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Parcel: 918-130-031

10. GENERAL CONDITIONS

10.TRANS. 1

SMP - TS/CONDITIONS (cont.)

RECOMMND

levels of service for the following intersections based on the traffic study assumptions.

I-15 Southbound Off Ramp - Truck Scale (NS) at:  
Rainbow Valley Boulevard (EW)

I-15 Southbound On Ramp (NS) at:  
Rainbow Valley Boulevard (EW)

I-15 Northbound Ramps (NS) at:  
Rainbow Valley Boulevard (EW)

I-15 Southbound Ramps (NS) at:  
Mission Road/Old Highway 395 (EW)

I-15 Northbound Ramps (NS) at:  
Mission Road/Old Highway 395 (EW)

I-15 Southbound Ramps (NS) at:  
Pala Road/SR-76 (EW)

I-15 Northbound Ramps (NS) at:  
Pala Road/SR-76 (EW)

Old Highway 395 (NS) at:  
Rainbow Valley Boulevard (EW)

Project Access (NS) at:  
Rainbow Valley Boulevard

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

The study indicates that feasible improvements may not be possible and adequate levels of service may not be achieved for the following intersections based on the traffic study assumptions. The Developer will be conditioned to pay fair share towards active and future improvement projects at these locations.

The City of Temecula and Caltrans are cooperating in

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10. GENERAL CONDITIONS

10.TRANS. 1 SMP - TS/CONDITIONS (cont.) (cont.) RECOMMND

planning improvements to alleviate existing and expected congestion at the following I-15 interchanges:

I-15 at Winchester Road

I-15 at Rancho California Road

I-15 at SR-79 South

Since the project will have impacts at these interchanges, the project will pay fair share for the planned improvements. Since the improvements may not be completed until after the project starts generating traffic, there will be a period of time when the project impacts will not be mitigated. This will require Findings of Overriding Considerations for the temporary impacts.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1 - RINGTAIL GROUND CLEARANC RECOMMND

Mitigation Measure BIO-1b(2) from EIR475

A pre-construction survey for ringtails shall be conducted in advance of any ground-clearing activities, and individuals encountered should be passively relocated by a qualified biologist. Prior to passive relocation, the qualified biologist shall submit a report and work plan to the Riverside County Planning Department, Environmental Programs Division (EPD). Passive relocation shall not begin until EPD has reviewed and approved the work plan. The passive relocation program would consist of three iterative steps: (1) within 7 days prior to initial ground clearance at any given location, night lighting and moderate disturbance (e.g., human presence) of potentially occupied habitat, with unobstructed opportunity for ringtails to move to other potentially suitable habitat, (2) initial cutting of shrubs and other bulky vegetation by crews with power tools rather than mass removal with heavy equipment, being careful to maintain free access by ringtails to other potentially suitable habitat, and (3) biological monitors present during all subsequent clearing and removal of remaining vegetation and soils for initial establishment of the quarry and related facilities.

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20.EPD. 1 - RINGTAIL GROUND CLEARANC (cont.) RECOMMND

Monitors would have authorization to halt construction work immediately if a ringtail is detected. If a ringtail is detected during step 3, step 1 would be reinitiated for at least one night, followed by hand clearing of all vegetation at the location(s) where the ringtail was detected along with a 50-foot buffer. Under no circumstances, shall clearing occur within the conserved habitats surrounding the mine footprint. A final report shall be submitted to EPD within 10 days following relocation activities.

20.EPD. 2 - NESTING BIRD SURVEYS RECOMMND

Mitigation Measure BIO-1d from EIR475

This condition shall be implemented prior to the clearing of any vegetated area. Potential impacts to tree-nesting raptors and other species protected under the MBTA would be mitigated by restricted vegetation clearing and grading during the breeding season for migratory birds (approximately January 15 through September 15 annually) unless preconstruction surveys by a qualified biologist determine no nesting birds protected by the MBTA would be impacted by the proposed work.

20.EPD. 3 - LANDSCAPE AND REVEGETATI RECOMMND

Mitigation Measure BIO-2b from EIR475

The Proposed Project mining and reclamation plan requires the Applicant to develop landscape plans that avoid the use of invasive species for the portions of the Site that are adjacent to the SMER. The landscape and revegetation plans are subject to approval by Riverside County Planning Department, Environmental Programs Division and to review by the State Mining and Geology Board. With these features, the Proposed Project would avoid the use of potentially invasive species adjacent to the SMER and jurisdictional waters.

20.EPD. 4 - SAN DIEGO HLP RECOMMND

Mitigation Measure BIO-2e from EIR475

Prior to any mining activity, the applicant must provide documentation to the Riverside County Planning Department,

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20.EPD. 4 - SAN DIEGO HLP (cont.)

RECOMMND

Environmental Programs Division that the EIR mitigation measure quoted bellow has been met.

To mitigate impacts to coastal sage scrub, the Applicant would be required to receive discretionary approval from San Diego County subject to the HLP Ordinance. Specifically, the Proposed Project would require an HLP from San Diego County to ensure that the impacts are consistent with the NCCP Conservation Guidelines for coastal sage scrub.

20.EPD. 5 - BMMP SUBMITAL

RECOMMND

Mitigation Measure BIO-3a from EIR475

Prior to any vegetation clearing or mining activities, a Biological Mitigation Monitoring Plan (BMMP) shall be prepared by a biologist who holds an MOU with the County of Riverside. The BMMP shall be submitted to the Riverside County Planning Department, Environmental Programs Division for review and approval. The BMMP shall include but not be limited to, timelines, success criteria and financial assurances. The initial instillation must be completed within one year of the start of mining activities. The BMMP shall be consistent with the mitigation measures described in the document entitled "Final: Determination of Biologically Equivalent or Superior Preservation for the Liberty Quarry Project," dated June 26, 2009 (EIR475 Appendix D2). The BMMP shall also be consistent with EIR475 Mitigation Measure BIO-3a, as it is quoted below.

This measure assimilates the 400-foot setback along the northern boundary (refer to Mitigation Measure BIO-1c(3)). Thus, approximately 0.08 acres would be directly impacted. Significant direct impacts to approximately 0.08 acre of Waters of the United States would be mitigated to a less than significant level through the following creation and enhancement prior to or during the Proposed Project construction, operation, and reclamation phases:

1. The proposed impacts would occur within the upper reaches of the Santa Margarita River watershed, and all proposed mitigation would occur within this watershed unit. A preliminary jurisdictional determination has been completed (see Appendix D-1), and the initial results, with assimilation of Mitigation Measure BIO-1c(3), indicate

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20.EPD. 5

- BMMP SUBMITAL (cont.)

RECOMMND

approximately 0.08 acre of impacts to non-wetland Waters of the United States would require mitigation at a 2:1 ratio to satisfy USACE, CDFG, RWQCB, Western Riverside County MSHCP, and RPO requirements. This mitigation would include an approximate 0.08-acre creation of ephemeral jurisdictional channel(s) within the set-aside areas surrounding the Proposed Project impact areas, and an approximate 0.08-acre of jurisdictional area enhancement, potentially within disturbed wetlands areas of the Santa Margarita River. If mitigation cannot be achieved in kind on the Site, appropriate credits within an established mitigation bank would be purchased. The Santa Margarita-San Luis Rey Weed Management Program in an USACE in-lieu fee program that removes Arundo donax within the Santa Margarita River and is a feasible option for off-site mitigation.

2. All proposed onsite creation or offsite enhancement areas would be identified in a conceptual habitat mitigation plan consistent with USACE regulatory requirements, and including the following:

-Quantitative success criteria (vegetation cover and species richness)

-Recommendations for soil preparation

-A plant palette to include native species occurring on the Site, such as Engelmann oak, coast live oak, and Rainbow Manzanita

-Planting methods Irrigation and maintenance requirements

-A long-term mitigation maintenance and monitoring plan with remedial measures

3. Comply with any and all conditions of permits issued for the Proposed Project by the USACE or RWQCB under Sections 404 or 401 of the federal CWA, by CDFG under Section 1602 of the Fish and Game Code, or by Riverside County pursuant to the Western Riverside County MSHCP. Permit conditions generally include both short-term (during construction) and long-term (Proposed Project operation) requirements.

