMARA Section 2772(c)(5) requires that the reclamation plan include maps with information pertinent to the reclamation of the site. The maps and plot plans should

clearly show boundaries of active and future mining areas, topographic details, geology, streams, utilities, haul roads, and stockpile areas (topsoil, waste, and material) to scale. Maps and cross sections should also depict the site during each phase of mining and at the end of reclamation. The following comments concerning the maps and mining operations should be addressed in the revised reclamation plan:

- The mining and reclamation plan maps for the site show proposed "Limits of Mining Operation" with a 50-foot setback to the property boundary. During the site visit, OMR observed that the existing mining disturbance extends beyond the "Limits of Mining Operation" and up to the property boundary in numerous areas. Additionally, interpretation of aerial imagery indicates that mining disturbance may have extended beyond the northern limit of the property boundary. The maps should be revised to include all mining-related disturbances caused by the mining operation.
- The topographic base used on the mining and reclamation plan maps is unreadable. The maps should be revised to be legible.

SMARA Section 2772(c)(8)(A) requires a description of contaminant control and mine waste disposal. In the December 7, 2012 letter, OMR had commented on inconsistencies in the draft reclamation plan regarding mining waste. Page 17 of the plan under review clarifies that "there are no mining wastes associated with the project" and that "all materials produced will be removed from the site as market conditions allow." These statements appear to be contradicted by the next sentence in the plan which states, "Any unsold materials remaining following resource depletion will be graded into the final reclaimed surface." SMARA Section 2730 defines mining waste as "...the residual of soil, rock, mineral, liquid, vegetation, equipment, machines, tools, or other materials or property directly resulting from, or displaced by, surface mining operations." Thus, accumulations of unsold earth materials that have been displaced by the mining operation are mining waste. OMR observed relatively large accumulations of fine materials in various locations on the mine site. The reclamation plan should be revised to provide a specific plan for the disposal of the unsold accumulations of earth materials, and the County should make sure that the financial assurances are adequate to account for the disposal of all stockpiled materials on site in the unlikely event that the operator abandons the site.

Administrative Requirements

(Refer to SMARA Sections 2772, 2773, 2774, 2776, 2777, Public Resources Code Section 21151.7)

SMARA Section 2776(b) requires the reclamation plan to apply to surface mining operations conducted after January 1, 1976, or to be conducted. As described above, the reclamation plan does not appear to include all areas of existing surface mining disturbance within the limits of the mining operation. The plan should be revised as necessary to include all existing and future mining-related disturbance.

Mr. Dave Jones
April 14, 2014
Page 3

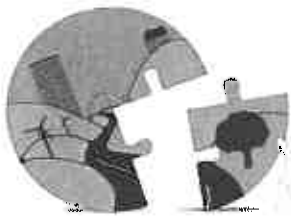
SMARA Section 2774 addresses the requirements with respect to lead agency approvals of reclamation plans, plan amendments, and financial assurances. Once OMR has provided comments, a proposed response to the comments must be submitted to the Department at least 30 days prior to lead agency approval. The proposed response must describe whether you propose to adopt the comments. If you do not propose to adopt the comments, the reason(s) for not doing so must be specified in detail. At least 30 days prior notice must be provided to the Department of the time, place, and date of the hearing at which the reclamation plan is scheduled to be approved. If no hearing is required, then at least 30 days notice must be given to the Department prior to its approval. Finally, within 30 days following approval of the reclamation plan, a final response to these comments must be sent to the Department. Please ensure that your agency allows adequate time in the approval process to meet these SMARA requirements.

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact me at (916) 445-6175.

Sincerely,



Beth Hendrickson, Manager
Reclamation Unit



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SMP 152 R1 DATE SUBMITTED: 6/28/12

APPLICATION INFORMATION

Applicant's Name: Hanson Aggregates E-Mail: Marvin.Howell@hanson.biz

Mailing Address: P.O. Box 639069
San Diego Street CA 92163-9069
City State ZIP

Daytime Phone No: (858) 577-2770 Fax No: (619) 278-5922

Engineer/Representative's Name: Warren Coalson E-Mail: warren@enviromineinc.ca

Mailing Address: 3511 Camino Del Rio South, Suite 403
San Diego Street CA 92108
City State ZIP

Daytime Phone No: (619) 284-8515 Fax No: (619) 284-0115

Property Owner's Name: Hanson Aggregates E-Mail: Marvin.Howell@hanson.biz

Mailing Address: P.O. Box 639069
San Diego Street CA 92163-9069
City State ZIP

Daytime Phone No: (858) 577-2770 Fax No: (619) 278-5922

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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 project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

See Attached Project Description.

Related cases filed in conjunction with this request:

Revised SMP and Reclamation Plan

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). SMP-152 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 17942 E.I.R. No. (if applicable):

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: WQMP, Greenhouse Gas, Geology, Biology, Archaeology

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 34.5 Million CY

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes No

APPLICATION FOR SURFACE MINING PERMIT

Related cases filed in conjunction with this request:

Revised Permit - 295-1010

Is there a previous development application filed on the same site: Yes No

Case No. SMP 152 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 17942 E.I.R. No. (if applicable): _____

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Warren Cop Date 10/21/2012
Owner/Representative (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹	
Project File No.	
Project Name:	Eagle Valley
Project Location:	Riverside County, South of City of Corona, Northeast of I-15 and Cajalco Road
Project Description:	See attached Project Description
Project Applicant Information:	
Proposed Project Consists of, or includes:	
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), Beaneries, 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, Diners (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 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 ³ 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 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 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/R8BPlan.pdf . ⁴ The 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.

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Project Applicant Information:	N/A

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input 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 type="checkbox"/>
Restaurants. (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), Beaneries, 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, Diners (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.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

¹Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html. The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/trmdl/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.

APPLICATION FOR LAND USE AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:	N/A	
Proposed Project Consists of, or includes:		
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input 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 type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input 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), Beaneries, 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, Diners (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 type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>
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.	

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP. Projects within the Whitewater watershed may refer to Supplement A (of the Riverside County DAMPs) and the Supplement A Attachment. These documents are available on-line at:

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP_complete.pdf

and,

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP_Template_Exhibit_A-Word_Format.doc

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/Supplement_A.pdf

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/Supplement_A_Attachment.pdf

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

APPLICATION FOR LAND USE AND DEVELOPMENT

FILING INSTRUCTIONS FOR LAND USE APPLICATION

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE LAND USE AND DEVELOPMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Palm Desert Planning Office) of Exhibit "A" (Site Plan). The exhibit must also include the information described in the applicable application type column of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. If any buildings or structures exist and are to remain, or are proposed, a minimum of six (6) copies (9 if submitted at the Palm Desert Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B"). The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
8. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
9. Digital images of the aerial photograph, Exhibit A (Site Plan), Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
10. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
11. Deposit-based fees for the applicable application type or types, and Environmental Assessment (EA) deposit-based fee. EA fee required if noted on the Planning Department's Fee Schedule,

APPLICATION FOR LAND USE AND DEVELOPMENT

unless otherwise determined.

THE FOLLOWING ADDITIONAL ITEMS, OR MODIFICATIONS, OR DELETIONS ARE APPLICABLE FOR THE FOLLOWING APPLICATION "TYPES"

VARIANCE

A written statement of the specific provisions of County Ordinance No. 348 for which the variance is requested and the variance that is requested.

TEMPORARY USE PERMIT

If the proposed Temporary Use Permit is not to exceed a 6-month period, an Environmental Assessment Deposit-Based Fee, will not be required.

PLOT PLAN

If the proposed Plot Plan is for a "Disguised Wireless Communication Facility" and is located in a non-residential zoning classification, as described in Section 19.404 of County Ordinance No. 348, an Environmental Assessment Deposit-Based Fee, will not be required at the time of case submittal. However, if during the review process, a request for a public hearing were received, the application would be reclassified as a plot plan that is subject to CEQA.

That would necessitate the payment of additional fees (the difference between the filing fees for an "Exempt from CEQA/Agency Review" plot plan and a "Not Exempt from CEQA" plot plan) for the plot plan, a deposit-based fee for an Environmental Assessment, and the collection of fees for CEQA Notification/Fish and Game Fees.

Please identify, within the project description, what type of wireless communication facility is being proposed.

The Site Plan exhibits must be prepared by a California licensed land surveyor or registered civil engineer, and must show all of the required items listed in Section 19.409 of County Ordinance No. 348; as well as those listed items (within the applicable case type column) as identified on the Land Use and Development Matrix.

The following information, as required by the Riverside County Information Technology/ Communications Bureau/Engineering Division's Site Planning Criteria, shall be provided either on the site plan exhibit(s), or under separate attachment:

1. Identify specific Frequencies to be licensed with the Federal Communications Commission (FCC).
2. Identify aggregate sector Effective Radiated Power (ERP) to be licensed.
3. Identify Antenna(s) model/ gain; Height Above Ground (AGL).
4. Identify site Coordinates (Latitude/Longitude) in NAD83; site Above Mean Sea Level (AMSL).

APPLICATION FOR LAND USE AND DEVELOPMENT

5. Provide the Radio Frequency (RF) field strength intensity in terms of dbm/dbu (standard power parameters), and minimum power level required to achieve desired level of reliability for RF coverage.
6. Provide RF propagation coverage maps with legend depicting field strength intensity specifications in dbm/dbu, coordinates, main thoroughfares/key landmarks. Ensure USER FRIENDLY maps that enhance understanding by the Planning Commission and Planning Department.
7. Provide three sets of RF propagation maps; one which depicts the respective problem area without the proposed new site. Secondly, depict solely the desired coverage area with the new site operational. Finally, depict the composite cell with the new site operational.
8. Certify that alternative sites/antenna structure specifications in the respective cell have been considered and will not satisfy your requirements. Be prepared to provide RF propagation maps to justify your conclusions.
9. Conduct RF intermodulation/interference studies for facilities within 2,500 feet or co-located with County Public Safety radio communications sites. Carriers operating in the 800 MHz Band will acknowledge that their respective applications will be conditioned to require mitigation of any RF interference impacting County Public Safety radio communications.
10. Certify Federal Aviation Administration (FAA) Studies and FCC tower registration completion for sites in close proximity to County airports.
11. Certify that RF Radiation Emission Hazard Safety Studies have been completed to comply with FCC licensing directives.

Additional requirements are as follows:

1. Three (3) copies of propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed facility at the proposed height.
2. Three (3) copies of photo simulations showing the proposed facility from all public roads and all residential developments within a ½ mile radius of the site.
3. A letter stating whether Federal Aviation Administration (FAA) clearance is required. If FAA clearance is required, a letter stating the type of lighting necessary and the tower color.
4. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property, in accordance with Section 19.409.a.(7) of County Ordinance No. 348.
5. A list of all towers owned by the applicant located within Riverside County, in accordance with Section 19.409.a.(8) of County Ordinance No. 348.
6. Any proposed wireless communication facility located within an Alquist-Priolo Earthquake Fault Hazard Zone, County Fault Zone, or within one hundred fifty (150) feet of any other active or potentially active fault, shall submit a detailed fault hazard evaluation prepared by a California registered geologist or certified engineering geologist.

APPLICATION FOR LAND USE AND DEVELOPMENT

7. Any proposed wireless communication towers located within a County Liquefaction Zone shall submit a detailed liquefaction hazard evaluation prepared by a California registered geologist, certified engineering geologist, or qualified professional engineer, as appropriate.
8. The proposed Wireless Communication Facility must be designed to comply with Section 19.410 of County Ordinance No. 348, as it relates to the following applicable development standards:
 - A. Area Disturbance
 - B. Height Limitations
 - C. Community and Biological Impacts
 - D. Landscaping
 - E. Lighting
 - F. Noise
 - G. Parking
 - H. Paved Access
 - I. Power and Communications Lines
 - J. Roof-Mounted Facilities
 - K. Sensitive Viewshed
 - L. Setbacks
 - M. Support Facilities
 - N. Treatment
9. Current processing deposit-based fee.

Concealed wireless communication facilities are defined as facilities that blend into the environment so as not to be seen at all, or, if seen, not to be recognizable as a wireless communication facility. Such facilities include, but are not limited to, architecturally screened roof-mounted facilities, façade-mounted design features, clock tower facilities and entry statement signage facilities. The Planning Director shall make the final determination as to whether a proposed wireless communication facility constitutes a concealed wireless communication facility.

Concealed Wireless Communication Facilities are allowed in any zoning classification with an approved plot plan that is not subject to the California Environmental Quality Act (CEQA) and that is not transmitted to any governmental agency other than the County Planning Department (as known as a Minor Plot Plan.) No public hearing will be required for applications of this type, unless the action is appealed.

An application for a wireless communication facility shall not be approved unless: 1) the facility is designed so that it is not visible at all, or, if visible, it is not recognizable as a wireless communication facility, 2) supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view, 3) the application has met the processing requirements, as well as the location and development standards, set forth in Article XIXg (Wireless Communication Facilities) of County Ordinance No. 348; and, 4) the application has met the Requirements for Approval set forth in Section 18.30 of County Ordinance No. 348.

The following is the minimum information required on the site plan exhibit. The information below consists of detailed descriptions of information required on primary exhibits, as indicated on the Land Use and Development Matrix.

SPOT ELEVATIONS

Spot elevations (proposed finished elevations) sufficient to demonstrate that streets, driveways, parking lots, and drainage grades meet minimum requirements. Spot elevations may be necessary at street intersections, ends, and cul-de-sacs; beginning and end of all driveways, parking lot outer limits, entrance and end points, and at all grade breaks.

APPLICATION FOR LAND USE AND DEVELOPMENT

CONSTRAINED AREA

Constrained areas may include, but are not limited to, the following resources and hazards: Slopes in excess of 25%, biologically sensitive areas, archaeologically sensitive areas, flood hazard areas, ridgelines, hilltops, and geologically hazardous areas. Within constrained areas, proposed pad locations and driveways must be shown.

SITE GRADING, SUBSURFACE DISPOSAL REQUIREMENTS

When subsurface disposal is proposed, include and identify the primary sewage disposal system and its 100% expansion area. Identify any proposed cuts and/or fills in the areas of the sewage disposal systems, the elevation of the individual building pads such that there will be gravity feed to the sewage disposal system, and statement signed and with seal, as to the appropriateness of the grading plan with regard to the soils percolation engineer's report. Said statement may be attached to the grading plan or placed upon a blue line copy of the grading plan.

DRAINAGE PLAN

The Primary Exhibit shall include a conceptual drainage plan showing how all on-site and off-site stormwater will be conveyed through the property. The exhibit shall clearly label points of concentration where flows enter or exit the site and indicate the amount of runoff (cubic feet per second - CFS) and the tributary drainage area (acres) at these points. The drainage plan shall acknowledge offsite construction required to collect flows and to discharge them to an adequate outlet. The exhibit shall also clearly label all watercourses, channels, culverts, brow ditches, or other flood control facilities passing through the site and indicate whether they are proposed or existing. Additionally, all facilities shall be labeled with name, owner, maintenance entity, capacity, grades, and dimensions. All easements or rights of way shall be shown and their widths indicated. Where calculated flow rates or hydraulic capacities are supplied or where flood control facilities are proposed, the exhibit shall be signed and sealed by a registered civil engineer.