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20.EPD. 6

- VPMMP SUBMITAL

RECOMMND

Mitigation Measure BIO-3b from EIR475

Prior to any vegetation clearing or mining activities, a Vernal Pool Mitigation Monitoring Plan (VPMMP) shall be prepared by a biologist who holds an MOU with the County of Riverside. The VPMMP shall be submitted to the Riverside County Planning Department, Environmental Programs Division for review and approval. The MMP shall include but not be limited to, timelines, success criteria and financial assurances. The VPMMP shall be consistent with the mitigation measures described in the document entitled "Final: Determination of Biologically Equivalent or Superior Preservation for the Liberty Quarry Project," dated June 26, 2009 (EIR475 Appendix D2). The VPMMP shall also be consistent with EIR475 Mitigation Measure BIO-3b, as it is quoted below.

Significant direct impacts to Pool 1 (the 6-foot by 8-foot or 48-square-foot "rock pool"), considered a vernal pool under the Western Riverside County MSHCP, would be mitigated at a 3:1 ratio to a less than significant level through the following creation and enhancement prior to or during the Proposed Project construction, operation, and reclamation phases:

1. Creation of a rock vernal pool at 1:1 ratio within the remaining Project site lands that would occur within the proposed conservation easement. Creation of the rock pool shall be preceded by preparation and submittal to the County of a vernal pool conceptual mitigation and monitoring plan, which will include the following basic components:

- A study of the existing vernal pool will occur for no less than one complete vernal pool season (i.e., winter-spring). A full inventory of the plants and animals will be completed that provides at a minimum a qualitative assessment of the population size of each species. This information will be used to create the success criteria for the 5-year monitoring program.

- Concurrently with the one-year study of the existing rock vernal pool, the shallow depression at the proposed creation site will be monitored to ensure that no vernal pool currently exists. Based on the reconnaissance visit performed in June 2009, this depression does not appear to

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20.EPD. 6

- VPMP SUBMITAL (cont.)

RECOMMND

have the capacity to hold water beyond during and shortly after rainfall. If this shallow depression is found to be a vernal pool, the created pool will be positioned outside the watershed of pool but on the same boulder or another location will be found within the project site.

- Direction for salvage, storage, and replanting of plant propagules from the pool to be impacted to the created pool.

- Direction for salvage and application of surface soils containing Lindahl's fairy shrimp cysts (a non-listed species) from the pool to be impacted to the created pool.

- Design guidelines outlining excavation methods for the creation of a rock pool.

- Placement of a temporary barrier around the perimeter of the created pool.

- Development of appropriate success criteria and/or performance criteria for the created pool.

- A 5-year management plan for the created pool.

- A 5-year maintenance plan including potential remedial measures.

- A 5-year mitigation monitoring and reporting plan.

- Integration of the rock pool creation area (including the pool, pool watershed, and an upland buffer area) into the currently proposed conservation easement area (refer to Mitigation Measure BIO-1b(1)) and the inclusion of provision for management provided in perpetuity.

Granite would be responsible for development and submittal of the conceptual mitigation plan and construction plans, designation of a contractor to create the mitigation pool and provide long-term management services, designation of a habitat restoration specialist to provide long-term monitoring and reporting, and a completion of the conceptual mitigation and monitoring plan including successful creation of a 48-square-foot rock pool (0.001 acre) and preservation of the mitigation area through a conservation easement. This plan would comply with all the

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20.EPD. 6 - VPMMP SUBMITAL (cont.) (cont.) RECOMMND

mitigation requirements specified in the final DBESP.

2. Purchase of approximately 96-square feet (2:1 ratio) of vernal pool habitat mitigation credits from the Barry Jones/Skunk Hollow Wetlands Mitigation Bank. The purchase of these credits will offset any potential temporal loss of vernal pool habitat resulting from the project impacts and help ensure adequate replacement of impacted habitats. The preserve has been established for long-term preservation of several listed fairy shrimp species including Riverside fairy shrimp (*Streptocephalus wootoni*) and vernal pool fairy shrimp (*Branchinecta lynchi*) and several listed species of plants including San Diego ambrosia (*Ambrosia pumila*), and California orcutt-grass (*Orcuttia californica*).

20.EPD. 7 - RRVP MITIGATION RECOMMND

With the exception of ongoing monitoring, all mitigation measures described within the Biological Mitigation Monitoring Plan (BMMP) and the Vernal Pool Mitigation Monitoring Plan (VPMMP) shall be completed prior to any mining activity.

20.EPD. 8 - BIOLOGICAL STATUS REPORT RECOMMND

A biological status report shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) every 6 months. The first of these biannual reports shall be submitted 6 months after the first clearing of vegetation. Biannual reporting shall continue until three years after the start of active mining, at which point reporting shall continue on an annual basis. Annual reporting shall continue throughout the life of the project, including the reclamation phase. The biological status reports shall include, but not be limited to, the following elements.

1. Table of all Biological Mitigation Measures and Conditions of Approval. The table shall include dates when each requirement was satisfied, or proposed dates for completion. The table shall also include references to associated reports and sections of the document.

2. Unforeseen biological issues and measures taken to address such issues.



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20.EPD. 8 - BIOLOGICAL STATUS REPORT (cont.) RECOMMND

3. Projections for the coming year

4. Payment documentation for endowments or other fees associated with biological management of the conserved lands.

EPD staff shall review the biological status report and conduct an annual site visit to verify compliance. This condition represents the minimum reporting requirement for any given year. EPD may require additional reporting and/or site inspection at any time.

20.EPD. 9 - CONSERVATION LANDS RECOMMND

Mitigation Measure BIO-1b(1) from EIR475

Prior to any mining activity, the Applicant shall provide permanent protection of the non-impacted portions of the Site through dedication or the conveyance of conservation easements or similar legal arrangements to the RCA or another qualified entity approved by the Riverside County Planning Department, Environmental Programs Division. The dedication, conservation easements or similar legal arrangements shall include the non-impacted portions of the site consisting of approximately 250 acres (approximately 60 percent of the Site). The dedication, conservation easement or other similar legal arrangement shall forever deed and transfer all present and future development rights associated with the conservation easement area lands. The dedication or conservation easements shall provide that the covered area would remain undeveloped in perpetuity for the benefit of onsite species and would reduce the edge effects of the Proposed Project on adjacent habitat. The conservation easements would allow, but not require, active management of the covered area during the active mining phases of the Liberty Quarry. The developer shall be responsible for all endowments or other management related fees.

20.EPD. 10 - OAK TREE MMP RECOMMND

Prior to any mining activity, an Oak Tree Mitigation Monitoring Plan (OTMMP) shall be submitted to the Riverside County Planning Department, Environmental Programs Division, for review and approval.

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20.EPD. 10 - OAK TREE MMP (cont.)

RECOMMND

The proposed project will impact approximately 146 oak trees out of 510 found onsite. Of the 108 Engelmann Oaks found onsite, approximately 32 (30%) would be impacted by the proposed project. Of the 402 Coast Live Oaks found onsite, approximately 114 (28%) would be impacted by the proposed project.

Where feasible, the OTMMP shall propose the transplanting of impacted trees outside the quarry footprint. For trees which cannot be transplanted, the OTMMP shall propose replacement of impacted trees at a ratio relative to the size of each individual tree. The replacement ratio shall start at 3:1 and increase according to the size of the individual tree. Replacement trees shall be grown from acorns collected on site. Trees will not be imported from outside the project site.

20.EPD. 11 - OAK TREE MITIGATION

RECOMMND

Prior to the removal of any oak tree, the applicant shall notify the Riverside County Planning Department, Environmental Programs Division (EPD). The tree shall be transplanted or mitigated according to the approved Oak Tree Mitigation Monitoring Plan (OTMMP). A report shall be submitted to EPD within 30 days following tree removal. The report shall document that the proper mitigation was applied and or that the tree was transplanted successfully.

20.EPD. 12 - REVEGETATION

RECOMMND

Riverside County Planning Department, Environmental Programs Division (EPD) shall review and approve all Landscaping Plans associated with the Reclamation Phase of the project.

PLANNING DEPARTMENT

20.PLANNING. 2 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" it 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

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20.PLANNING. 2           SMP - EXPIRATION DATE (cont.)           RECOMMND  
completion.

20.PLANNING. 3           SMP - LIFE OF PERMIT           RECOMMND

This permit shall become null and void seventy five (75) years after the date this permit became effective (issuance of first Special Inspection Permit), or upon mining of 270 million tons, whichever comes first. Annual mining tonnage shall not exceed 5 million tons. Extensions of time to the life of this permit shall require submission of a revised permit application in accordance with Riverside County's Ordinance No. 555.

20.PLANNING. 5           SMP - SAN DIEGO CSPG (2)           RECOMMND

Prior to the startup of operations the Applicant shall comply with San Diego County's I-15 Corridor Scenic Preservation Guidelines and associated Development Standards for steep topography and natural features as applicable for portions of the access road within San Diego County. The access road site plan and engineering plans will be provided to San Diego County's Department of Planning and Land Use for review and recommendations during the review period of the access road plans. A clearance letter from San Diego County will be required to assure compliance with this condition of approval.

20.PLANNING. 6           SMP-SAN DIEGO/CALTRANS RVW (2)           RECOMMND

Prior to the startup of operations the Applicant shall provide all draft road improvement designs at the Rainbow Valley Boulevard/I-15 interchange to be reviewed and approved by Caltrans to San Diego County's Department of Public Works, Transportation Division for review and comment prior to obtaining necessary permits from Caltrans. A clearance letter from San Diego County will be required to assure compliance with this condition of approval.

20.PLANNING. 7           SMP-CALTRANS RVW OF GRADNG (2)           RECOMMND

Prior to the startup of operations the Applicant shall submit rough and precise grading and drainage plans to Caltrans for their review for all road improvements as well as other infrastructure improvements that may affect Caltrans facilities either directly or indirectly (e.g. offsite drainage).

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20.PLANNING. 8 SMP-CALTRANS ENCROACH PRMT (2) RECOMMND

Prior to the startup of operations the Applicant shall obtain an encroachment permit from Caltrans for any alterations within State right-of-way.

20.PLANNING. 9 SMP - RWQCB BMP (2) RECOMMND

Prior to the startup of operations the Applicant shall incorporate Low Impact Development Best Management Practices as recommended by the RWQCB into their stormwater permits required under Mitigation Measures HWQ-1a, HWQ-1b, HWQ-1c, and HWQ-1d.

20.PLANNING. 10 SMP - DUST SUPERVISOR (2) RECOMMND

Prior to the startup of operations the Applicant will appoint an on-site supervisor to be responsible for dust control implementation and to respond to any complaints about dust issues.

20.PLANNING. 11 SMP -CALTRANS RVW OF GRADE (2) RECOMMND

Prior to the startup of operations any site grading that may affect Caltrans facilities, all rough grading plans, precise grading plans, and drainage plans shall be submitted for review and approval to Caltrans as well as Riverside County Building & Safety and/or San Diego County, as appropriate, for all road improvements as well as other infrastructure improvements that may affect Caltrans facilities either directly or indirectly (e.g. offsite drainage).

20.PLANNING. 12 SMP -GROUNDWATER CONTAMINATION RECOMMND

The Applicant shall implement appropriate health and safety procedures and notify the appropriate authorities as required by Federal, State and local regulations should soil and/or groundwater contamination be suspected during construction of the project. Note that the Department of Toxic Substances Control (DTSC) has the ability to provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA).

20.PLANNING. 13 SMP -CITY/CALTRANS CONSLTATION RECOMMND

Within one year from project approval, the applicant shall coordinate between the City of Temecula and Caltrans, to

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20.PLANNING. 13 SMP -CITY/CALTRANS CONSLTATION (cont.) RECOMMND

investigate if a portion of the estimated \$1.756 million in fair share fees as required by Mitigation Measure T-1a and shown in Table 3.11-14a to be paid by the Applicant, could be provided to the City of Temecula for the retiming and coordination of existing traffic signals at the I-15 interchanges at Winchester, Rancho California Road, and SR-79 South to limit potential intersection impacts. The final determination shall be made by the Riverside County Transportation Department.

20.PLANNING. 14 SMP - SUBMIT FINAL DOCUMENTS RECOMMND

Within

20.PLANNING. 15 SMP - PRIOR TO STRTP MM CKLIST RECOMMND

An inspection is required prior to the startup of mining operations. The following Mitigation Measures are from EIR475 and shall be implemented/inspected prior to the startup of operations, before any inspection clearance is issued. This condition of approval may be set to met once the inspection is approved. This checklist is not intended to serve as replacement to the Mitigation Monitoring Plan, rather it is intended to assist in implementing the plan.

"AL-2a: Concurrent with access road construction, all cut slopes along the access road shall be terraced, stained, and hydroseeded with native plant seeds to be consistent with natural colors and vegetation to the satisfaction of the County.

"AL-2b: In accordance with Mitigation Measure BIO-1c(4), the settlement pond and the cut slope associated with it shall be eliminated.

"AL-2e: The Applicant will construct a guard rail and/or screen to a minimum of four feet in height along the outside of the road where the natural cut is less than 4 feet in height. The screen will be colored to blend into the hillside. The design and location of the guard rail and screen will be revised and approved by the Riverside County Transportation Department prior to construction. (Also required in the annual checklist condition of approval 60.Planning.26)

"AL-3 (AL-4, AL-5): The Applicant shall comply with the

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20.PLANNING. 15

SMP - PRIOR TO STRTP MM CKLIST (cont.)

RECOMMND

Lighting Plan, which is in full conformance with the provisions of the Riverside County Ordinance No. 655 and San Diego County Ordinance 7155. These ordinances establish lighting standards designed to protect the night skies as seen from Palomar Observatory. In addition, the Lighting Plan provides for the following:

"No project-related lighting for mining, plant operations, or loadout shall be used within 100 feet of the property boundary.

"All lighting shall be established to point downward and be shielded.

"All lighting surrounding the sediment/water pond will be turned on only at times required for maintenance or emergencies.

All lighting shall be provided with switches to be turned off when not required for project operations. (Also required in the annual checklist condition of approval 60.Planning.26)

"AQ-8a: Applicant shall provide two conveniently located reserved parking spaces for van pools to encourage ride sharing activity thus reducing the amount of passenger cars coming to the site.

"AQ-8b: Applicant shall use drought resistant native vegetation for landscaping and revegetation, trees with low emissions potential. (Also required in the annual checklist condition of approval 60.Planning.26)

"CR-6b: Riverside County shall require cultural resources-sensitivity training for all project personnel prior to construction or operations at the Site. All personnel shall be informed regarding the potential for discoveries of cultural resources during initial implementation of the Project, and an archaeologist selected from the County's list of approved archaeological consultants and a Pechanga Tribe representative shall provide sensitivity training to all workers regarding the appropriate responses to such discoveries. The orientation would include a brief history of the Site, the regulatory context of archaeological work, the reasons for monitoring, a description of the kinds of cultural resources that might be encountered during construction, and the procedure if there is a discovery. (Also required in the annual checklist condition of approval 60.Planning.26)

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20.PLANNING. 15 SMP - PRIOR TO STRTP MM CKLIST (cont.) (cont.RECOMMND

"CR-6c: The County and the Applicant will coordinate with the Pechanga Tribe through the Tribe's Chairperson and the Pechanga Cultural Resources Department to retain a professional ethnographic consultant to perform a detailed recordation of Wexθwxi Pu'eska and Rainbow Canyon Camp. The recordation will commence prior to construction and will include photographic documentation of pre- and post-construction conditions. Periodic inspections, as agreed to with the Pechanga Tribe, will be conducted during ongoing operations. Because portions of the sites are located on land managed by Bureau of Land Management, an archaeologist holding the appropriate BLM cultural resources use permit and fieldwork authorization as well as listed on the Riverside County-approved list will conduct these inspections. If inspections identify adverse physical impacts to this site from mining activity, appropriate protection measures such as perimeter fencing will be required to be installed and cultural resources-sensitivity training will be repeated for all project personnel. Additional research and interviews with tribal members might also be required to complete the pre- and post construction recordation, at the discretion of the Pechanga Tribe.