In cases where it is not feasible to show the required detail on the exhibit or where offsite improvements or analysis are required, the applicant may submit two (2) copies of a drainage report as a supplement to the exhibit.

WATER QUALITY MANAGEMENT PLAN (WQMP)

The Santa Ana, San Diego, and Colorado River Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011, R9-2004-001, and R7-2008-0001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4 permit, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, projects submitted within the certain portions of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana River, San Jacinto River, Santa Margarita River or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

<http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>

APPLICATION FOR LAND USE AND DEVELOPMENT

To comply with the WQMP, a developer must submit a "Project Specific" WQMP. This report is intended to, a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (Best Management Practices - BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

FLOOR PLANS AND ELEVATIONS

All floor plans and elevation exhibits shall include the information listed on items 1 through 7 of the Land Use Application Matrix. In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed and existing heights, and any proposed or existing wall signs, HVAC equipment, solar equipment or other equipment mounted on exterior walls or roof. A Conceptual Sign Program can be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

If you have any questions concerning your application, please contact the Planning Department at the appropriate office listed on the front of this application.

The following table lists the minimum information required on the site plan exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE AMENDMENT BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the proposed land use application, including information not specifically required by this checklist.

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit
						CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
X	X	X	X	X	X	1. Name, Address, and telephone number of applicant.
X	X	X	X	X	X	2. Name, address, and telephone number of land owner.
X	X	X	X	X	X	3. Name, address, and telephone number of exhibit preparer.
X	X	X	X	X	X	4. Assessor's Parcel Numbers and, if available, address of the property.
X	X	X	X	X	X	5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits. Architect's scale is only acceptable for floor plans, elevations, and landscape plans.
x	X	x	x	x	x	6. North arrow.

APPLICATION FOR LAND USE AND DEVELOPMENT

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit CUMHRV = Conditional-Use Mobile Home/RV PP = Plot Plan PUP = Public Use Permit TUP = Temporary Use Permit VAR = Variance
x	x	x	x	x	x	7. Date Exhibit Prepared.
x	x	x	x	x	x	8. Title of Exhibit (i.e. "Change of Zone", "Plot Plan for landscaping", etc.).
x	x	x	x	x	x	9. A detailed project description, including proposed and existing buildings, structures and uses.
x	x	x	x	x	x	10. Complete legal description of property.
x	x		x	x	x	11. Overall dimensions and total net and gross acreage of property.
x	x	x	x	x	x	12. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
x	x	x	x	x	x	13. Exhibit Amendment block
x	x	x	x	x	x	14. Thomas Brothers map page and coordinates. (Identify edition year used)
	x					15. Proposed boundary lines and approximate dimensions for each space or site.
	x					16. Net size, for each space or site.
x	x					17. Numbered mobilehome or recreational vehicle spaces, dwelling units, or lots, and the total number of each type or space, unit, or lot.
x	x	x	x	x	x	18. Location of adjoining property and lot lines.
x	x	x	x	x	x	19. Existing and proposed zoning and land use of property.
x	x	x	x	x	x	20. Existing use and zoning of property immediately surrounding subject property.
x	x	x	x	x	x	21. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
x	x	x	x	x	x	22. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
x	x	x	x	x	x	23. Location, widths, and improvements of existing and proposed public utility, easements, transmission lines, power and telephone poles, and underground utilities on or abutting the property.
x	x	x	x	x	x	24. Names, locations, rights-of-way widths, and improvements of adjacent existing and proposed streets and the approximate grades of proposed and existing streets and approximate street centerline radii of curbs. If private streets are proposed, they shall be so noted on the tentative map.
x	x	x	x	x	x	25. List and accurately show all easements of record (by map or instrument number).
x	x		x	x	x	26. Streets, alleys, and rights-of-way providing legal access to the property.
x	x		x	x	x	27. If project is within a Community Services District, identify the district.
x	x		x			28. Typical street improvement cross-sections.
x	x	x	x	x	x	29. Label and describe any land or rights-of-way to be dedicated to public or other uses.

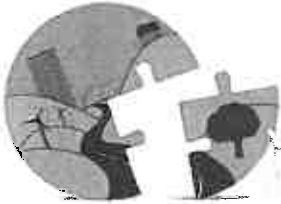
APPLICATION FOR LAND USE AND DEVELOPMENT

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x		30. Existing topography of the property, with the source(s) of the contour lines identified. The contour lines shall extent 300 feet beyond the exterior boundaries of the subject property when adjacent property is unimproved or vacant. When adjacent property is improved or not vacant, contour lines shall extend beyond the exterior boundaries of the subject property a distance sufficient to determine compatibility with adjacent property. Maximum contour interval should be five feet. Flood Control District and Transportation Department base maps are acceptable sources of information. Topography from U.S.G.S. maps may be used only when more detailed information is not available. Additional topography may be required if deemed necessary.
x	x	x	x	x		31. Preliminary grading including all cut/fill, slopes to scale with setbacks from structures and property lines, the elevations of all individual building pads, the elevations at the perimeter of the subject property, conceptual drainage facilities (including the location of terraces, terrace drains, down drains, brow ditches, V-ditches, and lot to lot drainage facilities), existing topography, and the relationship to adjoining land and development, and any existing grading.
x	x	x	x	x	x	32. Spot elevations. (See detailed description on Page 12)
x	x	x	x	x	x	33. When subsurface septic sewage disposal is intended, include the information described on Page 13 under "Site Grading, Subsurface Disposal".
x	x	x	x	x	x	34. Note whether or not land is subject to liquefaction or other geologic hazard, or is within a Special Studies Zone.
x	x	x	x	x	x	35. Note whether or not land is subject to overflow, inundation, or flood hazard.
x	x	x	x	x	x	36. FEMA mapped floodplains and floodways including zone designation.
x	x	x	x	x	x	37. Drainage plan. (See description on Page 13.)
x	x	x	x		x	38. Centerline curve radii and typical sections of all open channels
x	x	x	x			39. Table indicating area and density calculations with percentage breakdowns, including total area involved, total building area divided by uses, (if applicable), total parking or paved area, total landscaped area, total recreation, and/or open space area. Identify proposed parking spaces.
x	x	x				40. Labeled common areas, open space, and recreational areas, with location, dimensions, acreage, any known proposed uses, and name of proposed owner(s) or entity(ies) who will maintain these areas.
x	x	x	x	x	x	41. Location, dimensions, setbacks, and nature of proposed and existing, fences, gates, walls, free standing signs, driveways, turnout and/or turnarounds and curbs, drainage structures, and above and below ground structures, including septic subsurface sewage disposal systems.
x	x	x	x	x		42. Location, dimensions, arrangement, and numbering of parking spaces for existing and/or proposed parking, loading and unloading facilities, identifying handicapped and compact parking spaces.
x	x	x	x	x	x	43. Location and dimensions of existing and proposed ingress and egress, and methods of vehicular circulation.
x	x	x	x	x	x	44. Location and dimensions of existing dwellings, buildings or other structures, labeled as existing and indicating whether they are to remain or be removed.
x	x	x	x	x	x	45. Location, dimensions, and height of proposed dwellings, buildings, or other structures, labeled as proposed.

APPLICATION FOR LAND USE AND DEVELOPMENT

LAND USE AND DEVELOPMENT MATRIX						
CUP	CUMHRV	PP	PUP	TUP	VAR	
						CUP = Conditional Use Permit PP = Plot Plan TUP = Temporary Use Permit CUMHRV = Conditional-Use Mobile Home/RV PUP = Public Use Permit VAR = Variance
x	x	x	x	x	x	46. Setback dimensions of existing structures and paved areas.
x	x	x	x	x	x	47. Setback dimensions of proposed structures and paved areas.
x	x	x	x			48. Labeled landscaped areas with dimensions and spacing of proposed planters.
x		x	x			49. Dimensioned elevations, including details of proposed materials for elevations, type of construction and occupancy classification per the current County adopted Uniform Building Code and floor plans for each building. (Attach to site plan). See Page 14 for detailed floor plans.
x		x	x			50. Square footage calculations per floor and total for each building shown, and per dwelling unit, as applicable.
x	x	x	x	x	x	51. Conceptual Planting Plan prepared pursuant to Ord. No. 859 and the County of Riverside Guide to California Friendly Landscaping which may be found at http://www.rctlma.org/planning/content/devproc/landscape/landscape.html . Projects that include off-street parking shall also conform to Ord. No. 348, Section 18.12 and provide shading plans in conjunction with the Conceptual Planting Plan.
x	x	x	x			52. To show compliance with the County's Water Quality Management Plan, water quality features or a note describing the site's water quality features shall be shown.

Additional copies of this application may be obtained from the Planning Department's Web Page at <http://www.tlma.co.riverside.ca.us/planning/documents/2951010.pdf>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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: SMP 152 R1 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Hanson Aggregates E-Mail: Marvin.Howell@hanson.biz

Mailing Address: P.O. Box 639069
San Diego CA 92163-9069
City State ZIP

Daytime Phone No: (858) 577-2770 Fax No: (619) 278-5922

Mine Operator's Name: Matt Wood E-Mail: Matt.Wood@hanson.biz

Mailing Address: P.O. Box 1115
Corona CA 92989
City State ZIP

Daytime Phone No: (951) 371-7625 Fax No: (____) _____

Engineer/Representative's Name: Warren Coalson E-Mail: Warren@enviromineinc.com

Mailing Address: 3511 Camino Del Rio South, Suite 403
San Diego CA 92071
City State ZIP

Daytime Phone No: (619) 284-8515 Fax No: (619) 284-0115

Property Owner's Name: Hanson Aggregates E-Mail: Marvin.Howell@hanson.biz

Mailing Address: P.O. Box 639069
San Diego CA 92163-9069
City State ZIP

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

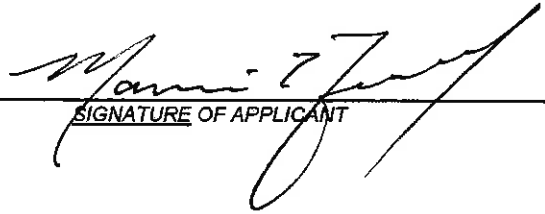
Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SURFACE MINING PERMIT

Marvin Howell

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

Executed on June 22, 2012
Month, Date, Year

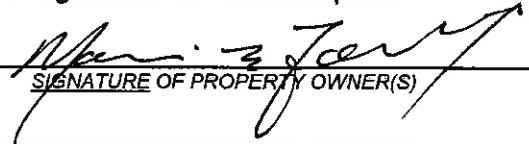
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Assessor's Parcel Number(s): 278-140-013, 278-150-006

Section: 3, 10 Township: 4S Range: 6W

Approximate Gross Acreage: 128

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.):

See Attached Project Description

APPLICATION FOR SURFACE MINING PERMIT

Daytime Phone No: (858) 577-2770 Fax No: (619) 278-5922

Mineral Rights Owner's Name: Hanson Aggregates E-Mail: Marvin.Howell@hanson.biz

Mailing Address: P.O. Box 639069
San Diego Street CA 92163-9069
City State ZIP

Daytime Phone No: (858) 577-2770 Fax No: (619) 278-5922

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 LAND USE AND DEVELOPMENT

Import 0 Export 34.5 Million CY Neither _____

What is the anticipated source/destination of the import/export?
Exported to multiple locations

What is the anticipated route of travel for transport of the soil material?
Cajalco Road to Interstate 15 north and south bound.

How many anticipated truckloads? Max 200 daily offsite truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 807,448 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

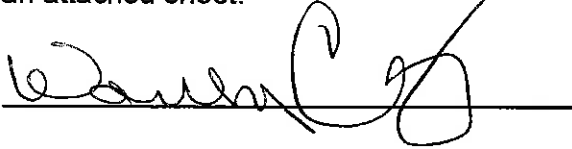
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 6/21/2012
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	
Project Location:	Riverside County, South of City of Corona, Northeast of I-15 and Cajalco Road	
Project Description:	See Attached Project Description	
Project Applicant Information:		
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), Beaneries, 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, Diners (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 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 ³ 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 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/R8BPlan.pdf . ⁴ The 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.	

APPLICATION FOR SURFACE MINING PERMIT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region		
Project File No.		
Project Name:	N/A	
Project Location:		
Project Description:		
Project Applicant Information:		
Proposed Project Consists of, or includes:		
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	YES	NO
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input 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 type="checkbox"/>
Restaurants. (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), Beaneries, 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, Diners (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.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Environmentally Sensitive Areas (ESAs) ¹ . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from www.swrcb.ca.gov/rwqcb9/programs/basinplan.html . The 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.	

APPLICATION FOR SURFACE MINING PERMIT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	N/A
Project Location:	
Project Description:	
Project Applicant Information:	

Proposed Project Consists of, or includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input 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 type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input 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), Beaneries, 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, Diners (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 type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

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.

APPLICATION FOR SURFACE MINING PERMIT

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP. Projects within the Whitewater watershed may refer to Supplement A (of the Riverside County DAMPs) and the Supplement A Attachment. These documents are available on-line at:

[http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP complete.pdf](http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP%20complete.pdf)
and,

[http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP Template Exhibit A-Word Format.doc](http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/WQMP%20Template%20Exhibit%20A-Word%20Format.doc)

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/Supplement_A.pdf

http://www.floodcontrol.co.riverside.ca.us/districtsite/downloads/NPDES/Supplement_A_Attachment.pdf

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

APPLICATION FOR SURFACE MINING PERMIT

FILING INSTRUCTIONS FOR SURFACE MINING PERMIT

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Surface Mining Permit application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

THE SURFACE MINING PERMIT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
5. 30 copies of Exhibits "A" (Mining Plan), "B" (Reclamation Plan), and "C" (Project Description). (Note: All maps must be folded no larger than 8½" x 14")
6. Two 8½ " x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph
8. Digital images of the aerial photograph, Exhibits A, B & C, the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG)
9. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
10. Applicable deposit-based fees.

WATER QUALITY MANAGEMENT PLAN (WQMP)

The Santa Ana, San Diego, and Colorado River Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011, R9-2004-001, and R7-2008-0001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4 permit, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, projects submitted within the certain portions of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic

APPLICATION FOR SURFACE MINING PERMIT

location (Santa Ana River, San Jacinto River, Santa Margarita River or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
<http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>

To comply with the WQMP, a developer must submit a "Project Specific" WQMP. This report is intended to, a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (Best Management Practices - BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the subdivision application package. The format of the PRELIMINARY report would mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

MINING PLAN CHECKLIST: EXHIBIT A

The following information must be provided on the site plan (Exhibit A.)