The information gathered as a result of field, interview, and research tasks shall be compiled into a report. The Pechanga Tribe will have the right to determine the dissemination of the report. Detailed recordation of Wexθwxi Pu'eska and Rainbow Canyon Camp in this manner will create a photographic and documentary record of each traditional cultural property prior to construction of the Project. (Also required in the annual checklist condition of approval 60.Planning.26)

"CR-6d: To eliminate the potential for any indirect "edge effects" associated with quarry operations, Applicant shall establish a 400-foot-wide buffer zone along the northern boundary of the Site, adjacent to Wexθwxi Pu'eska and Rainbow Canyon Camp. Applicant shall not conduct ground disturbance activities within 400 feet of the northern boundary of the Site adjacent to Wexθwxi Pu'eska and Rainbow Canyon Camp. Consistent with the Urban Wildlife Interface Guidelines (UWIG) measures identified in Section 3.3, this buffer zone will protect these traditional cultural properties by reducing edge effects caused by

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20.PLANNING. 15 SMP - PRIOR TO STRTP MM CKLIST (cont.) (cont.RECOMMND

project-related impacts (e.g., noise, lighting, and air impacts). This buffer zone shall be protected and managed through the establishment of conservation easements described in Mitigation Measure BIO 1b(1).

"GEO-3a: The Applicant shall implement the Project Design, which requires a minimum 50-foot perimeter buffer and Mitigation Measure BIO-1c(3) a 400-foot setback from the north boundary. This measure complies with the Riverside County Urban Wildlife Interface Guidelines (UWIG) measures and reclamation plan requirements and would be consistent with the provisions of Ordinance No. 555. The buffers and setbacks would minimize the potential for offsite effects from landslides or rockfall hazards.

"GEO-3c: To reduce the potential for unstable quarry slopes and rockfalls and their effect, should they occur, one or more of the following measures will be implemented by the Applicant during construction of the access road at locations designated by a qualified geotechnical engineer and throughout the life of the Project during the excavation of quarry slopes as monitored and determined by the qualified geotechnical engineer under Mitigation Measure GEO-3b.

- oInstall rock bolts or dowels
- oReinforce shotcrete and drainage
- oInstall wire mesh or cable net
- oInstall Tecco Mesh or equivalent
- oScale slope face of loose rock
- oReduce cut slope face ratio

"GEO-14: Onsite haul roads shall be compacted, and the Applicant shall manage stockpiles and haul roads by the use of dust suppressants (e.g., lignum sulfonate or magnesium chloride as approved by the SCAQMD), thereby reducing the impact of wind erosion at the Site.

"HWQ-1a: Prior to initiation of ground disturbance activities, the Applicant shall submit a Notice of Intent with the SWRCB to comply with NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. The Applicant (or its designee) shall prepare a stormwater pollution prevention plan (SWPPP) to identify potential pollutant sources that affect the quality of discharges associated with construction activity, to identify non-stormwater discharges, and to design best



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20.PLANNING. 15 SMP - PRIOR TO STRTP MM CKLIST (cont.) (cont.RECOMMND

management practices (BMP) to effectively prohibit the discharge of pollutants from the Site into Waters of the United States during construction. BMPs shall address erosion and sediment control, wind erosion control, source controls, and waste management. The contractor shall ensure that the SWPPP requirements are implemented at the Site and that water quality standards are maintained. Best management practices shall be modified, as necessary, so that an adequate combination of erosion controls is implemented for active and inactive (previously disturbed) construction areas. Examples of best management practices include: use of silt fence or fiber rolls to prevent the migration of sediment offsite, application of water to disturbed areas during working or windy conditions to prevent dust and erosion, and use of drip pans for mobile fueling. In addition, the SWPPP shall outline a regular BMP maintenance and monitoring schedule. The SWPPP will likely require modification as the project progresses and as conditions warrant to remain consistent with changes in other site plans that effect soil disturbing activities, site drainage patterns or any other activity that may impact storm water runoff quality. (Also required as a standalone condition of approval 10.Planning.26)

"HWQ-1b: The Applicant shall comply with the NPDES General Permit for Storm Water Discharges Associated with Industrial Activities and submit a Notice of Intent to the SWRCB prior to startup of project operations. The Applicant shall develop and implement an SWPPP that identifies and evaluates sources of pollutants associated with operations that affect the quality of industrial stormwater discharges and authorized nonstormwater discharges, and describes and ensures the implementation of BMPs to reduce or prevent pollutants in industrial stormwater discharges and authorized nonstormwater discharges. BMP methods of pollutant control will include both nonstructural and structural measures. Nonstructural BMPs may include good housekeeping practices, preventative maintenance, and other nonstructural control techniques. Structural BMPs may include onsite surface containment, control berms, and other structural control techniques to minimize polluted stormwater runoff. In addition, the SWPPP shall outline a regular BMP maintenance and facility monitoring schedule in compliance with the Industrial General Permit. (Also required as a standalone condition of approval 10.Planning.26)

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20.PLANNING. 15 SMP - PRIOR TO STRTP MM CKLIST (cont.) (cont.RECOMMND

"HWQ-4: Engineered drainage and a detention basin shall be constructed by the Applicant at the lower end of the access road to capture stormwater runoff and limit its discharge to I-15 to pre-development conditions. The engineered drainage and detention basin shall be planned in consultation with Caltrans, Riverside County Transportation Department, the San Diego RWQCB and shall include an appropriate clarifier system or other equivalent technology to filter hydrocarbons and remove sediments. Stormwater collected in the detention basin should be used for quarry operations (where possible) and not discharged to Rainbow Creek.

"T-2: The Applicant shall be required to provide a minimum of 150 onsite parking spaces for use by Project employees and visitors.

"T-8: Prior to initiation of Project construction, the Applicant shall develop and implement a construction traffic management plan in coordination with Riverside County, San Diego County and Caltrans. (Also required as a standalone condition of approval 10.Planning.26)

"T-9a: The Applicant would coordinate with the Riverside County Fire Department and the Riverside County Sheriff's Department on the design of the final Site plan, to ensure that adequate emergency access to the Site is provided. (Also required as a standalone condition of approval 10.Planning.26)

"T-9b: The Applicant shall construct a second CHP weigh scale with an additional lane, as identified in Figure 3.11-4, adjacent to the existing CHP weigh station to reduce queuing lengths and truck stacking prior to start-up of mining operations. In addition, the Applicant shall construct the following improvements to the I-15/Rainbow Valley Boulevard southbound off-ramp prior to start-up of mining operations pending approval by Caltrans:

- oTraffic Signal
- oSouthbound Right Turn Lane
- oSouthbound Through Lane and Receiving Lane
- oInstall video monitoring equipment for use by the CHP to ensure available queuing capacity is not exceeded on the off-ramp. In the event queuing capacity is exceeded, the CHP would close the scales to trucks to prevent stacking on

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20.PLANNING. 15 SMP - PRIOR TO STRTP MM CKLIST (cont.) (cont.RECOMMND

the off-ramp.