1. Name of the mine.
2. Mineral commodity to be mined.
3. Name, address and telephone number of the Mine Operator, Land Owner, Applicant, Representative, Owner of Mineral Rights, Mining Engineer, Civil Engineer, Geologist, Map Preparer, and Lessee.
4. Acreage of area to be mined, acreage of property, north arrow, vertical and horizontal scales, source of map, date of map preparation, and date of latest revision.
5. Property boundary lines, dimensions, location of adjoining lot lines, and vicinity map showing relationship to the surrounding area. The property corners must be monumented and easily identified by inspection personnel.
6. Topographic detail of the site showing pre-mining and post-mining intervals such that slopes are 0%-2%, 3%-9% and 10%+ and contour intervals of 2', 5' and 10'.
7. Existing and proposed zoning.
8. Existing uses on, and immediately adjacent to, property. Include all structures.
9. Name of utility purveyors (electricity, gas, water, sewer, telephone).
10. Show names, widths, improvements, and gradients of ingress and egress including documented or proposed legal access to the property from a county-maintained road. Also show any proposed private streets. Location and nature of proposed and existing fencing, gates, walls, driveways, curbs, and signs. Include dimensions. Location of all streams, roads, railroads, sewage disposal systems, water wells, utility facilities, and easements within 500 feet of the site. Location and boundaries of areas to be mined, waste dumps, stockpiles, tailing ponds, retarding basins, and settling ponds.
11. Depict separate mining phases where applicable, including phasing dates and volumes to be mined. Location and description of operating equipment and structures.
12. Progression of stripping and excavating through the use of cross sections of elevations that include corresponding phase designations. Cross sections should also show extent of overburden, mineral deposits, groundwater level, and details of the working face of the operation.
13. Proposed maximum depth of excavation.
14. Anticipated mining of mineral commodity and waste material by volume and weight per year, per phase, and during life of permit (include dates).

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15. Environmental hazards such as earthquake faults, Alquist-Priolo Earthquake Fault Zones, County Fault Hazard Zones, Liquefaction Hazard Areas, landslide hazards, blowsand hazard, fire hazard areas, 100-year flood plains, and areas subject to overflow, inundation, and flooding.
16. Environmental resources such as agricultural lands, scenic highways, historic resources, prehistoric resources, mineral resources, geothermal resources, wind resources, solar resources, hydroelectric resources, hydrocarbon resources, critical wildlife areas, and critical vegetation areas.
17. The Riverside County General Plan's Area Plan Name, Foundation Component and Land Use designation, and Overlays or Policy Areas, if any, for the subject property.
18. Assessor's Parcel Numbers (APNs) and legal description.
19. Location of processing and storage areas.
20. Location, width, and direction of flow of all drainage courses.
21. Location and details of facilities to control on- and off-site storm runoff, erosion, and sedimentation (such as water courses, culverts, drainpipes, settling ponds, retarding basins, ditches, and dikes). Include data on amount of runoff and gradients of facilities.
22. Any land or right-of-way to be dedicated to public use, railroads, or other.
23. Location and dimensions of mining setbacks.
24. Location and details of facilities to control on- and off-site storm runoff, water quality, erosion, and sedimentation (such as watercourses, culverts, drainpipes, settling ponds, retarding basins, ditches, and dikes). Include data on amount of runoff and gradients of facilities.

RECLAMATION PLAN CHECKLIST: EXHIBIT B

The following information must be included on Exhibit B.

1. North arrow, vertical and horizontal scales, date of map preparation, source of map, date of latest revision.
2. Name and address of applicant, representative and landscape architect.
3. Cross sections through cuts, fills and drainages.
4. Boundaries of areas to be reclaimed, including acreage.
5. Original (pre-mining) topography.
6. Post-mining topography.
7. Reclaimed ground surface contours.
8. Original and post-reclamation drainage, including critical areas within or near the project area such as lakes, streams, or wetlands. Show direction of flows with arrows. Erosion and sediment control structures or treatment such as water bars, berms, siltation ponds, diversions, etc.
9. Landscaping including names of plant species, size, and spacing of plants. Present the method of planting and irrigation. Illustrate the ultimate physical condition of the site and specify proposed uses or potential uses of the land, as reclaimed. Illustrate the sequence and timing for reclaiming the land to its end state using diagrams and/or cross sections as necessary. Include start and completion dates reclamation phases. Indicate post-mining safety features (e.g. fences, gates, signs).
10. Erosion, sediment, and water quality control structures or treatment such as water bars, berms, siltation ponds, diversions, etc.

PROJECT DESCRIPTION CHECKLIST: EXHIBIT C

The following information must be submitted in written form and supplemented with graphics to illustrate descriptions.

SITE AND AREA CHARACTERISTICS

1. Access

APPLICATION FOR SURFACE MINING PERMIT

Describe access to site.

2. Utilities

Describe the availability of water systems and sewage disposal at the site, including proposed methods to provide such systems.

3. Land Use

Describe existing land use of the site and surrounding area, including distance to nearest residential development.

4. Visibility

Describe the visibility of the proposed operation from the surrounding area (considering highways, residences, commercial development, and recreation areas). Discuss proposed mitigation (e.g. landscaping, berms, fences, modification of operation, etc.).

5. Geology

Describe the geology of the site and surrounding area, considering principal rock formations, overburden materials, principal ore and gangue minerals. Describe the geometric interrelationships of earth materials, including estimates of thickness, aerial extent, volume and tonnage of materials to be mined. Describe the geologic conditions which could adversely affect project, considering earthquake faults, Special Studies Zones, groundshaking, landslides, mudflows, liquefaction hazards, differential settlement, hydroconsolidation, collapsible or expansive soils, wind erosion, water erosion, sedimentation, and inundation due to earthquake-induced dam failure. Discuss proposed mitigation.

6. Hydrology

Surface Water

Describe surface water characteristics of the site (drainage patterns, size of the area that drains into site, proposed alteration of drainage patterns, etc.). Describe the methods to insure positive drainage of site and to minimize adverse effects on adjacent property. If site is within a recognized floodway, 100-year floodplain, or an area subject to flashflooding, then describe methods to protect project from flood damage and to insure that the project will not intensify flooding effects on surrounding property. If site is within or upstream of a groundwater recharge area, then discuss potential for project to increase siltation of recharge area or to otherwise decrease its absorptive qualities. Describe methods to protect recharge from these effects. If the operation will introduce any toxic substance, contaminate, or otherwise degrade the quality of stream run-off from the site, then describe methods to minimize those effects. If there are any stream gauging stations within the site, then describe methods to preserve or relocate the stations. Coordinate with either the County Flood Control and Water Conservation District office in Riverside or the United States Geological Survey.

Groundwater

Describe groundwater, subsurface geology, permeability, fault barriers, structural constrictions in the basins, quantity, quality, and direction of flow. If groundwater is pumped by wells for use on, around, or downstream of the site, then describe any adverse effects that may occur to the quantity, quality, or depth of groundwater and describe methods to minimize these effects.

7. Soils

Describe the various soils on the site, including their physical and chemical characteristics, average thickness, erodibility, and land use capability.

8. Vegetation

APPLICATION FOR SURFACE MINING PERMIT

Describe the types of vegetation that grow on and around the site using both common and scientific names. List Federal- and/or State-designated Rare, Threatened or Endangered Species on or near the site, and discuss proposed mitigation.

9. **Wildlife**

List species occurring on and around the site using both common and scientific names. List Federal- and/or State-designated Rare, Threatened, or Endangered Species on or near the site. Discuss proposed mitigation.

MINING

1. **Mineral Commodity**

Describe the mineral commodity to be mined.

2. **Mining Operation**

Briefly describe the proposed mining operation including removal of vegetation and overburden, how the mineral commodity will be extracted, the equipment that will be used, and any proposed phasing of the operation (including dates).

3. **Project Life**

Anticipated starting date, expected ending date, and expected life in years.

4. **Size**

Total acreage permitted or to be permitted, total acreage to be disturbed and total acreage.

5. **Excavations**

Maximum depth in feet, maximum size in acres, maximum slope angle of walls, overall design slope, including benches and distance between benches. Provide verification by an Engineering Geologist or Soils Engineer that finished cut slopes will be stable under static and dynamic conditions.

6. **Anticipated Production of Commodity**

Volume and weight per year in cubic yards and tons and total commodity to be produced during life of permit, including waste material.

7. **Planned Ore Processing Methods on Site**

Dry screening, flotation, amalgamation, wet screening, crushing/grinding, washing, mechanical separation, smelting, leaching, batch plant, other.

8. **Production Water Data**

State the maximum and average quantity of water used in gallons per minute and acre-feet per year. Indicate the proposed or existing sources of water such as reservoirs, wells, ponds, diversions, municipal water supply, etc. Wastewater disposed of in gallons per minute, wastewater dispose; of in acre-feet per year, possible contaminants, including turbidity and wastewater disposal method. Indicate the volume of excess processing water, mine drainage, storm runoff from disturbed or utilized areas and any other water which will be handled on; the site. Describe anticipated or possible contaminants including processing chemicals, detergents, acid drainage, turbid (muddy) water, fuel oil or gasoline, and runoff water which may contain fertilizer or other soil amendments.

9. **Mine Wastes**

Type(s) of waste to be produced (e.g. topsoil, overburden, tailings, and sediment. Amount of each type of waste to be produced. Amount of each type of waste to be produced during the life of the mine. Disposal method for each type of waste.

APPLICATION FOR SURFACE MINING PERMIT

10. Imported Wastes

If any imported materials, such as domestic garbage, chemicals, oil or other material will be disposed of on the project site, then describe what types, in what expected amounts, and what method of disposal.

11. Erosion and Sedimentation Control

Describe methods to prevent erosion and/or sedimentation of adjacent property due to waters discharged from the site. Also, describe methods to protect stockpiles of mined materials from water and wind erosion.

12. Blasting

Procedures for storage and detonation of explosives, including notification of authorities, and methods to reduce effects on offsite structures and residents.

13. Truck Traffic

Number of daily trips, haul routes, safety measures.

RECLAMATION

1. Subsequent Uses

Describe proposed subsequent uses for the reclaimed mine land.

2. Reclamation Schedule

Provide a schedule of the phasing of the reclamation, dates for each phase, and a description of the treatments. Indicate when reclamation is expected to begin (month and year) and when it will be completed. If reclamation is to be accomplished concurrent with mining, indicate at what time during the mining process (or give dates) it will be undertaken and accomplished. Explain what reclamation will be undertaken in each phase. Describe the time lag that will occur between completion of each mining phase and the beginning of reclaiming the land that was subject to that mining phase.

3. Future Mining

Describe how reclamation of site may affect future use of the property and adjacent or nearby property for mining purposes.

4. Public Safety

Describe what measures will be taken to ensure public safety (fences, gates, signs, hazard removal, etc.).

5. Post-Reclamation

Describe in detail what the mined site will look like after it has been reclaimed.

6. Drainage and Erosion Controls

Describe how post-reclamation drainage will differ from the original site condition; discuss the possible effect of changes in the drainage on runoff, erosion, sedimentation, streamflow, and streambank stability.

7. Slopes and Slope Treatment

Discuss how cut and fill slopes, waste piles, and tailings will be stabilized to prevent landslides, earth flows, rock falls, and erosion (revegetation, benching, scaling, slope reduction, etc.). Provide verification by a Soils Engineer that all fill slopes steeper than 2:1 will be stable.

APPLICATION FOR SURFACE MINING PERMIT

8. **Pit Areas and Excavations**
Describe how pit areas or excavations will be reclaimed (backfilled, regraded, topsoiled, revegetated, etc.).
9. **Ponds, Reservoirs, Tailings, Wastes**
Describe how ponds, tailing, and/or mine wastes will be reclaimed (regraded, dewatered, capped, revegetated, removed, etc.). If any dams or embankments are to remain after reclamation, describe type of dam, construction material, permeability, foundation characteristics, storage volume and design criteria (including design criteria for seismic hazards); prepare a cross section through dams or embankments showing design characteristics.
10. **Clean-up**
Describe methods and timing for removal, disposal or utilization of residual equipment, structures, refuse, etc.
11. **Contaminants**
Describe methods to control contaminants, especially with regard to surface runoff and groundwater.
12. **Soils and Fine-Textured Waste**
Describe the method of removal, storage, and replacement of topsoil; the mean thickness of topsoil or fines on the site after reclamation; testing to determine whether soil or mine wastes need to be modified to encourage plant growth.
13. **Revegetation**
Describe the plant species and/or seed to be used; rate of seed application and/or spacing of plants; planting methods; time of year for planting; types and amounts of fertilizers, mulch, lime, etc.; site preparation, (ripping, disking, soil additives, etc.); and irrigation system.
14. **Monitoring and Maintenance**
Describe any baseline monitoring that has been done to document present environment. Describe maintenance program; to ensure that revegetation is successful, and that public safety measures, water quality erosion control treatments, etc., are maintained. Indicate who will be responsible for carrying out the maintenance and monitoring program.
15. **Reclamation Assurance**
Describe assurance mechanism(s) to guarantee reclamation of the site (bonding, letter of credit, trust fund, etc.).
16. **Preliminary Project-Specific Water Quality Management Plan (WQMP)** – if required, as determined by completion of the appropriate Checklist for Identifying Projects Requiring a Project-Specific WQMP (see pages **Error! Bookmark not defined.** and 5).

Beginning January 1, 2005, in compliance with Board Orders R8-2002-0011 and R9-2004-001, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
<http://www.floodcontrol.co.riverside.ca.us/waterqualitynpdes.asp>

APPLICATION FOR SURFACE MINING PERMIT

To comply with the WQMP, a developer must submit a "Project Specific" WQMP. This report is intended to: a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as an appendix to the WQMP.

Projects requiring Project-Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report should mimic the format/template of the final report but would be at a much lesser level of detail. For example, points a, b & c above would be covered, rough calculations supporting sizing would be included, and footprint/locations for the BMPs would be identified on the tentative exhibit. Detailed drawings will not be required.

INFORMATION SHEET

Riverside County Ordinance No. 555, adopted by the Board of Supervisors on August 9, 1977, is the County's implementation of the State Surface Mining and Reclamation Act (SMARA) of 1975 (Public Resources Code, Section 2710 et seq.). The purposes of SMARA are to minimize adverse effects of extraction operations and to encourage conservation and production of minerals, while giving consideration, to values relating to recreation, watershed, wildlife, open space, and aesthetic enjoyment. Ordinance No. 555 states that in most situations a permit must be obtained before an individual commences a surface mining operation. There are limited exemptions for certain types of operations. Per Ordinance No. 348, surface mining is permitted in zones: M-SC, M-M, M-H, R-R-O, R-R, M-R-A, M-R, A-1, A-1, W-1, W-2, N-A, and W-2-M, provided a valid surface mining permit has been granted pursuant to Ordinance No. 555.

When an application is submitted, it is first reviewed for completeness according to the criteria established by the Surface Mining and Reclamation Act and Ordinance No. 555. The application must include a mining plan and reclamation plan. These items must be delineated in both map and text form. Several items are considered essential elements of a mining and reclamation plan:

1. Indication of the progression of all operations of the facility;
2. Locations of equipment, stockpiles, settling ponds, interim drainage and mineral deposits;
3. Progression of stripping and excavating through the use of cross sections of elevations;
4. Indication of time lag between mining and reclamation and between original equipment siting and relocations; and,
5. Method of handling simultaneous excavation and reclamation, if possible.