(Also required as a standalone condition of approval  
10.Planning.26)

"USS-3c: The onsite wastewater treatment systems (OWTS) or advanced treatment units (ATU) must obtain San Diego RWQCB clearance in addition to the County of Riverside, Department of Environmental Health (DEH) approval if the daily estimated average wastewater flow discharged onsite is greater than 1,200 gallons per day and/or if the aforementioned San Diego RWQCB general waiver conditions cannot be met. (Also required as a standalone condition of approval 10.Planning.26)

"VB-1c: A blast monitoring plan consistent with to the draft Plan in Appendix J, Sub-Appendix D in the DEIR, will be submitted to the Riverside County Planning Department, the Fire Department, and the Sheriff's Department for approval prior to any construction or operational blasting activities and shall be implemented by the Applicant during all blasting activities. Said Blast Monitoring Plan shall set forth the types and placement of instrumentation at a minimum of three nearby receptors. If the blasting operations at the Liberty Quarry exceed the referenced control limits for any single axis of any blast, Granite Construction and their blasting contractor shall cease all blasting activities and submit a report to the County. The report shall give the blast design parameters and seismographic data and include any necessary corrective action, which in their opinion will reduce vibration intensity to below control limits. Corrective action is subject to County approval. (Also required as a standalone condition of approval 10.Planning.26)

20.PLANNING. 16 SMP - AMD PER CONDITIONS EXHIB

RECOMMND

Within 30 days of approval by the Planning Commission, or the Board of Supervisors if an approval is appealed, thirty (30) copies of an Amended Per Final Conditions EXHIBITS A, B, and C shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 30 days and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions EXHIBITS have been approved by the County Planning Department. The Amended Per Final Conditions EXHIBITS shall incorporate the following changes:

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20.PLANNING. 16 SMP - AMD PER CONDITIONS EXHIB (cont.) RECOMMND

EXHIBITS A, B, and C shall be revised to reflect the reduced quarry footprint recommended by the EIR. The EIR describes an alternative to the project entitled the "reduced footprint alternative" which proposes a 20 acre reduction of the quarry footprint (11 acres from the south of the proposed disturbance area and 9 acres from the northern section of the proposed disturbance area, reducing the footprint from 155 acres to 135 acres). This would reduce the permitted reserves by approximately 33 mega tons (MT) (approximately 12 percent). This reduction will not impact the site access, area proposed for the access road, or the size of the plant operations (30 acres) within the quarry footprint.

IN ADDITION, the amended exhibits shall contain additional cross-sections and slope details as required in OMR's April 11, 2011 "PROPOSED RESPONSE TO COMMENTS" letter.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 4 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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 SMP - LOW PALEO (cont.)

RECOMMND

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.

60.PLANNING. 7 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 provided shall be included in the annual report submitted prior to the issuance of the annual SMARA Inspections Permit.

60.PLANNING. 8 SMP - 1ST LANDSCAPE PLAN

RECOMMND

Prior to issuance of the first Special Inspection Permit, six (6) copies of a Landscaping Plan shall be submitted to the Planning Department for approval. The landscaping shall provide the necessary details for interim revegetation and final revegetation of mined slopes, access road, office/batch plant/processing areas, and all visual berms. The plan shall include, but not be limited to the following:

- a. minimum amount of soil required for revegetation,
- b. amount and type of fertilizers and amendments to be used,
- c. design standards for irrigation system,
- d. optimum time of year to hydroseed,
- e. size of species to be attained over a specific monitoring period,
- f. amount of vegetation cover or density,

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60.PLANNING. 8 SMP - 1ST LANDSCAPE PLAN (cont.) RECOMMND

- g. diversity of species to be attained over a specific monitoring period,
- h. length of monitoring periods,
- i. issues to be addressed in annual report.

60.PLANNING. 9 SMP - 1ST BERM/LANDSCAPE PLAN RECOMMND

Prior to issuance of the first Special Inspection Permit, ten (10 copies of a Berm and Landscaping Plan shall be submitted to the Planning Department for approval. This landscaping shall provide a visual barrier between the project and nearby residences as delineated on the Mining Plan, Exhibit A. The location, number, genus, species and container size of the plants shall be shown. Plans shall meet all requirements of Ordinance 348, Section 18.12. The Landscaping Plan shall include usage of a variety of type and size of plan species native to the site and surrounding area. At least 25 percent of the plant materials shall be mature specimens and in 15 gallon or larger containers.

60.PLANNING. 11 SMP - RCL RECLAMATION PLAN RECOMMND

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

60.PLANNING. 12 SMP - YR RECLAMATION REPORT RECOMMND

The permittee shall submit a final reclamation completion report prior to the completion of mined area reclamation and prior to the mining permit (SMP00213) expiration date 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) unless previously approved for a steeper ratio, 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

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60.PLANNING. 12 SMP - YR RECLAMATION REPORT (cont.) RECOMMND

professional stating that the project was reclaimed pursuant to the approved Reclamation Plan.

60.PLANNING. 14 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 established through County review of the required financial assurance cost estimate prepared by the applicant pursuant to the requirements of SMARA and County Ordinance No. 555. This amount shall be either established as a lump sum prior to surface mining; established in phased amounts in accordance with the approved phasing planned; or established for initial lands disturbed by mining operations for the first year of operation. The specific amount of financial assurance for each phase or initial disturbance shall be based upon actual calculations of reclamation costs and shall be subject to review and approval of the Riverside County Department of Building and Safety and County Counsel 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 seventy five (75) 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.



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60.PLANNING. 14 SMP - 1ST FINANCIAL ASSURANCE (cont.) RECOMMND

e. The financial assurance shall be made payable to Riverside County and the State of California, Department of Conservation.

60.PLANNING. 16 SMP - 1ST AGENCY CLEARANCES RECOMMND

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

South Coast Air Quality Management District  
California Regional Water Quality Control Board  
California Department of Fish and Game  
The Corp of Engineers  
Caltrans  
Riverside County Transportation Commission  
San Diego County Planning Department

60.PLANNING. 18 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. 19 SMP - YR REPORT REQUIREMENTS RECOMMND

The permittee shall provide the following information, at a minimum, as part of the required SMARA annual inspection report (This report shall be prepared by and signed by a qualified, licensed professional):

a. Indicate the mined area's proximity to the permit boundaries by topography and details on a a copy of the approved Exhibit A, mining plan.

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.

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60.PLANNING. 19 SMP - YR REPORT REQUIREMENTS (cont.) RECOMMND

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 total area disturbed, new area disturbed that year, area reclaimed for that year and for the total acreage amount reclaimed to date. Certify that reclamation is complete in these areas, as appropriate.

g. A Certified Engineering Geologist or Geotechnical Engineer shall inspect all constructed within the project area as described elsewhere in this conditions set and within the slope inspection plan. 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 cultural resources.

i. The permittee shall report the discovery of any fossil vertebrate animal remains.

j. The permittee shall report the number of blasts performed and the amount of material displaced by these blasts.

k. The permittee shall report the air monitoring data collected for the prior operating year.

60.PLANNING. 20 SMP - YR TEST DUST EMISSIONS RECOMMND

The permittee shall have an independent air quality professional, approved by the Planning Department, perform testing for project-generated fugitive dust emissions within 90 days after commencement of surface mining operations. The intent of this testing is to confirm that project-generated fugitive dust emissions are in compliance with South Coast Air Quality Management District (SCAQMD) Rules and Regulations regarding fugitive dust and PM-10.

a. The permittee shall perform particulate matter

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60.PLANNING. 20

SMP - YR TEST DUST EMISSIONS (cont.)

RECOMMND

monitoring when the surface mine is in operations on four days per quarter during the first year of operations; and, shall prepare a fugitive dust emissions control plan. The SCAQMD Rule 403 Implementation Handbook (PM10) shall be utilized as the guidance for particulate matter monitoring as well as plan preparation. The particulate matter monitoring program shall include upwind and downwind sampling stations adjacent to the surface mining operations (monitoring station locations to be approved in conjunction with SCAQMD and Riverside County). Annual air quality monitoring after the first year of operations shall be based upon the previous year's compliance with SCAQMD rules and regulations, as determined by the Planning Director.

b. The results of the air quality testing shall meet or not exceed SCAQMD standards for PM10 (upwind/downwind PM10 differences shall not exceed 50 micrograms per cubic meter). If the air quality testing results indicate non-compliance with the SCAQMD standards, State and Federal rules and regulations, including, but not limited to SCAQMD Rule 403 for fugitive dust, and State and Federal regulations pertaining to crystalline silica dust emissions, the permittee shall cease surface mining operations until further fugitive dust emission mitigation measures are included and implemented with the fugitive dust emissions control plan. Further testing shall then be performed to confirm compliance with the SCAQMD standards and State and Federal rules and regulations described above. The mitigation measures and further testing shall be submitted to the Planning Director for review and approval prior to commencement of further surface mining operations.

c. The results of air quality testing, monitoring, and/or new mitigation measures shall be included with the annual report.

60.PLANNING. 21

SMP - YR ADJUST ASSURANCES

RECOMMND

The amount of reclamation financial assurance shall be adjusted annually for new lands disturbed by surface mining operations, completed reclamation in conformance with the approved Reclamation Plan, Exhibit B, and/or by adjustments to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

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60.PLANNING. 24 SMP - FEE BALANCE

RECOMMND

Prior to issuance of any grading permits, building permits or inspection permits, the Planning Department shall determine if the deposit based fees for SMP00213 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer prior to issuance of any permit.

60.PLANNING. 25 SMP - SWPPP/WDID# BMP REQD

RECOMMND

The permit holder shall provide written proof of compliance (WDID #) with the State Water Resources Control Board General Industrial Activities Stormwater Permit (GIASP) and employ all appropriate BMP's as described in the California Stormwater Quality Association (CASQA) Industrial and Commercial Handbook in addition to the BMP's described below:

The management and maintenance of the 'common area' shall be in accordance with the projects approved Storm Water Pollution Prevention Plans (SWPPPs), Monitoring Programs, and Post Construction Management Plans to include the following best management practices (BMPs) to reduce storm water pollution:

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 permittee. These materials shall address good housekeeping practices associated with the sites' 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 ;

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

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60. PLANNING. 25

SMP - SWPPP/WDID# BMP REQD (cont.)

RECOMMND

be avoided;

The 'catch basin(s)' shall be inspected and, if necessary, cleaned by the permittee 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;

The permittee 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 permittee shall take corrective action within forty-eight hours of discovery;

The 'water quality inlet(s), oil/water separator(s) and trash rack(s)' shall be inspected and, if necessary, cleaned by the permittee no later than October 15th of each year;

The permittee 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 permittee shall take corrective action within forty-eight hours of discovery;

The Street(s) and parking lot(s) shall be swept by the permittee at least once a year and shall be swept no later than October 15th of each year;

The permittee 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;

The permittee shall maintain an up-to-date list identifying the party or parties responsible for the implementation and maintenance of each of the BMPs described herein. The list shall include the party's name, organization, address, a phone number at which the party may be reached 24 hours a day, and a description of the party's responsibility for implementation and maintenance of a particular BMP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 SMP - ORD 810 OS FEE SMP (2)

RECOMMND

Prior to the issuance of a grading permit (FIRST SPECIAL INSPECTION) for Surface Mining Permit No. 213, the permit holder shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee shall be based on the "Project Area" as defined in the Ordinance and afore-mentioned Condition of Approval. The Project Area for the subject surface mining permit is calculated to be 164.0 acres. In the event Riverside County Ordinance No. 810 is rescinded and or superceded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 27 SMP - ANNUAL INSP MM CKLIST

RECOMMND

At least once a year a mine inspection is required. Said inspection shall include a building inspector, the Chief Geologist or designee, and a representative from the Planning Department. Inspection shall include assurance that the following Mitigation Measures from the EIR are being complied with in full. This condition of approval shall NOT be set to MET once inspection is completed. This is intended to serve as a running checklist. This checklist is not intended to serve as replacement to the Mitigation Monitoring Plan, rather it is intended to assist in implementing the plan.

AL-2c: At the time quarrying on the upper slopes is completed, rock sculpting shall be conducted as a reclamation treatment for visible quarry slopes on the upper north quarry walls, and existing natural fracture features in the rock shall be incorporated to shape the cut and to reduce long horizontal cuts (lines). Recommended methods to reduce visual impacts may include, but are not limited to, the following:

- Varying the widths, lengths, and heights of benches
- Creating benches that are not necessarily horizontal
- Creating planting pockets for revegetation efforts
- Rounding the top of cuts

AL-2e: The Applicant will construct a guard rail and/or screen to a minimum of four feet in height along the outside of the road where the natural cut is less than 4 feet in height. The screen will be colored to blend into

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 SMP - ANNUAL INSP MM CKLIST (cont.)

RECOMMND

the hillside. The design and location of the guard rail and screen will be revised and approved by the Riverside County Transportation Department prior to construction.

AL-3: The Applicant shall comply with the Lighting Plan, which is in full conformance with the provisions of the Riverside County Ordinance No. 655 and San Diego County Ordinance 7155. These ordinances establish lighting standards designed to protect the night skies as seen from Palomar Observatory. In addition, the Lighting Plan provides for the following:

-No project-related lighting for mining, plant operations, or loadout shall be used within 100 feet of the property boundary.

-All lighting shall be established to point downward and be shielded.

-All lighting surrounding the sediment/water pond will be turned on only at times required for maintenance or emergencies.

-All lighting shall be provided with switches to be turned off when not required for project operations.

AQ-3c: Applicant commits to purchasing all new off road equipment which is alternative fueled and/or compliant with the ARB and US EPA Off-Road Compression-Ignition Engine Standard for the year in which it is purchased.

AQ-3j: Applicant shall implement a Liberty Quarry Clean Air Truck Program, whereby Applicant would either retrofit or replace 130 heavy-duty, diesel-fueled truck engines when the quarry first opens for permanent plant operation. The Applicant would work with trucking firms and concrete companies to identify and retrofit these trucks prior to initiating permanent plant operations.

Liberty Quarry would only need about 13 trucks the first year; 130 trucks would not be needed until the quarry reaches full production approximately 10 years later. The engine retrofits (diesel particulate filters and NOx catalysts) will reduce individual truck emissions of PM10 by about 85 percent and NOx emissions by up to 40 percent, depending on the technology used for the retrofit.

Applicant plans to replace some of the engines with model year 2007 or newer engines rather than retrofitting existing engines. Engine replacement results in emission reductions of PM10 by 90 to 96 percent (depending on the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 SMP - ANNUAL INSP MM CKLIST (cont.) (cont.) RECOMMND

age of the replaced engine) and NOx by 95 percent or more from older engines.

AQ-3k: The project Applicant shall establish an air quality monitoring program. The air monitoring program and locations of monitoring stations shall be subject to review by the County of Riverside and shall be consistent with existing monitoring protocols established by the South Coast Air Quality Management District. The air monitoring program shall be established and operational at least 12 months prior to initiation of permanent plant operations on the project site. The monitoring program shall monitor ambient air quality conditions and all monitoring results shall be provided to the County of Riverside and made available to the public on a quarterly basis. (Also required as a standalone condition of approval 10.Planning.39)

AQ-8b: Applicant shall use drought resistant native vegetation for landscaping and revegetation, trees with low emissions potential. (Also required in the prior to startup checklist condition of approval 20.Planning.04)

AQ-8c: Applicant shall implement onsite recycle and water conservation programs by connecting to raw water sources as required by WMWD and by using belt presses.

AQ-8d: Applicant shall conserve approximately 250 acres of natural habitat open space.

AQ-8i: Applicant shall use ARB-certified diesel construction equipment and trucks.

AQ-8j: Applicant shall incorporate BACT measures for power generators.

AQ-8l: Applicant shall use high efficiency motors in processing equipment.

AQ-8m: Applicant shall ensure asphaltic concrete plant is capable of producing warm-mix asphalt

AQ-8n: Applicant shall recycle used asphalt pavement and concrete.