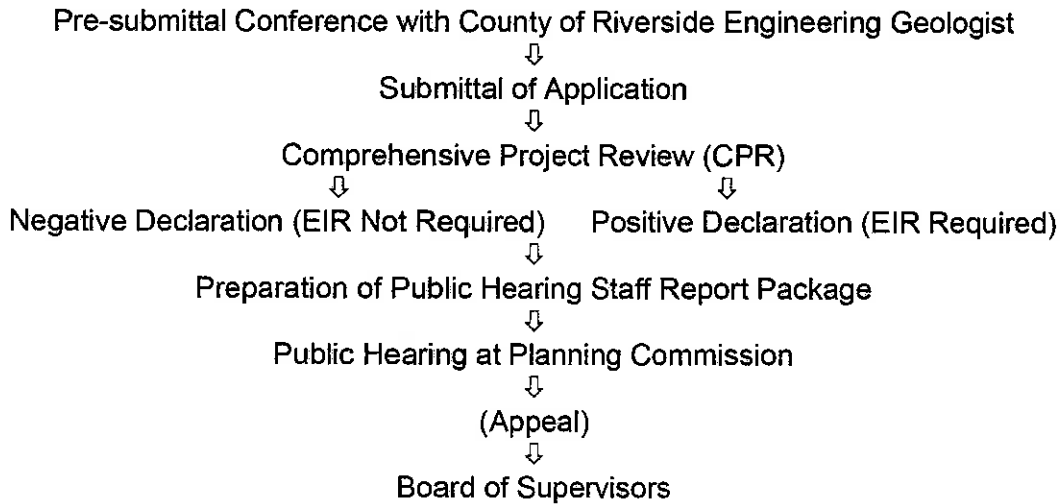
The Application is also reviewed for compliance pursuant to the California Environmental Quality Act (CEQA). When CEQA procedures and agency reviews are completed, a public hearing is held before the Riverside County Planning Commission. As a condition of approval, an annual Special Inspection Permit will be obtained from the County to insure compliance with the reclamation and mining plans. This permit must be obtained from the Riverside County Department of Building and Safety at least 15 days before the conclusion of each stage of reclamation or annually, whichever comes first. In addition, all applicants will be required to establish financial assurances to guarantee that the work outlined in the reclamation plan will be completed within the time limits of the plan.

No person who has obtained a vested right to conduct a specific surface mining operation prior to January 1, 1976 shall be required to secure a permit for that operation, as long as the operation continues and no substantial change is made. An operator has a vested right if prior to January 1, 1976,

APPLICATION FOR SURFACE MINING PERMIT

he has, in good faith and in reliance upon a permit or other authorization diligently commenced surface mining operations. However, whether or not a vested right exists, a reclamation plan must be filed for operations conducted after January 1, 1976. Additionally, if any substantial change occurs, a permit for the entire operation must be obtained.

Surface Mining Permit Application Process:



Additional copies of this application may be obtained from the Planning Department's Web Page at <http://www.tlma.co.riverside.ca.us/planning/documents/2951033.pdf>



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*George A. Johnson
Agency Director*

<i>Katherine Gifford Director, Administrative Services Department</i>	<i>Ron Goldman Director, Planning Department</i>	<i>Juan C. Perez Director, Transportation Department</i>	<i>Mike Lara Director, Building & Safety Department</i>	<i>John Boyd Director, Code Enforcement Department</i>	<i>Carolyn Syms Luna Director, Environmental Programs Department</i>
---	--	--	---	--	--

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 Hanson Aggregates hereafter "Applicant" and Hanson Aggregates "Property Owner".

Description of application/permit use:
See Attached Project Description.

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): 278-140-013, 278-150-006

Property Location or Address:

Riverside County, South of the City of Corona, Northeast of Interstate 15 - Cajalco Road Interchange

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Hanson Aggregates

Phone No.: (858) 577-2770

Firm Name: Hanson Aggregates

Email: Marvin.Howell@hanson.biz

Address: P.O. Box 639069

San Diego, CA 92163

3. APPLICANT INFORMATION:

Applicant Name: Hanson Aggregates

Phone No.: (858) 577-2770

Firm Name: Hanson Aggregates

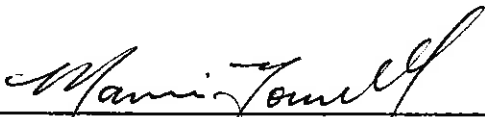
Email: Marvin.Howell@hanson.biz

Address (if different from property owner)

P.O. Box 639069

San Diego, CA 92163

4. SIGNATURES:

Signature of Applicant:  Date: June 22, 2012

Print Name and Title: Marvin Howell, Director of Land Use Planning for Hanson Aggregates

Signature of Property Owner: _____ Date: _____

Print Name and Title: Same as above

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*George A. Johnson
Agency Director*

<i>Katherine Gifford</i>	<i>Ron Goldman</i>	<i>Juan C. Perez</i>	<i>Mike Lara</i>	<i>John Boyd</i>	<i>Carolyn Syms</i>
<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Director,</i>	<i>Luna</i>
<i>Administrative</i>	<i>Planning</i>	<i>Transportation</i>	<i>Building & Safety</i>	<i>Code</i>	<i>Director,</i>
<i>Services</i>	<i>Department</i>	<i>Department</i>	<i>Department</i>	<i>Enforcement</i>	<i>Environmental</i>
<i>Department</i>				<i>Department</i>	<i>Programs Department</i>

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 Hanson Aggregates hereafter "Applicant" and Boral Resources, Inc. "Property Owner".

Description of application/permit use: See Attached Project Description.

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.

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- 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.

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Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 278-140-013, 278-150-006

Property Location or Address:

Lot 1 PM 129/073 PM 19354

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Boral Resources, Inc.

Phone No.: (714) 832-5411

Firm Name: Santa Ana River Rock Company

Email: _____

Address: P.O. Box 17774
Irvine, CA 92713

3. APPLICANT INFORMATION:

Applicant Name: Hanson Aggregates

Phone No.: (858) 577-2770

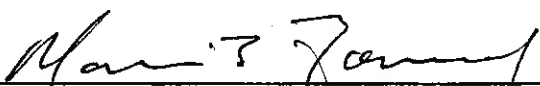
Firm Name: Hanson Aggregates

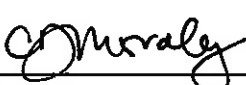
Email: Marvin.Howell@hanson.biz

Address (if different from property owner)
P.O. Box 639069
San Diego, CA 92163

4. SIGNATURES:

Signature of Applicant:  Date: June 22, 2012
Print Name and Title: Marvin Howell, Director of Land Use Planning for Hanson Aggregates

Signature of Property Owner:  Date: June 22, 2012
Print Name and Title: Marvin Howell, Director of Land Use Planning for Hanson Aggregates

Signature of the County of Riverside, by  Date: 6/28/12
Print Name and Title: CATHERINE MORALES, LAND USE TECHNICIAN II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	_____
Set #: _____	Application Date: _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/21/2014,

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

APN (s) or case numbers SMPOO15ZRI For

Company or Individual's Name Planning Department,

Distance buffered 2400'

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

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

NAME: Vinnie Nguyen

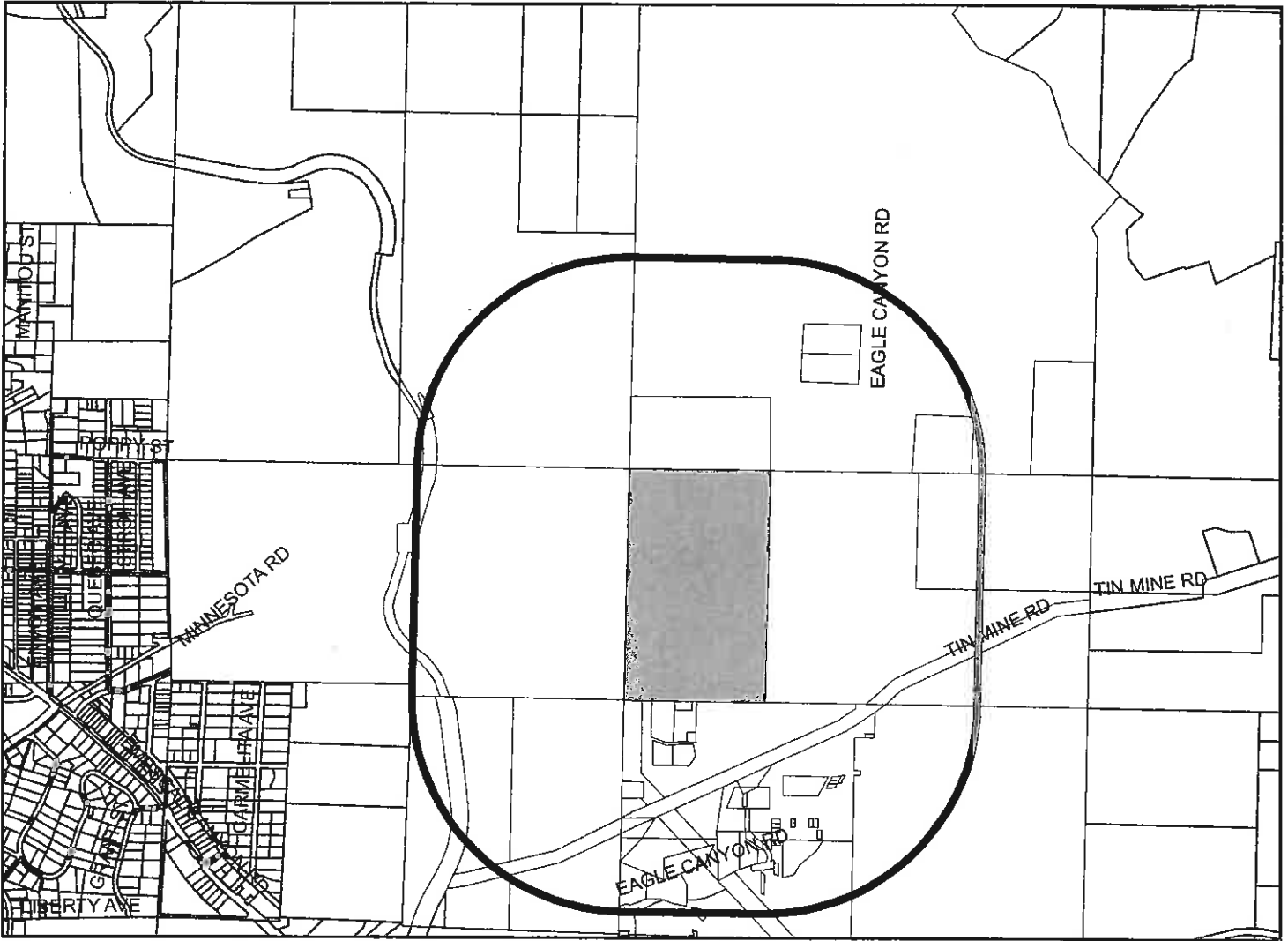
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

SMP00152R1 (2400 foot buffer)



Selected Parcels

- 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
- 278-160-029 278-160-041 278-180-002 278-180-004 278-180-032 278-180-033 278-160-001 278-160-025 278-160-030 278-180-003
- 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
- 278-160-017 278-160-028 278-180-001 278-160-019 278-160-020 278-180-025 278-180-026 278-160-005 278-180-011 279-020-002
- 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-



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

ASMT: 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
22482 WALNUT CR
WILDOMAR CA 92595

ASMT: 278160026, APN: 278160026
AZUCENA DEJESUS
26875 AYAMONTE
MISSION VIEJO CA 92692

ASMT: 278160017, APN: 278160017
SOUAD MANSOOR, ETAL
43318 HEAVENLY WAY DR
ANTHEM AZ 85086

ASMT: 278180001, APN: 278180001
JUDITH SIPE
18642 MANNING DR
TUSTIN CA 92780

ASMT: 278160018, APN: 278160018
JEANETTE GUTIERREZ
1534 N RONAN AVE
WILMINGTON CA 90744

ASMT: 278180005, APN: 278180005
ANTONIO PAREDES
111126 SILVERTON CT
CORONA CA 92881

ASMT: 278160019, APN: 278160019
LORETTA KALT
C/O CHARLES VALENCIA
7142 ORANGETHORPE SP 10B
BUENA PARK CA 90621

ASMT: 278180008, APN: 278180008
MARIE MOSHINSKY, ETAL
19880 EAGLE CANYON
CORONA, CA. 92881



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
5581 E 23RD ST APT 3
LONG BEACH CA 90815

ASMT: 278180027, APN: 278180027
TEMESCAL CLIFFS 8
P O BOX 77756
CORONA CA 92877

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
211 W RINCON ST NO 108
CORONA CA 92880

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

ASMT: 278180018, APN: 278180018
WALKER STRANGIS
2104 CIRCLE DR
HERMOSA BEACH CA 90254

ASMT: 279070019, APN: 279070019
MANUFACTURING CO, ETAL
C/O TAX DIVISION
3M CENTER
ST PAUL MN 55144

ASMT: 278180020, APN: 278180020
SOUTHERN CALIFORNIA EDISON CO
C/O C S REENDERS ASST COMPROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 279070020, APN: 279070020
MANUFACTURING CO, ETAL
C/O TAX DIVISION
P O BOX 33441
ST PAUL MN 55133



LEE LAKE WATER DISTRICT
22646 TEMESCAL CANYON RD
CORONA, CA 92883-4106

CITY OF CORONA
COMMUNITY DEVELOPMENT
400 S. VICENTIA AVE
CORONA, CA 92882

WESTERN MWD
14205 MERIDIAN PARKWAY
RIVERSIDE, CA 92518

RWQCB
ATTN: EXECUTIVE OFFICER
3737 MAIN STREET SUITE 500
RIVERSIDE, CA 92501-3348

DEPT. OF CONSERVATION - OMR
ATTN: BETH HENDRICKSON
801 K STREET, MS 09-06
SACRAMENTO, CA 95814

SCAQMD
ATTN: IAN MACMILAN
21865 COPLEY DRIVE
DIAMOND BAR, CA 91765

U.S. ARMY CORPS OF ENGINEERS
ATTN: FRANCINE NEVAREZ
915 WILSHIRE BLVD
LOS ANGELES, CA 90017

SANTA ANA WATERSHED
PROJECT AUTHORITY
3600 TYLER STREET, SUITE 207
RIVERSIDE, CA 92503

SOUTHERN CALIFORNIA EDISON
2244 WALNUT GROVE AVE
PO BOX 600
ROSEMEAD, CA 91770

SOUTHERN CALIFORNIA GAS
ATTN: TIM PEARCE
251 E. 1ST ST
BEAUMONT, CA 91770

HANSON AGGREGATES
PO BOX 639069
SAN DIEGO, CA 92163-9069

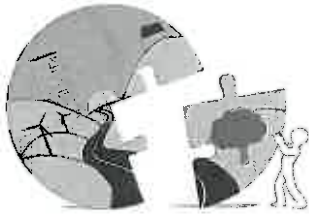
ENVIROMINE INC
3511 CAMINO DEL RIO SOUTH, SUITE 403
SAN DIEGO, CA 92108

BORAL RESOURCES INC
AKA HANSON AGGREGATES
PO BOX 639069
SAN DIEGO ,CA 92163

HANSON AGGREGATES
PO BOX 639069
SAN DIEGO, CA 92163-9069

ENVIROMINE INC
3511 CAMINO DEL RIO SOUTH, SUITE 403
SAN DIEGO, CA 92108

BORAL RESOURCES INC
AKA HANSON AGGREGATES
PO BOX 639069
SAN DIEGO ,CA 92163



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Extending the life and Operating Hours of the Eagle Valley Quarry- SMP00152R1 (SMP00152R1) and Environmental Assessment No. 42525 (EA42525)

Project Title/Case Numbers

David L. Jones
County Contact Person

951-955-6863
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Hanson Aggregates
Project Applicant

P.O. Box 639069
Address

North of Cajalco Road, south of Highway 91, east of Interstate 15 and west of Eagle Canyon Road
Project Location

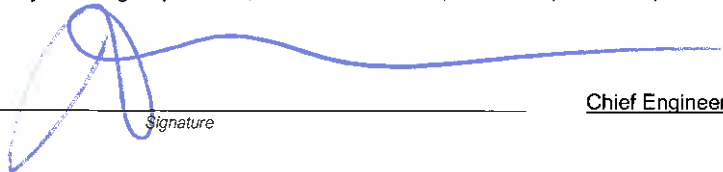
SMP00152R1 proposes to expand the life of the existing mining operation, Eagle Valley Quarry, for sixty-six years through December 31, 2080. December 31, 2080 would complete all mining and reclamation activities at the subject site. The hours of operation for the Eagle Valley Quarry have also been amended under this revision.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on DATE, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2181.25 + \$50.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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


Signature

Chief Engineering Geologist
Title

April 21, 2014

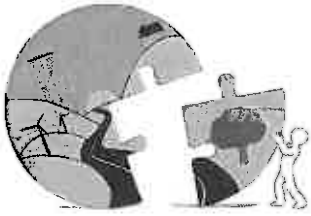
Date

Date Received for Filing and Posting at OPR: _____

DJ/th
Revised 4/21/2014
Y:\Planning Case Files-Riverside office\SMP00152R1\CEQA Docs\SMP00152R1 NOD Form.docx

Please charge deposit fee case#: ZEA42525 ZCFG05901

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Surface Mining Permit No. 152, Revised No. 1 (SMP00152R1)

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

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

COMPLETED/REVIEWED BY:

By: David L. Jones Title: Chief Engineering Geologist Date: April 21, 2014

Applicant/Project Sponsor: Hanson Aggregates Date Submitted: June 28, 2012

ADOPTED BY: Other

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact David L. Jones at 951-955-6863.

Revised: 04/21/14
Y:\Planning Case Files-Riverside office\SMP00152R1\CEQA Docs\SMP00152R1 Mitigated Neg Dec.docx

Please charge deposit fee case#: ZEA42525 ZCFG05901

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1206064

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HANSON AGGREGATES \$64.00
paid by: CK 21005926
paid towards: CFG05901 CALIF FISH & GAME: DOC FEE
CALIF FISH & GAME FPR EA42525
at parcel #:
appl type: CFG3

By _____ Jul 16, 2012 12:09
GLKING posting date Jul 16, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1404780

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: HANSON AGGREGATES \$2,181.25
paid by: CK 21191857
paid towards: CFG05901 CALIF FISH & GAME: DOC FEE
CALIF FISH & GAME FPR EA42525
at parcel #:
appl type: CFG3

By _____ May 09, 2014 11:12
MGARDNER posting date May 09, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

Additional info at www.rctlma.org

Agenda Item No.: **3.6**
Area Plan: East County - Desert
Zoning District: Chuckawalla
Supervisory District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: June 18, 2014

SURFACE MINING PERMIT NO. 102
ORDER TO COMPLY - PROGRESS UPDATE
Environmental Assessment No. N/A
Applicant: Sun Services, Inc.
Engineer/Representative: David Maughan

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

STAFF REPORT

PROJECT DESCRIPTION AND UPDATE:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 8, 2012 Notice of Violation (NOV) for issues identified during the County's September 26, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, inadequate financial assurance, and blocked drainages among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On November 6, 2013, the Planning Commission heard testimony regarding the OTC and continued the hearing to January 15, 2014. During the January 15, 2014 Planning Commission hearing the Planning Commission again heard testimony regarding the OTC and then voted unanimously to affirm the OTC with a modification of the OTC by granting a 60-day time period for compliance.

On May 21, 2014, the Planning Commission heard testimony regarding the OTC from staff detailing the lack of compliance on the mine operator's (David Maughan) part and detailing the notice received relative to a recent change of ownership of the mine (new owner = "Double D Mining"). The Planning Commission also heard testimony from counsel for Double D Mining (Patrick Mitchell) relative to the recent change of ownership and their request to extend the deadline for the OTC. During Mr. Mitchell's testimony, he confirmed David Maughan as the agent for service of process for Double D Mining. The Planning Commission approved a modification to the OTC by ordering the mine owner/operator to provide, to the County Geologist, a new aerial topographic survey map of the mine site with the site boundaries and approved reclamation plan indicated on the map and to pay the arrears charges for the OTC process by June 18, 2014. The Planning Commission also reiterated, as required in the original OTC, that the owner/operator submit \$1,000,000 interim financial assurance to the County before June 18, 2014. Although not formally captured in motion that amended the OTC, it was recommended by the Planning Commission that the owner/operator tour the mine site with the County Geologist along with the owner/operator's consultants prior to the June 18, 2014. The Planning Commission continued the hearing to the June 18, 2014 Planning Commission date.

ISSUES OF POTENTIAL CONCERN:

1. This mine continues to operate without benefit of an approved mining permit or reclamation plan that accommodates all aspects of the mining operations necessary to comply with SMARA and County Ordinance No. 555.
2. This mine continues to operate without benefit of an approved financial assurance that accommodates reclamation of the mine necessary to be in compliance with SMARA and County Ordinance No. 555.
3. As of this writing (June 6, 2014), the County has not received the required new aerial topographic survey map of the mine site with the site boundaries and approved reclamation plan indicated on the map.
4. As of this writing (June 6, 2014), the County has not received the required payment of arrears charges for the OTC process (invoice sent to Mr. David Maughan and Patrick Mitchell June 2, 2014).
5. As of this writing (June 6, 2014), the County has not received the required \$1,000,000 interim financial assurance.
6. As of this writing (June 6, 2014), the County has not received the required application, amended exhibits or fee deposit for the required revised mining permit.
7. As of this writing (June 6, 2014), the mine site tour has not been conducted. However, a date of June 12, 2104 has been confirmed for this tour.

FINDINGS: The following findings are a summary of the current progress at the mine site relative to the OTC:

1. *Mining Outside of Approved Mining Permit and Reclamation Plan*
As of this writing, the mine owner/operator has not submitted an application to amend their mining permit to revise the limits of mining and required reclamation. Further, the mining operator has failed to show meaningful progress toward this end. The OTC deadline for delivery of this application was March 17, 2014 (60-days following the effective date of the OTC).
2. *Over-steepened Slopes*
The mine owner/operator has attempted to secure some of the over-steepened slopes. However, the owner/operator has provided no plans or associated slope stability analysis to document the relative safety of the existing mine slopes.
3. *Blocked Drainages*
The mine owner/operator has attempted to redirect some of the drainages on the site. However, none of the work performed was with benefit of an approved mining permit or reclamation plan required to initiate the work.
4. *Inadequate Financial Assurance*
The mine owner/operator has yet to submit adequate financial assurance for this mining operation. The original OTC deadline for delivery of the financial assurance was March 17, 2014

(60-days following the effective date of the OTC). As of this writing (June 6, 2014), no changes to the financial assurance for this mining operations have been submitted.

5. The existing mining operation is not in compliance with its approved mining permit or reclamation plan.

CONCLUSIONS:

1. The mining operation is in violation of the OTC.
2. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised mining permit and reclamation plan application.
3. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.
4. The public's health, safety, and general welfare are not currently protected through project design.
5. The existing mining operation may have a significant effect on the environment.

RECOMMENDATIONS:

DIRECT STAFF TO BEGIN WITH SUSPENSION PROCEDURES IN ACCORDANCE WITH SECTION 7 OF COUNTY ORDINANCE NO. 555

INFORMATIONAL ITEMS:

1. As of this writing (June 6, 2014), no letters, in support or opposition have been received.
2. During the May 21, 2014 Planning Commission hearing, the mine operator and recipient of the OTC (David Maughan) was apparently in the audience, but did not announce his presence to staff or the commissioners. Staff was approached by Mr. Maughan and Patrick Mitchell upon leaving the Board Room following continuance of the OTC hearing.
3. As of this writing (June 6, 2014), the owner/operator has not communicated with the Planning Department other than to confirm the June 12, 2014 site tour date.
4. As of this writing (June 6, 2014), County Counsel nor the County Geologist have been provided the information requested by County Counsel in their March 18, 2014 e-mail regarding "Double D Mining".
5. As of this writing (June 6, 2014), County Counsel nor the County Geologist have been provided the information requested by County Counsel April 1, 2014 letter regarding "Double D Mining".

Surface Mining Permit No. 102 Order to Comply – Progress Update
Planning Commission Staff Report: June 18, 2014
Page 4 of 4

6. On June 2, 2014, staff sent, via certified mail to Mr. Maughan and Patrick Mitchell, a letter summarizing the actions of the May 21, 2014 hearing and providing financial information requested by Mr. Maughan in support of payment of arrears charges for the OTC process up to May 21, 2014.

B:\Geology\SMP\SMARA 2013\NOV-OTC\Standard Gypsum\6-18-14 PC Hearing\Staff Report #4 6-18-14.docx
Date Prepared: 6/06/14
Date Revised: 06/10/14

Agenda Item No.: 3.7
Area Plan: Countywide
Supervisory District: All Districts
Project Planner: David Mares
Planning Commission: June 18, 2014

CHANGE OF ZONE NO. 7826
CEQA Exempt
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The proposed amendment is one of a series of phased amendments to the Land Use Ordinance of Riverside County (Ordinance No. 348) which were recently authorized for initiation by the Board of Supervisors and will apply Countywide. This amendment proposes to amend the following sections of Ordinance No. 348 which will be explained in more detail below:

1. Section 18.18. (Detached Accessory Buildings)
2. Section 18.28. (Conditional Use Permits)
3. Section 18.28a. (Second Unit Permits)
4. Section 18.29. (Public Use Permits)
5. Section 18.30. (Plot Plans)
6. Section 19.43. (Modifications to Approved Permits)

Section 18.18. - (Detached Accessory Buildings)

The proposed amendment to Section 18.18 of Ordinance No. 348 aims to simplify, streamline, and return to the some of the approval procedures and some of the development standards previously in place for proposed detached accessory buildings and structures within the unincorporated areas of the County.

The current language in this Section requires persons who wish to construct most types of detached accessory buildings or structures to submit a Plot Plan application to the Planning Department along with the associated fees set forth in Ordinance No. 671 for review and approval of the proposal. The Plot Plan application is reviewed by various County agencies and must be scheduled for a public hearing before the Planning Director so that a decision can be made. This process can often become a lengthy and costly process for applicants. The amendment to this Section proposes to return to procedures previously in place by removing the Plot Plan requirement for detached accessory buildings and structures and replace it with a Counter Services approval process in most cases in an effort to reduce time and cost to applicants wanting to build accessory buildings or structures to improve their property.

Removal of the Plot Plan application requirement, will allow an applicant to proceed directly to Counter Services staff who will review the proposal for compliance with the Development Standards of this Section and if in compliance, on to the Department of Building and Safety for the necessary permits to construct. The amended text proposed to the development standards for this Section will allow more flexibility in the design and placement of the structure for some applicants; therefore allowing them to improve their property in a manner that is specific to their individual needs, while maintaining a level of basic standards to insure consistent.

Section 18.28. – (Conditional Use Permits)

The primary purpose of amending this Section is to change the length of time in which to “use” the permit. This is generally considered the time in which to begin “substantial construction” of the approved permit. Current language grants that the permit is to be used within one year of the approved (“effective”) date, or such additional time as may be set forth in the conditions of approval, but shall not exceed a total of three years. The language goes on to state that if a permit was granted a period of time less than three years, a request for an extension of time from the Board of Supervisors (regardless of whether the Planning Commission or the Board originally approved the permit), and if the extension is granted, the total time allowed to use the permit shall not exceed a period of three years. This language is identical to that used in Section 18.29 for Public Use Permits.

It is interesting to note that current language for Section 18.30 (Plot Plan) differs slightly in that the language in that Section states that extensions request will be considered by the hearing body or officer that original approved the plot plan; and additionally, plot plans are to be used within 2 years or such additional time as may be set forth in the conditions of approval, but may not exceed a total of five years.

In all three instances, the approval of any extension of time may only be granted upon a determination that that valid reason exists for the applicant or the successor-in-interest for not using the plot plan within the required period of time. Planning staff researched historical records but was unable to identify a single instance where any extension request was not granted.

As part of this ordinance amendment all three Sections (18.28., 18.29., & 18.30.) are proposed to be streamlined and made consistent with each other and match the length of time currently available to approved tentative subdivisions. The proposed language grants all three permit types an eight year period in which to use the approved permit and removes the language regarding extensions of time.

While this proposed language differs from the concept presented to the Board as part of the request to initiate this ordinance amendment to implement “business friendly” modifications, it is staff’s position that adjusting the initial length of time in which to use a permit, without involving any extension of time requests, is a simpler, more streamline, method of dealing with this issue. It also circumvents the historical difficulties of requiring applicants or their successors-in-interest to accurately track those time periods in order to ensure timely filing of extension of time requests, as well as avoiding problems that can arise if additional conditions of approval are proposed by County Land Development Committee members deemed necessary to ensure compliance with the then current rules and regulations which may be determined onerous to the land owner.

Lastly, given the frequent interrelationship of use permits and subdivisions of land, and the length of time those approved tentative maps are granted (currently three years, with five one-year extensions possible), together with the recent State-Wide subdivision extensions that have been granted by the legislature over the last seven years, the logic of keeping use permits and subdivisions synchronized is good for the development community and provides consistency in the development process.

The proposed amendments to Section 18.28 of Ordinance No. 348 also intend to remove all application submittal requirement items. The list of items is contained within the Planning Department’s applicable application form and need not be in the ordinance itself. By removing the items from the ordinance it will simplify the process of modifying the application submittal requirements in the future without having to process an ordinance amendment.