AQ-8o: When the mine is producing more than 1.0 MTPY the



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 SMP - ANNUAL INSP MM CKLIST (cont.) (cont.) (RECOMMND

Applicant shall provide automatic load out bins for rock products for at least 50 percent of all rock loading activities in an effort to reduce the use of onsite fuel burning equipment (e.g. loaders).

AQ-8p: Applicant shall prohibit on-site diesel trucks from idling in excess of five minutes. Signs shall be exhibited throughout the site where trucks may idle.

CR-6b: Riverside County shall require cultural resources-sensitivity training for all project personnel prior to construction or operations at the Site. All personnel shall be informed regarding the potential for discoveries of cultural resources during initial implementation of the Project, and an archaeologist selected from the County's list of approved archaeological consultants and a Pechanga Tribe representative shall provide sensitivity training to all workers regarding the appropriate responses to such discoveries. The orientation would include a brief history of the Site, the regulatory context of archaeological work, the reasons for monitoring, a description of the kinds of cultural resources that might be encountered during construction, and the procedure if there is a discovery.

CR-6c: The County and the Applicant will coordinate with the Pechanga Tribe through the Tribe's Chairperson and the Pechanga Cultural Resources Department to retain a professional ethnographic consultant to perform a detailed recordation of Wexθwxi Pu'eska and Rainbow Canyon Camp. The recordation will commence prior to construction and will include photographic documentation of pre- and post-construction conditions. Periodic inspections, as agreed to with the Pechanga Tribe, will be conducted during ongoing operations. Because portions of the sites are located on land managed by Bureau of Land Management, an archaeologist holding the appropriate BLM cultural resources use permit and fieldwork authorization as well as listed on the Riverside County-approved list will conduct these inspections. If inspections identify adverse physical impacts to this site from mining activity, appropriate protection measures such as perimeter fencing will be required to be installed and cultural resources-sensitivity training will be repeated for all project personnel. Additional research and interviews with tribal members might also be required to complete the pre- and post

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60. PLANNING. 27 SMP - ANNUAL INSP MM CKLIST (cont.) (cont.) (RECOMMND

construction recordation, at the discretion of the Pechanga Tribe.

The information gathered as a result of field, interview, and research tasks shall be compiled into a report. The Pechanga Tribe will have the right to determine the dissemination of the report. Detailed recordation of Wexθwxi Pu'eska and Rainbow Canyon Camp in this manner will create a photographic and documentary record of each traditional cultural property prior to construction of the Project.

GEO-7: The Applicant shall comply with the requirements of SMARA and Riverside County Ordinance No. 555 related to Site reclamation as outlined in the Project Description contained in Exhibit C of the SMP application. Compliance with these regulations shall generally include, but not be limited to, long-term monitoring and maintenance of quarry slopes and comprehensive revegetation of the Site.

GEO-8: Slopes shall not be excavated steeper than the slope inclination of 60 degrees with 60-foot-high vertical walls and 35-foot-wide benches. Fill slopes should be designed with a maximum inclination of 2H:1V. Additionally, the following recommendations should be implemented as appropriate:

Prior to grading of the Site, existing vegetation, organic matter, debris, and deleterious material should be stripped and disposed outside the construction limits. This material should not be incorporated into any engineered structural fill.

After stripping and grubbing operations are complete, areas to receive fill should be stripped of all existing artificial fill soils, colluvium, alluvium, and any loose or soft earth materials until uniform, firm, and unyielding native bedrock is exposed, as evaluated by the geotechnical engineer or geologist. The removal and stripping operations must expose a firm and unyielding subgrade that is free of significant voids. The soils or rock exposed at the bottom of the pad and road excavations should be observed by a geotechnical engineer or a geologist prior to the placement of any fill.

Prior to the placement of engineered fill, and after Site

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 SMP - ANNUAL INSP MM CKLIST (cont.) (cont.) (RECOMMND

preparation, processing of the approved pad bottom should be performed by scarifying to a minimum depth of 6 inches, moisture conditioning as necessary to near-optimum moisture content, and compacting to a minimum of 90 percent of the maximum dry unit weight, as determined by American Society for Testing and Materials (ASTM) D1557-00.

All fill soils (native and imported) required to bring the roadway or utility pad to final grade should be compacted as engineered fill. Native or import soils intended for engineered fill should be uniformly moisture-conditioned to near-optimum moisture content, placed in horizontal lifts less than 8 inches in loose thickness, and compacted to at least 90 percent relative compaction as determined by ASTM D1557-00. The upper 12 inches of fill within pavement areas should be compacted to a minimum of 95 percent relative compaction (ASTM D1557-00).

In fill soils where blasted rock would be placed, the rock should be mixed with native soils or decomposed granite such that a soil-rock fill is created. Because of the location and configuration of the fill slopes, rock fills should be avoided. Rock should be buried within compacted soil such that all areas surrounding the rock are compacted fill and contacts between rocks are minimized.

HAZ-11: The Applicant shall be required to comply with Riverside County Ordinance 787, including its special construction provisions, and the Riverside County Fire Department Information Bulletin 06-06:

-The quarry will have an access road with up to 4 lanes to accommodate emergency access. The road will have a length of less than 1 mile and an average grade of 9 percent, not to exceed 15 percent.

-Water for fire protection will be provided by an onsite tank having sufficient volume to contain 2 gallons per square foot of the largest structure, with a minimum size of at least 2,500 gallons. Onsite water plans will be reviewed and approved by the fire department for size, construction, and location.

-A minimum 100-foot clearance of all flammable or combustible vegetation and materials will be provided around all buildings.

-Building will comply with special construction provisions contained in Riverside County Ordinance No. 787.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 SMP - ANNUAL INSP MM CKLIST (cont.) (cont.) (RECOMMND

-A fire protection/vegetation management (fuel modification) plan will be submitted to the Riverside County Fire Department, and the Fire Marshal, for review and approval.

-All buildings will be constructed with fire retardant roofing material as described in Section 1503 of the Uniform Building Code.

N-5b: The Applicant shall enclose the concrete truck filling operations associated with the concrete plant by placing those operations in a tunnel-like structure so that the sides of the truck and its engine are shielded by the walls of the tunnel.

N-5c: The Applicant shall not simultaneously operate the asphalt plant and concrete batch plant between the Riverside County-defined noise nighttime hours of 10 p.m. and 7 a.m.

N-5b: The Applicant shall enclose the concrete truck filling operations associated with the concrete plant by placing those operations in a tunnel-like structure so that the sides of the truck and its engine are shielded by the walls of the tunnel.

N-5d: The Applicant shall require that audio backup alarms on mobile equipment be turned off at night and equipped with a flashing strobe.

N-5f: During all construction, excavation, hauling activities, and while processing aggregate materials, the Applicant, its contractors and operators shall equip all fixed and mobile equipment with properly operating and maintained mufflers, engine enclosures, or other noise-suppression devices consistent with manufacturers' standard including lined crushers and screens, and minimum 5 foot-long silencers on the asphalt plant exhaust fans.

N-5g: The Applicant shall set back all mining operations at least 400 feet from the north Site boundary.

60.PLANNING. 28 SMP - ACCESS SIGNAGE

RECOMMND

The Applicant shall provide design plans for the access road to include safety signage to direct vehicle operators in the safe operation of their vehicles on the access road

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 SMP - ACCESS SIGNAGE (cont.)

RECOMMND

downgrade; runaway safety barriers or similar safety measures; and additional safety lighting as directed by the Riverside County Transportation Department, San Diego County's Department of Public Works, Transportation Division, Caltrans, and the CHP. All design plans will be reviewed and approved by the applicable agency prior to the construction of any access road improvements to the satisfaction of said agencies.

60.PLANNING. 29 SMP - SPRINGS/WELLS MONITORING

RECOMMND

Prior to the commencement of mining and prior to issuance of the permit for this mine's first special inspection, the operator shall prepare, submit and have approved a monitoring plan indicating the scope of work and reporting requirements to be employed for the monitoring of groundwater, existing groundwater wells in the vicinity of the site, and the ephemeral springs within and immediately adjacent to the site.