It should also be noted that the amendment proposes a slight text change to clarify the “fees” paid for this type of application is “deposit based,” and the amount listed in Ordinance No. 671, is only an initial

payment. The intent is to minimize applicant's confusion as well as maximize transparency in the actual cost of this type of application.

Section 18.28a. – (Second Unit Permits)

The proposed amendments to Section 18.28a of Ordinance No. 348 aim to simplify, streamline, and return to some of the development standards previously in place for second unit permits in the unincorporated areas of the County. The amendment will also amend the approval procedures relating to Second Units. The current ordinance requires applicants to submit a Second Unit Permit application to the Planning Department along with the associated fees set forth in Ordinance No. 671 for review and approval of the proposal. The Second Unit Permit application is reviewed by various County agencies prior to a decision being made by the Planning Director. This process can often become a lengthy and costly for applicants.

This amendment proposes to modify the current review process to allow for an administrative approval process in most cases as long as the proposal complies with the applicable development standards. The amendment will reduce time and cost for applicants wanting to build second units on their property in order to meet housing needs.

If approved as proposed, this would lead to the retirement the Second Unit Permit application and removal of this application from Ordinance No. 671 (fees).

Section 18.29.- (Public Use Permits)

As was discussed above in the Section 18.28 portion of the staff report, the primary changes proposed to this Section is to establish a new streamlined standard for the length of time in which to "use" the permit, and to eliminate all references application submittal requirements.

This Section also includes the slight text change to clarify the "fees" paid for this type of application is "deposit based," and the amount listed in Ordinance No. 671, is only an initial payment.

Section 18.30.- (Plot Plans)

Again, as was discussed above in the Section 18.28 portion of the staff report, the primary changes proposed to this Section is to establish a new streamlined standard for the length of time in which to "use" the permit, as well as eliminate all references application submittal requirements.

This Section also includes the slight text change to clarify the "fees" paid for this type of application is "deposit based," and the amount listed in Ordinance No. 671, is only an initial payment.

Section 19.43. – (Modifications to Approved Permits)

One of the other issues this Ordinance amendment is attempting to address deals with signage for commercial and industrially zoned properties, and the development of a streamlined method of addressing this concern.

The proposed amendment attempts to deal with the current requirements whereby applicants for commercial and industrial development can either spend the time and money necessary to design free-standing and wall-mounted signage even before a project gets approved; or accept a condition that requires the submittal of a subsequent plot plan for said future signage.

Through the addition of the proposed text to Section 18.94, the permitting of signage in compliance with Section 19.4 (On-Site Advertising Structures and Signs) will allow an applicant to submit a Substantial Conformance application for the proposed signage. The intended procedure would have the Public Counter staff take in the application and if the staff determines the proposal complies with the standards described in Section 19.4, the application can be approved, and the staff can then generate the appropriate building permits. If the plans don't comply, and corrections can't or won't be immediately made, the application can then be assigned to Planning Department staff to further address the proposal.

One of the benefits of this proposal is that records of the signage will be captured as a related activity to the latest land use entitlement on record for the property, which will aid in County record keeping.

BACKGROUND:

The Board of Supervisors and the County Executive Office have stressed the need to make changes to our business practices in order to become more "Business Friendly," encourage economic activity and expand the job base in Riverside County, while providing for quality development that enhances our quality of life.

Ordinance No. 348 is the primary regulatory code which governs the review and approval of the land use and zoning applications in the County. The Board of Supervisors has approved a phased approach to amending Ordinance No. 348 in order to implement changes in an incremental manner as soon as they are reviewed, considered and adopted. This process should provide tangible immediate benefits rather than delaying implementation of all amendments at a later date in time.

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

FIND that the proposed amendment is exempt from CEQA pursuant to the CEQA Guidelines 15061 (b)(3), based on the findings and conclusions incorporated in the staff report;

ADOPT ORDINANCE NO. 348.XXXX, based on the findings and conclusions incorporated into the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.
2. The ordinance amendment will apply to Detached Accessory Buildings, Conditional Use Permits, Public Use Permits, Plot Plans, Second Unit Permits, On-Site Advertising Structures and Signs, as well as the establishment of a Zoning Administrator within the unincorporated County. The

revisions proposed by this amendment will not alter the existing verification requirements for legal nonconforming structures and uses as set forth in Section 18.8 of Ordinance No. 348.

3. The Planning Department has found that in accordance with CEQA Guidelines Section 15061(b)(3), Ordinance No. 348.XXXX does not have the potential for causing a significant effect on the environment. Section 15061(b)(3) states that "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment because this ordinance amendment does not create any reasonably foreseeable physical change in the environment. No new land disturbance or development project is associated with this ordinance amendment and it does not commit the County to approve any new development.

CONCLUSIONS:

1. The proposed amendment is in conformance with the Land Use Designations established for the unincorporated areas of Riverside County and with all other elements of the Riverside County General Plan as the amendment does not eliminate or add legal nonconforming structures or uses.
2. The proposed project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.

ORDINANCE NO. 348.~~4729XXXX~~
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XVIII GENERAL PROVISIONS

SECTION 18.16. TRANSFERAL OF RESIDENTIAL REQUIREMENTS.

Where a building for dwelling purposes is erected on a lot in a zone other than the zone in which such building for dwelling purposes is first ordinarily or primarily permitted by this ordinance, such lot shall be subject to the same requirements for yards, minimum lot area and percentage of lot coverage as are specified in this ordinance for a lot in the zone in which such building for dwelling purposes is first ordinarily or primarily permitted. This general provision shall prevail over any specific setback stated in the C-1/C-P, M-SC, A-1, A-2 Zones.

SECTION 18.17. ACCESSORY USES.

The express enumeration of permitted uses in all ~~districts-classifications~~ shall be construed to include accessory uses. Detached accessory buildings and structures, where the principal use of a lot is a one family dwelling, shall be subject to the requirements of [Section 18.18.](#)

Amended Effective:
Ord. 348.4481 Item 2.16 of 02/26/08 (Effective Date: 03/27/08)

ORDINANCE NO. 348.~~4729XXXX~~
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE XVIII GENERAL PROVISIONS

SECTION 18.18. DETACHED ACCESSORY BUILDINGS ~~AND STRUCTURES.~~

- A. INTENT. The Board of Supervisors has adopted the following provisions to establish minimum development requirements for the erection of detached accessory buildings and structures in the unincorporated areas of Riverside County. These requirements are intended to provide for the appropriate construction of detached accessory buildings and structures, enhance the aesthetic appearance of the community, preserve property values and protect the public health, safety and welfare.
- B. DEVELOPMENT STANDARDS. Where the principal use of a lot ~~is~~ includes a one family dwelling, a detached accessory building or structure shall be permitted subject to the following requirements. These requirements are in addition to the development standards of the applicable zone.
1. Where a rear yard is required by this ordinance, a detached accessory building or structure may occupy not more than ~~one-half~~ 50 percent of the required rear yard.
 - ~~2. No detached accessory building shall be within five feet of the front half of an adjacent lot. For the purpose of this development standard a depth of not more than 75 feet shall be deemed to be such front half of such adjacent lot.~~
 - ~~3. Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation, a private garage may be built to the street and side lines.~~
 - ~~4.2.~~ In the case of an interior lot, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot, provided, however, such ~~detached accessory~~ building or structure need not be more than 75 feet from the street line.
 - ~~5.3.~~ In the case of a corner lot abutting upon ~~more than two~~ two or more streets, no detached accessory building shall be nearer any street line than ~~one-fifth~~ 20 percent of the width or length of the lot. provided, however, such building or structure need not be more than 75 feet from any street line.
 - ~~6.4.~~ In the case of through lots, no detached accessory building or structure shall encroach upon the required front yard on either street.
 - ~~7.5.~~ In ~~mountain resort~~ areas at altitudes above 4,000 feet, a detached accessory building or structure may be constructed to the same building setback line as is required for a dwelling on the same ~~premises~~ lot.
 - ~~8.6.~~ No detached accessory building or structure shall be nearer ~~than ten feet~~ to the principal building, or other building or structure than that allowed by Ord. No. 457, pertaining to the California Building Code requirements, and Ord. No. 787, pertaining to Fire Code requirements.

ORDINANCE NO. 348.4729XXXX
**AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.**
ARTICLE XVIII GENERAL PROVISIONS

7. For lots ~~two acres~~ one acre or smaller, the minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.
- ~~9.~~ For lots larger than ~~two acres~~ one acre, the minimum setback from a side property line and from a rear property line shall be ten feet; provided, however, that where the applicable zone provides for a greater side or rear yard setback, such greater setback shall apply.
- ~~10.8.~~ Notwithstanding the height limitations of any zone, the height limit on any lot shall be twenty feet for lots ~~two acres~~ less than one acre or smaller and thirty ~~five~~ feet for lots larger than ~~two acres~~ one acre.
- ~~11.9.~~ Bare metal buildings (metal buildings without paint or exterior architectural coatings or treatments), shall not be located on a lot ~~one acre or smaller~~ than one acre. ~~This prohibition shall not apply to single-story garden sheds, playhouses or similar buildings of 120 square feet or less.~~
- ~~12.10.~~ ~~No detached accessory building shall be erected unless a one family dwelling exists on the same lot or a building permit has been issued for a one family dwelling on the same lot pursuant to Ordinance No. 457. No certificate of occupancy shall be issued or final inspection shall be done for the detached accessory building or structure until a certificate of occupancy has been issued or final inspection has been done for the one family dwelling, whichever occurs first.~~
- ~~13.~~ ~~No detached accessory building shall be rented or leased, or offered for rent or lease, unless the one family dwelling on the lot is also being rented or leased, or offered for rent or lease, by the same renter or lessee.~~
- ~~14.11.~~ No detached accessory building shall be used for overnight accommodations.
- ~~15.12.~~ No detached accessory building shall contain a kitchen.
13. Any detached accessory building must have the same lot access as the one family dwelling on the lot. No additional curb cuts, rear access or any other type of access is allowed to the detached accessory building except on corner or through lots with County Transportation approval and an encroachment permit.
14. A detached accessory building or structure may be approved only if it is found to be compatible with the architecture of the one family dwelling and consistent with the character of the surrounding neighborhood.
- ~~16.~~

Amended Effective:
Ord. 348.4481 Item 2.16 of 02/26/08 (Effective Date:
03/27/08)

Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date:
11/18/10)

ORDINANCE NO. 348.4729XXXX
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- C. GUEST QUARTERS. Excluding Subsection B.11~~B.14.~~ of this Section 18.18, all development standards for detached accessory buildings shall apply to guest quarters. In addition, the following development standards shall apply to guest quarters:
1. Only one guest quarter shall be allowed on a lot ~~regardless of lot size.~~
 2. The square footage of any guest quarter shall not exceed ~~1/50~~ (2-%) of the lot size and shall in no case exceed six hundred (600) square feet.
 3. A guest quarter shall be used exclusively by occupants of the ~~premises~~ lot and their non-paying guests.
 4. No reduction of the side and rear yard setbacks shall be allowed for any guest quarter.
 5. For lots ~~two one half~~ half acres or smaller, a guest quarter shall not be allowed if the lot has an existing or approved second unit.

~~6. —~~

Added Effective:
Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date: 11/18/10)

~~D. — PERMIT REQUIREMENT.~~

~~Where the principal use of a lot is a one family dwelling, the approval of a plot plan pursuant to Section 18.30 of this ordinance shall be required for either: (1) a detached accessory building with a floor area of 651 square feet or more; or (2) a detached accessory building with a floor area of 120 square feet or more on a lot which already has one or more existing or approved detached accessory buildings with a floor area of 120 square feet or more. Notwithstanding the above, the approval of a plot plan shall not be required for a detached accessory building with a floor area of less than 1,201 square feet if the detached accessory building is located on a lot larger than one acre, is setback from all lot lines a minimum of 50 feet, and there are no other detached accessory buildings with a floor area of 120 square feet or more already approved or existing on the lot. All plot plans required pursuant to this subsection shall be subject to the hearing requirements of Section 18.30. D. 2. In addition to all other requirements, a plot plan for a detached accessory building located less than 30 feet from the principal building may be approved only if it is found that the detached accessory building is compatible with the architecture of the principal building and consistent with the character of the surrounding neighborhood. In addition to all other requirements, a plot plan for a detached accessory building located 30 feet or more from the principal building may be approved only if it is found that the detached accessory building is consistent with the character of the surrounding neighborhood.~~

Amended Effective:
Ord. 348.4481 Item 2.16 of 02/26/08 (Effective Date
03/27/08

Ord. 348.4647 Item 16.2 of 07/21/09 (Effective Date
08/20/09
Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date
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E.D. EXCEPTIONS.

1. This section shall not apply in the A-P, A-2 or A-D zones.

Amended Effective:
07-31-1984 (Ord. 348.2358)
03-27-2008 (Ord. 348.4481)

08-20-2009 (Ord. 348.4647)
11-19-2010 (Ord. 348.4703)

SECTION 18.19. YARD ENCROACHMENTS.

Where yards are required by this ordinance, they shall be open and unobstructed from the ground to the sky and kept free of all structural encroachments, except as follows:

- A. Outside stairways or landing places, if unroofed and unenclosed, may extend into a required side yard for a distance of not to exceed three feet and/or into the required rear yard a distance of not to exceed five feet.
- B. Cornices, canopies, and other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed one foot. Eaves may extend three feet into a required yard. One pergola or one covered but unenclosed passenger landing may extend into either side yard provided it does not reduce the side yard below five feet and its depth does not exceed 20 feet.

Amended Effective:
08-29-85 Ord. 348.2510

SECTION 18.20. HEIGHT EXCEPTIONS.

- A. Public or semipublic buildings in the R-1 and R-2 Zones may be erected to a height not exceeding four stories or 60 feet when the required yards are increased by an additional two feet for each foot by which the height exceeds 35 feet.
- B. Structures necessary for the maintenance and operation of a building and flagpoles, wireless masts, chimneys or similar structures may exceed the prescribed height limits where such structures do not provide additional floor space.

SECTION 18.21. THROUGH LOTS, REGULATIONS.

On through lots, either lot line separating such lot from a street may be designated as the front lot line. In such cases, the minimum rear yard shall not be less than a required front yard in the zone in which such lot is located.

Amended Effective:
05-29-84 (Ord. 348.2342)

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SECTION 18.28. CONDITIONAL USE PERMITS.

Whenever any section of this ordinance requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall ~~take effect:~~apply.

A. APPLICATION.

~~Every~~An application for a conditional use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, and shall be accompanied by ~~the filing fee~~ an initial payment of a deposit based fee as set forth in County Ordinance No. 671 ~~and shall include the following information:~~

- ~~1. Name and address of the applicant.~~
- ~~2. Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.~~
- ~~3. A plot and development plan drawn in sufficient detail to clearly describe the following:~~
 - ~~a. Physical dimensions of property and structures.~~
 - ~~b. Location of existing and proposed structures.~~
 - ~~c. Setbacks.~~
 - ~~d. Methods of circulation.~~
 - ~~e. Ingress and egress.~~
 - ~~f. Utilization of property under the requested permit.~~
- ~~4. Such additional information as shall be required by the application form.~~
- ~~5. Dimensioned elevations, including details of proposed materials for elevations.~~

B. ADDITIONAL INFORMATION.

When the application is for a conditional use permit to establish a mobilehome park, ~~travel trailer park~~ or recreational trailer-vehicle park, the following additional information is required as part of the application:

1. A written statement from the County Health Department stating that a water company has agreed in writing to serve all spaces within the park or that the applicant has an acceptable application for a water company permit on file with the State Department of Public Health or the County Department of Public Health, or the applicant has agreed in writing to form a domestic water company to serve the mobilehome park, travel trailer park or recreational park.

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2. A written statement from the County Health Officer stating the type of sewage disposal that will be permitted. To aid in this determination, the health officer may require soil percolation tests or other pertinent information.

C. (Deleted)

D. PUBLIC HEARING.

A public hearing shall be held on the application for a conditional use permit in accordance with the provisions of either [Section 18.26](#) or [18.26.a](#) of this County ordinance, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any other provision herein to the contrary, the hearing on any conditional use permit that requires approval of a general plan amendment, a specific plan amendment or a change of zone shall be heard in accordance with the provisions of [Section 2.5](#), [2.6](#) or [20.3.a](#) of this ordinance, whichever, is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

Amended Effective:
09-08-95 (Ord. 348.3727)

04-19-96 (Ord. 348.3770)

E. CONDITIONS.

A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.

F. USE OF PERMIT.

Any conditional use permit that is granted shall be used within ~~one-eight years~~ one year from the effective approval date thereof, ~~or within such additional time as may be set in the conditions of approval, which shall not exceed a total of three years;~~ otherwise, the permit shall be null and void. ~~Notwithstanding the foregoing, if a permit is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by the fee set forth in County Ordinance No. 671. Within 30 days following the filing of a request for an extension, the Planning Director shall review the applications, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three years, calculated from the effective date of the issuance of the permit.~~ The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The effective approval date of

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a permit shall be determined pursuant to either [Section 18.26](#) or [Section 18.26.a](#) of this ordinance.

Amended Effective:
09-08-95 (Ord. 348.3727)

G. REVOCATION OF PERMIT.

Any conditional use permit granted may be revoked upon the findings and procedure contained in [Section 18.31](#) of this ordinance.

Amended Effective:
03-12-87 (Ord. 348.2670)

06-30-88 (Ord. 348.2856)

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SECTION 18.28a. SECOND UNIT ~~S~~ PERMITS.

~~A. APPLICATION.~~

~~An application for a second unit permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, shall be accompanied by the filing fee as set forth in County Ordinance No. 671 and shall include the following information:~~

- ~~1. Name and address of the applicant, and evidence that the applicant is the owner of the property.~~
- ~~2. Assessor's parcel number of the property.~~
- ~~3. A plot and development plan drawn in sufficient detail to clearly describe the following:
 - ~~a. Physical dimensions of the property.~~
 - ~~b. Location and dimensions of all existing and proposed structures, walls, fences and landscaping.~~
 - ~~c. Location and dimensions of all existing and proposed easements, septic tanks, leach lines, seepage pits, drainage structures and utilities.~~
 - ~~d. Location, dimensions, and names of all adjacent roads, whether public or private, showing the location of the street centerline and all existing improvements such as sidewalks, curbs, gutters and curb cuts.~~
 - ~~e. Setbacks.~~
 - ~~f. Existing and proposed methods of circulation, including ingress and egress, driveways, parking areas and parking structures.~~
 - ~~g. Topography of the property, including the mapping of all areas with a slope in excess of 25 percent.~~~~
- ~~4. Panoramic color photographs showing the property from all sides and showing adjacent properties.~~
- ~~5. A description of walls, landscaping, and architectural treatments proposed for the second unit.~~
- ~~6. A clearance letter from the County Health Department with respect to any proposed water or sanitary facilities.~~
- ~~7. Written confirmation from any water district or sewer district providing service of the availability of service.~~

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~~8. A statement calculating the “usable lot area” of the lot. For purposes of this section, “usable lot area” shall mean the lot area reduced by the area of any portion of the lot used solely for access to the portion of the lot used as a building site and by the area of the lot consisting of slopes in excess of 25 percent.~~

~~9. Such additional information as shall be required by the Planning Director.~~

~~B. REVIEW AND NOTICE OF DECISION.~~

~~The Planning Director shall consider the application ministerially without discretionary review or a hearing. Notice of decision on the application shall be mailed to the applicant. The decision of the Planning Director shall be final.~~

~~C.A. DEVELOPMENT STANDARDS.~~

No second unit ~~permit~~ shall be ~~approved~~ permitted unless it complies with the following requirements:

1. The lot is zoned for a one-family dwelling^[dnm1] as a permitted use; provided, however, that the lot may not be part of a planned residential development or located in the R-6 Zone.

2. The second unit shall comply with all development standards of the zone in which the lot is located, including, but not limited to, height, setbacks, and lot coverage.

~~4.~~

~~2.3. No A second unit shall may be permitted on any a lot with usable lot area less than one acre. Second units are permitted as follows:~~

USABLE LOT AREA	ALLOWABLE LIVING AREA*
1 acre but less than 2 acres <u>7,200 to 19,999 sq. ft.</u>	500 square foot minimum 800-1,200 square foot maximum
<u>20,000 sq. ft. to 1.99 acres</u>	<u>1,500 square foot maximum</u>
2 acres or larger <u>to 4.99 acres</u>	500 square foot minimum 1,200 square foot maximum
<u>5 acres or larger</u>	<u>1,800 square feet or up to 50% of the residential area of the one-family dwelling.</u>

*Living area includes the interior habitable area of a second unit including basements and attics but does not include a garage or any accessory structure. Second units shall not be subject to the provisions of [Section 18.11](#) of this ordinance.

~~4. The lot contains one an, and only one, existing primary detached one-family dwelling unit, and Prior to the final inspection of a building permit for a second unit, the one-family dwelling shall receive a final inspection for occupancy.~~

~~3.5. The existing primary one-family dwelling unit or the second unit will be the dwelling unit of an the owner-occupant.^[dnm2]~~

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- ~~4. For lots two acres or smaller, a second unit shall not be allowed if the lot has an existing or approved guest quarter.~~
- ~~5.6.~~ Off-street parking shall be required for the second unit in addition to any off-street parking requirements for the ~~existing dwelling unit~~one-family dwelling. A second unit with one bedroom shall provide a minimum of one parking space ~~shall be provided for a second unit~~. ~~If a~~A second unit ~~contains with more than one~~two or more bedrooms shall provide a minimum of two parking spaces, ~~an additional parking space shall be provided for each additional bedroom~~. The required off-street parking for a second unit may be located in setback areas or through tandem parking.
- ~~6.7.~~ The second unit shall be used as a dwelling unit only, and no businesses or home occupations of any kind may be conducted in the second unit.
- ~~7.8.~~ Second units shall be located at the rear or ~~in~~ the side ~~portions~~ of the one-family dwelling~~lot and shall not be located in front of the existing dwelling unit~~. ~~unless written confirmation from the Planning Director is obtained which finds that the second unit may be located in front of the one-family dwelling due to special and extraordinary circumstances, such as the location of the principal unit or physical constraints of the lot, the placement of second unit to the rear or side of the one-family dwelling would be impractical; and the placement of the second unit is compatible with the neighborhood.~~
- ~~8. The second unit shall comply with all development standards of the zone in which the lot is located, including but not limited to, height, setbacks, and lot coverage.~~^[dnm3]
9. No second unit shall exceed the height of the ~~existing primary one-family~~ one-family dwelling unit.
10. Any second unit located more than 150 feet from a public right-of-way shall provide all-weather access for emergency vehicles.
11. Written confirmation from the sewer district having jurisdiction of the availability of sewer service for the second unit or written approval from the County Health Department for use on an existing or new septic system shall be required~~obtained~~.
- ~~11.12.~~ Written confirmation from the water district having jurisdiction of the availability of water service for the second unit or written approval from the County Health Department for use of an existing or new well shall be required~~obtained~~.
13. Based upon geographic location and constraints, written confirmation shall be required from the following, but not limited to, agencies, departments, districts:
- a. Riverside County Fire Planning Department.

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b. Riverside County Flood Control District

c. Riverside County Environmental Programs Division

d. Or other entities are deemed necessary.[dnm4]

12-14. Second units shall not be permitted in those areas of the County which have significant problems with regard to water availability or quality, sewage disposal or other public health or safety concerns. Prohibited areas shall include, but not be limited to, those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose a development moratorium.

~~13-15.~~ Any Ssecond units which conforms permitted pursuant to this Section shall not be considered to do not exceed the allowable density for the lot upon which ~~the second unit~~ is located, and shall be deemed to be constitute a residential use ~~that which~~ is consistent with the general plan and zoning ~~designationclassification~~ for ~~that lot~~.

Amended Effective:
09-02-2008 (Ord. 348.4574)

11-19-2010 (Ord. 348.4703)

~~D-B.~~ CONDITIONS.[dnm5]

A second unit ~~permit~~ shall be subject to such conditions as are necessary to assure compliance with this ordinance and any other provision of law, including without limitation, the following:

1. The second unit may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and local ordinances.

~~2. A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.~~

~~3. An owner of the lot shall occupy the primary dwelling unit. Written certification of continued compliance with the occupancy restriction of this Subsection shall be provided to the Planning Director on or before January 15 of each year.~~

4-2. The second unit may be occupied by any person without rent. The second unit may also be rented; provided, however, that rental occupancy shall be limited to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code.[dnm6] ~~Certification of continued compliance with the occupancy restrictions of this Subsection shall be provided to the Planning Director on or before January 15 of each year.~~

~~5. No building permit for a second unit permit shall be issued until a covenant with respect to the occupancy requirements of this ordinance, in the form and content approved by County Counsel, is recorded by the property owner.~~

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~~E. — USE OF PERMIT.~~

~~The life of the permit shall be unlimited provided the second unit is used in compliance with the provisions of this ordinance, all conditions of approval imposed in connection with the permit, and all other applicable provisions of law. Violation of the provisions of this ordinance or the conditions of approval of the permit shall be grounds for revocation of the permit.~~

~~F. — REVOCATION OF PERMIT.~~

~~A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.~~

~~G. — EFFECT OF AMENDMENT.~~

~~The amendments to this section adopted by Ordinance No. 348.4574 (effective October 2, 2008) shall not apply to any second unit permit in effect prior to that date. A second unit permit issued prior to that date shall remain valid and a second unit constructed pursuant to such permit shall be considered in compliance with all relevant laws, ordinances, rules and regulations.~~

Amended Effective:

07-10-84 (Ord. 348.2360)
03-05-85 (Ord. 348.2444)
08-29-85 (Ord. 348.2510)
06-05-86 (Ord. 348.2580)
03-12-87 (Ord. 348.2670)
06-30-88 (Ord. 348.2856)

12-17-91 (Ord. 348.3407)
10-23-97 (Ord. 348.3800)
Ord. 348.4574 Item 2.24 of 09/02/08 (Effective Date:
10/02/08)
Ord. 348.4703 Item 16.1 of 10/19/10 (Effective Date:
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SECTION 18.29. PUBLIC USE PERMITS.

A. Notwithstanding any other provisions of this ordinance, the following uses may be permitted in any zone classification provided that a public use permit is granted pursuant to the provisions of this section:

1. Educational institutions.
2. Facilities for the storage or transmission of electrical energy where the County is not preempted by law from exercising jurisdiction. This subsection shall take precedence over and supersede any conflicting provision in any zone classification. Facilities for the storage or transmission of electrical energy shall not be subject to the development standards of the zone classification in which they are located.

Amended Effective:

09-10-99 (Ord. 348.3883) repealed.

10-21-99 (Ord. 348.3888)

Ord. 348.4690 Item 16.4 pf 12/14/10 (Effective Date:
01/13/11)

3. Government uses.
4. Any hospital or other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons.
5. Any home or other facility for the aged or children that is licensed by the California Department of Social Services, or by the Riverside County Department of Public Social Services, not including a home or facility that serves six or fewer children or aged persons, nor a large family day care home that serves seven to twelve children. Said facilities shall be developed in accordance with the standards set forth in [Sections 19.102.](#) and [19.103.](#) of this ordinance.
6. Half way house.
7. Public utilities.

B. APPLICATION.

~~Every An~~ application for a public use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, and shall be accompanied by ~~a filing fee~~ an initial payment of a deposit based fee as set forth in County Ordinance No. 671, ~~and shall include the following information:~~

- ~~1. Name and address of the applicant.~~
- ~~2. Evidence that he is the owner of the premises involved or that he has written permission of the owner to make such application.~~

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- ~~3. A plot and development plan drawn in sufficient detail to clearly describe the following:
 - ~~a. Physical dimensions of property and structures.~~
 - ~~b. Location of existing and proposed structures.~~
 - ~~c. Setbacks.~~
 - ~~d. Methods of circulation.~~
 - ~~e. Ingress and egress.~~
 - ~~f. Utilization of property under the requested permit.~~~~
- ~~4. Such additional information as shall be required by the application form.~~

C. PUBLIC HEARING.

A public hearing shall be held on the application for a public use permit in accordance with the provisions of [Section 18.26](#) of this ordinance and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

D. CONDITIONS.

A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.

E. USE OF PERMIT.

Any public use permit that is granted shall be used within ~~one-eight~~ years from the effective approval date thereof, ~~or within such additional time as may be set into the conditions of approval, which shall not exceed a total of three years;~~ otherwise, the permit shall be null and void. ~~Notwithstanding the foregoing, if a permit is required to be used within less than three years, the permittee may, prior to its expiration, request an extension of time in which to use the permit. A request for extension of time shall be made to the Board of Supervisors, on forms provided by the Planning Department and shall be filed with the Planning Director, accompanied by a fee as set forth in County Ordinance No. 671. Within 30 days following the filing of a request for an extension, the Planning Director shall review the application, make a recommendation thereon, and forward the matter to the Clerk of the Board, who shall place the matter on the regular agenda of the Board. An extension of time may be granted by the Board upon a determination that valid reason exists for permittee not using the permit within the required period of time. If an extension is granted, the total time allowed for use of the permit shall not exceed a period of three years, calculated from the effective date of the issuance of the permit.~~ The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual

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occupancy of existing buildings or land under the terms of the authorized use. The **effective approval** date of a permit shall be determined pursuant to [Section 18.26](#) of this ordinance.

F. REVOCATION OF PERMIT.

Any public use permit granted may be revoked upon the findings and procedure contained in [Section 18.31](#) of this ordinance.

Amended Effective:
06-30-88 (Ord. 348.2856)

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SECTION 18.30. PLOT PLANS.

The following procedures shall apply to all applications for approval of a plot plan that is required by any section of the ordinance:

A. CLASSIFICATION OF PLOT PLANS. Plot plans are classified as follows:

1. Plot plans that are not subject to the California Environmental Quality Act and are not transmitted to any governmental agency other than the County Planning Department for review and comment.
2. Plot plans that are not subject to the California Environmental Quality Act and are transmitted to one or more governmental agencies other than the County Planning Department.
3. Plot plans that are subject to the California Environmental Quality Act.
4. Plot plans for outdoor advertising displays that require field checking by the Land Use Division of the County Building and Safety Department.

B. APPLICATIONS.

1. ~~Filing. An Applications for consideration of~~ a plot plan shall be made in writing to the Planning Director on the forms provided by the Planning Department, and shall be accompanied by that filing fee an initial payment of a deposit based fee set forth in County Ordinance No. 671 ~~and shall include such information and documents as may be required by the Planning Director, in addition to the following:~~
 - a. ~~Name and address of the applicant and all persons that own any part of the subject property, including evidence that all owners agree to the application.~~
 - b. ~~Location or address, and legal description of subject property.~~
 - c. ~~A plot plan, drawn to scale, that shows the following:~~
 - 1) ~~Boundary and dimensions of property.~~
 - 2) ~~Topography of the property.~~
 - 3) ~~Location of adjacent streets, drainage structures, utilities, buildings, signs, and other features that may affect the use of the property.~~
 - 4) ~~Proposed development, including planned buildings and structures, access, drainage, yards, drives, parking areas, landscaping, signs and walls or fences.~~
 - d. ~~If the application requires a public hearing, a list of the names and addresses of all owners of real property located within 300 feet of the exterior boundaries~~

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~~of the property to be considered, as shown on the last equalized assessment roll and any update issued by the County Assessor.~~

~~e. If the application is for the location or placement of an outdoor advertising display the requirements and standards set forth in Section 19.3 of this ordinance shall apply.~~

~~f. Dimensioned elevations, including details of proposed materials for elevations.~~

2. Environmental Clearance. No application that requires compliance with the Riverside County Rules Implementing the California Environmental Quality Act shall be considered at a public hearing until all procedures required by the rules to hear a matter are completed.

C. REQUIREMENTS FOR APPROVAL.

No plot plan shall be approved unless it complies with the following standards:

1. The proposed use must conform to all the requirements of the Riverside County General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare; to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The plan 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.
3. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with County Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

D. ACTION ON PLOT PLANS

1. Plot Plans Not Requiring Public Hearing. The Planning Director shall approve, conditionally approve or disapprove a plot plan based upon the standards in Subsection C. within 30 days after accepting a completed application and give notice of the decision, including any required conditions of approval, by mail, to the applicant and any other persons requesting notice.
2. Plot Plan Requiring Hearing. The Planning Director shall hold a public hearing on all plot plans for which a negative declaration or an EIR is prepared pursuant to the

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Riverside County Rules Implementing the California Environmental Quality Act. Notice of the time, date and place of the public hearing shall be given as provided in [Section 18.26.C.](#) of this ordinance.

3. Plot Plans for Large Commercial Developments. Notwithstanding any other provision in this Subsection to the contrary, a noticed public hearing shall be held on a plot plan for a commercial development of 30 acres or larger. Plot plans ~~that are within the area jurisdiction of the East Area Planning Council shall be heard by that Council; all other plot plans~~ shall be heard by the Planning Commission. Notice of the time, date and place of the hearing shall be given as provided in [Section 18.26.C.](#) of this ordinance. Any appeal of the ~~Council or~~ Commission decision shall be to the Board of Supervisors as provided in [Section 18.30.E.](#) of this ordinance.

4. Notwithstanding the above or any other provision herein to the contrary, a plot plan application which:
 - a. Requires the approval of a general plan amendment, a specific plan amendment or a change of zone shall be heard in accordance with the provisions of Article ~~2-II~~ or Article ~~20-XX~~ of this ordinance, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

 - b. Requires the approval of a land division map or is being processed concurrently with a land division map, but is not included in a fast track project and but does not require the approval of a general plan amendment, a specific plan amendment, or a change of zone, shall be heard in accordance with the provisions of Sections 6.5., 6.6. and 6.7. of Ordinance No. 460, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

Amended Effective:
04-19-1996 (Ord. 348.3770)

Ord. 348.4688 Item 3.72 of 05/04/10 (Effective Date:
06/03/10)

E. APPEALS - (PLOT PLANS NOT INCLUDING WIRELESS COMMUNICATION FACILITIES).

An applicant or any other interested party may appeal from the decision of the Planning Director by the following procedure:

1. Initial Appeal. Within ten (10) calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in County Ordinance No. 671. Upon receipt of a completed appeal, the Planning Director shall set the matter for hearing and mail notice thereof to the applicant and the appellant if the plot plan did not require a public hearing. If the plot plan required a public hearing, notice of the appeal shall be given in the same manner that notice was given for the original hearing. Such appeals shall be heard

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by the Planning Commission ~~or the East Area Planning Council, whichever is appropriate given the location,~~ except that any appeal concerning an application of a commercial/industrial nature given fast track status, shall be heard directly by the Board of Supervisors. For purposes of this section, an application shall be considered to have been given fast track status if it meets the definition set forth in [Section 21.34.D.](#) of this ordinance.

Amended Effective:
09-08-95 (Ord. 348.3727)

04-19-96 (Ord. 348.3770)

2. Appeal from Planning Commission ~~or East Area Planning Council.~~ Within ten (10) calendar days after the date of the mailing of the decision of the Commission ~~or the Council,~~ the appellant may appeal that decision, in writing, to the Board of Supervisors, on the forms provided by the Planning Department, which shall be accompanied by a filing fee set forth in County Ordinance No. 671.
3. Hearings on Appeals to the Board of Supervisors. Upon receipt of a completed appeal, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors not less than five (5) days nor more than thirty (30) days thereafter and shall give written notice of the hearing to the appellant and the Planning Director. The Board of Supervisors shall render its decision within thirty (30) days following the close of the hearing on the appeal.

Amended Effective:
09-08-95 (Ord. 348.3727)

12-16-03 (Ord. 348.4147)

F. APPEALS - (WIRELESS COMMUNICATION FACILITIES PLOT PLANS).

An applicant or any other interested party may appeal from the decision of the Planning Director by the following procedure:

1. Initial Appeal. The Planning Director shall file his/hers notice of decision with the secretary of the Planning Commission ~~or the East Area Planning Council, whichever is appropriate given the location,~~ together with a report of the proceedings, not more than fifteen (15) days after making the decision. A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. The Secretary of the Planning Commission ~~or the East Area Planning Council~~ shall place the notice of decision on the next agenda of the Planning Commission ~~or the East Area Planning Council,~~ held five (5) or more days after the secretary receives the notice from the Planning Director. The decision of the Planning Director is considered final and no action by the Planning Commission ~~or the East Area Planning Council~~ is required unless, within ten (10) days after the notice appears on the Planning Commission ~~or the East Area Planning Council~~ agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671, or unless the Planning Commission ~~or the East Area Planning Council~~ assumes jurisdiction by ordering the matter set for public hearing. If a timely appeal is filed, or the Planning Commission ~~or the East Area Planning Council~~ assumes jurisdiction by ordering the matter set for public hearing, the secretary of the Planning Commission ~~or the East Area Planning~~

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~~Council~~ shall set the matter for public hearing before the Planning Commission ~~of the East Area Planning Council~~ not less than five (5) nor more than thirty (30) days thereafter and shall give written notice of the hearing in the same manner as notice was given for the original hearing.

2. Appeal from Planning Commission ~~or East Area Planning Council~~. Within ten (10) calendar days after the date of the mailing of the decision of the Planning Commission ~~or the East Area Planning Council~~, the appellant may appeal that decision, in writing, to the Board of Supervisors, on the form provided by the Planning Department, which shall be accompanied by a filing fee set forth in County Ordinance No. 671.
3. Hearings on Appeals to the Board of Supervisors. Upon receipt of a completed appeal, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors not less than five (5) days nor more than thirty (30) days thereafter and shall give written notice of the hearing to the appellant and the Planning Director. The Board of Supervisors shall render its decision within thirty (30) days following the close of the hearing on the appeal.

Amended Effective:
12-16-03 (Ord. 348.4147)

G. APPROVAL PERIOD.

Any plot plan that is approved shall be used within ~~two eight years~~ from the ~~effective approval~~ date thereof, ~~or within such additional time as may be specified in the conditions of approval, which shall not exceed a total of five years;~~ otherwise, the plot plan shall be null and void. ~~Notwithstanding the foregoing, if a plot plan is required to be used within less than five years, the applicant or his/her successor in interest may, prior to its expiration, request an extension of time in which to use the plot plan. A request for extension of time shall be made on forms provided by the County Planning Department and shall be filed with the Planning Director, accompanied by the fee set forth in Ordinance No. 671 as the fee for extension of the time within which to use a conditional use permit. Within 30 days following the filing of a request for an extension, it shall be considered by the hearing body or officer that originally approved the plot plan. An extension of time may be granted upon a determination that valid reason exists for the applicant or his/her successor in interest not using the plot plan within the required period of time. If an extension is granted, the total time allowed for use of the plot plan shall not exceed a period of five years, calculated from the effective date of the issuance of the plot plan.~~ The term "use" shall mean the beginning of substantial construction of the use that is authorized, which construction must thereafter be pursued diligently to completion, or the actual occupancy of existing buildings or land under the terms of the authorized use. The ~~effective approval~~ date of a plot plan shall be determined pursuant to [Section 18.30](#) of this ordinance.

Notwithstanding any condition of approval that may be attached to a plot plan approved before the effective date of this ordinance, the five year time period specified in ~~Subsection~~ [FSubsection G](#). hereof shall apply to all such plot plans that have not yet become null and void.

Amended Effective:
08-13-91 (Ord. 348.3305)

01-19-93 (Ord. 348.3489)

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- H. Notwithstanding the specific requirements of the zoning classification and this section, no plot plan is required to establish a proposed use when the proposed use is replacing an existing use provided that:
1. The existing and proposed use are conforming uses;
 2. The existing use was subject to a plot plan approval;
 3. The proposed use will not require the construction of a building, or the reconstruction or expansion of an existing building; ~~and,~~
 4. The proposed use complies with the parking and landscaping requirements of [Section 18.12.](#) of this ordinance; and,
 5. The proposed site has adequate road and other improvements required for the implementation of the proposed use available on site.

Amended Effective:

09-23-82 (Ord. 348.2103)
06-30-83 (Ord. 348.2156)
07-21-83 (Ord. 348.2202)
02-02-85 (Ord. 348.2430)
04-04-85 (Ord. 348.2444)
07-16-85 (Ord. 348.2496)
08-29-85 (Ord. 348.2510)
10-18-85 (Ord. 348.2516)

08-07-86 (Ord. 348.2591)
03-12-87 (Ord. 348.2670)
08-13-91 (Ord. 348.3305)
05-05-92 (Ord. 348.3420)
01-19-93 (Ord. 348.3489)
09-08-95 (Ord. 348.3727)
04-19-96 (Ord. 348.3770)

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SECTION 18.43. APPLICATIONS FOR MODIFICATIONS TO APPROVED PERMITS.

A request for approval of a modification to an approved plot plan, conditional use permit, public use permit, second unit permit, mobilehome permit under [Article XIXb.](#) of this ordinance, or variance, shall be made in accordance with the provisions of this section. A modification under this section means a determination of substantial conformance or a request for a revised permit as further defined herein. These provisions shall not be applicable to wind energy conversion system permits.

A. APPLICATIONS.

Applications for substantial conformance or revised permit shall be filed in writing with the Planning Director, accompanied by the fees as set forth in County Ordinance No. 671, and shall include the following:

1. All information required under this ordinance for the filing of a new application for the permit sought to be modified, unless the requirement is waived by the Planning Director.
2. A statement explaining the proposed modification and the reason the modification has been requested.
3. A list of names and addresses of all owners of real property as required by the County, and such additional names and addresses required in order to conform with the notification requirements for processing a permit if the application requires a public hearing.
4. Such additional information as shall be required by the Planning Director.

B. REQUESTS FOR SUBSTANTIAL CONFORMANCE.

1. A substantial conformance is a request for a non-substantial modification of an approved permit which does not change the original approval or the effect of the approval on surrounding property. A substantial conformance may include, but is not limited to the following:
 - a. Modifications for upgrading facilities.
 - b. Modifications for compliance with the requirements of other public agencies.
 - c. Modifications necessary to comply with the final conditions of approval.
 - d. Modifications to on-site circulation and parking, lighting, fencing or walls (placement and/or height), landscaping and/or signage requirements, provided said modifications, as determined by the Planning Director, will have no adverse effect upon public health, safety, welfare, and/or the environment.

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d.e. Review of on-site advertising structures and signs, provided said signage complies with Section 19.4, and will have no adverse effect upon public health, safety, welfare, and/or the environment.

2. In the case of wireless communication facilities, a substantial conformance is a request for a non-substantial modification of an existing wireless communication facility that does not do any of the following:
 - a. Increase the height of the facility.
 - b. Increase the lease area by more than one thousand (1,000) square feet.
 - c. Enlarge the lease area such that it is closer than twenty-five (25) feet to the nearest residential property line.
 - d. Propose an additional facility that is larger than the existing facility or that is substantially different from the existing facility."

Amended Effective:
12-16-03 (Ord. 348.4147)

3. Notwithstanding any provision herein to the contrary, an application for substantial conformance may be approved only if the proposed modification is exempt from the provisions of the California Environmental Quality Act.

C. REVISED PERMITS.

A revised permit means a modification of an approved permit which does not change the basic concept or use allowed by the original approval. A revised permit may include, but is not limited to, a significant increase in intensity of the approved use, changes resulting in significant adverse effects, expansion within the approved permit area, and changes to the original conditions of approval, including extensions to the overall life of the permitted use, as determined by the Planning Director.

D. PROCESSING PROCEDURES.

1. Substantial Conformance.

The Planning Director shall approve, conditionally approve or disapprove an application for substantial conformance within 30 days after accepting a completed application and give notice by mail of the decision, including any additional conditions of approval, to the applicant and any other person who has filed a written request for notice.

- a. The Planning Director's determination shall be based upon the standards of this section and those standards set forth in this ordinance for the approval of an original application.
- b. An application for substantial conformance shall not require a public hearing.

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2. Revised Permit.

An application for a revised permit shall be approved, conditionally approved or disapproved in accordance with the procedures for processing an original permit, including any requirements for public hearing, notice of hearing, and all rights of appeal. A revised permit shall be subject to the development standards applicable to approval of a new permit.

E. APPROVAL PERIOD.

The approval of an application for substantial conformance or revised permit shall be valid until the expiration of the original permit, unless an extension of time has been granted by an approved revised permit.

Added Effective:
10-17-85 (Ord. 348.2516)
07-23-87 (Ord. 348.2687)

07-04-96 (Ord. 348.3773)