This plan shall also include recommendations for mitigation of any discovered (as of yet unanticipated) adverse impacts to groundwater, wells or ephemeral springs.

This plan shall be submitted to the County Geologist for review and approval.

60.PLANNING. 30 SMP - SLOPE MONITORING PLAN

RECOMMND

Prior to the issuance of the permit for this mine's first special inspection, the operator shall prepare, submit and have approved by the County Geologist, a slope monitoring plan. This plan shall include the scope of work and reporting requirements for inspecting, mapping and documenting slope stability as mining progresses. In addition, this plan shall include the details necessary to guide the consultant of record (CEG/GE) and the County through the steps required to approve slopes steeper than a 2:1 ratio if appropriate (ultimate design slope is 0.5:1). This plan shall be reviewed and approved by the County Geologist prior to issuance of the permit for the first special inspection.

Note: slope stability inspections shall be performed on a continual basis during active mining operations and reports of these inspection shall be prepared weekly, at a minimum.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 30 SMP - SLOPE MONITORING PLAN (cont.)

RECOMMND

Inspection reports shall be submitted to the County Department of Building and Safety and County Geologist, minimally, as a part of the required SMARA annual inspection\*.

\* Slope stability inspection reports shall be submitted to the County Geologist on a quarterly basis for the first year of mine start-up operations including the work done for construction of the mine access road. These reports may be required to be submitted to the County, at the County's discretion, on a more frequent basis as mining operation and site conditions dictate.

60.PLANNING. 31 SMP - BLASTING REPORT FORM

RECOMMND

Prior to issuance of permit for this mine's first special inspection, the operator shall prepare, submit and have approved an appropriate blasting report form. This form shall contain the necessary information to document the blasting operations undertaken for mining as well as the initial construction blasting for roads, etc.. At a minimum, the form shall include the date and time each blast occurred, the number of blast holes per blast, the volume/weight of explosives used per blast, the amount of rock displaced per blast, a report of any adverse or unanticipated results from the blast (blow-outs, fly rock, missfire, etc.), a report of any complaints from neighboring properties, and the amount of blasting anticipated for the upcoming week's production.

This report form shall be submitted to the County Geologist and County mine inspector for review and approval of the format and content prior to issuance of the first special inspection permit.

Completed blasting reports, during active mining operations, shall be submitted to the County's mine inspector on a quarterly basis (more frequently if necessary, upon request by the County) for review and consideration.

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70. PRIOR TO GRADING FINAL INSPECT

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 or less, as appropriate.

70.PLANNING. 3 SMP - 1ST & YR COLOR BLENDING RECOMMND

The processing plant, asphalt plant, concrete batch plant, recycling plant, and all buildings 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. 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". 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.

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 and 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

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 6 SMP - 1ST & YR SITE STAKING (cont.) RECOMMND

throughout the life of this permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 SMP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 SMP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

- 1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

- 2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

- 3.Submitting a Contractors Statement of Conformance form (284-259).

- 4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

- 5.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall



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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 SMP - ROUGH GRADE APPROVAL (cont.) RECOMMND

have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - PERCOLATION TEST REQD RECOMMND

Buildings that incorporate plumbing and generate domestic wastewater will require an onsite wastewater treatment system (OWTS). For the design of the OWTS, provide a soils percolation report that is in accordance with the procedures outlined in the Department of Environmental Health's Technical Guidance Manual.

80.E HEALTH. 3 USE - SEPTIC SYSTEM DESIGN RECOMMND

For buildings that require plumbing and generate domestic wastewater, an onsite wastewater treatment system will be required. Provide one copy of the floor plan showing all plumbing fixtures. Provide three copies of the site or grading plan with contours and grade elevations, properly scaled no smaller than 1" to 40', showing the design of the onsite wastewater treatment system.

80.E HEALTH. 4 USE - LEA CLEARANCE RECOMMND

Clearance from the Environmental Protection and Oversight Division, Local Enforcement Agency (LEA) program is required. Please call (951) 955-8982 for further information.

80.E HEALTH. 5 USE - WATER WILL SERVE RECOMMND

For buildings that require a source of potable water, provide a current water will serve letter from the water purveyor.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1                   USE SUBMIT PLANS MINOR REVIEW (cont.)                   RECOMMND

Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2                   USE SUBMIT FINAL WQMP                   RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

TRANS DEPARTMENT

80.TRANS. 1                   SMP - TS/DESIGN                   RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

I-15 Northbound Ramps (NS) at:  
Rainbow Valley Boulevard (EW)

I-15 Southbound On/Off Ramps/Truck Scale (NS) at:  
Rainbow Valley Boulevard (EW)

Old Highway 395 (NS) at:  
Rainbow Valley Boulevard (EW)

I-15 Southbound Ramps (NS) at:  
Mission Road/Old Highway 395 (EW)

with no credit given for Traffic Signal Mitigation Fees  
or as approved by the Transportation Department

Installation of the signals shall be per 90.TRANS.1.

80.TRANS. 2                   SMP - TS/FAIRSHARE PAYMENTS                   RECOMMND

Developer shall enter into an agreement with the Riverside County Transportation Department to pay a fair-share cost of \$924,000 towards the construction of improvements at the I-15/Winchester Road interchange as part of the City of Temecula's French Valley project to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

SMP - TS/FAIRSHARE PAYMENTS (cont.)

RECOMMND

mitigate project impacts. The fair-share is based on an estimate of the percentage of traffic that the project will contribute to this interchange compared to long-term growth in traffic volumes for the interchange.

Developer shall enter into an agreement with the Riverside County Transportation Department to pay a fair-share cost of \$493,000 towards the construction of improvements at the I-15/SR-79 South interchange as part of the City of Temecula's project to mitigate project impacts. The fair-share shall based on an estimate of the percentage of traffic that the project will contribute to this interchange compared to long-term growth in traffic volumes for the interchange.

Developer shall enter into an agreement with the Riverside County Transportation Department to pay a fair-share cost of \$338,000 towards the construction of improvements at the I-15/Rancho California Road interchange to mitigate project impacts. The fair-share is based on an estimate of the percentage of traffic that the project will contribute to this interchange compared to long-term growth in traffic volumes for the interchange.

NOTE: The three interchanges referenced above are TUMF facilities. The project proponent is eligible for TUMF fee credits against the fairshare payments.

The project proponent is not eligible for DIF fee credit against the fairshare payments.

The provisions of this condition, SMP- TS/FAIRSHARE PAYMENTS, shall be subject to the approval of the Transportation Department.

80.TRANS. 3

SMP - TS/GEOMETRICS

RECOMMND

The intersection of I-15 Northbound Ramps (NS) and Rainbow Valley Boulevard (EW) shall provide the following geometrics:

Northbound: One shared left-turn/through lane, one shared through/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane, one through lane

Westbound: One through lane, one right-turn lane

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

SMP - TS/GEOMETRICS (cont.)

RECOMMND

NOTE: The project proponent shall provide an additional on-ramp auxillary lane upon the project exceeding 3.5 million tons per year. The design and construction of the auxillary lane shall be subject to the approval of Caltrans.

The intersection of I-15 Southbound Off-Ramp - Truck Scale (NS) and Rainbow Valley Boulevard (EW) shall provide the following geometrics:

Northbound: NA

Southbound: One left turn lane, one through lane, one right turn lane

Eastbound: One shared through/right turn lane

Westbound: One shared left turn/through lane

The intersection of Project Access (NS) and Rainbow Valley Boulevard (EW) shall provide the following geometrics:

Northbound: NA

Southbound: One left turn lane/one shared through/right turn lane

Eastbound: One shared left turn/through lane

Westbound: One shared through/right turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

All turn pocket lengths shall conform to the minimum County turn pocket length standards, or as approved by the Transportation Department.

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 SMP - TS/TRUCK SCALES RECOMMND

Prior to the issuance of any building permit the project proponent shall construct a second truck scale facility adjacent to the existing truck scale facility (Southwest quadrant of the I-15/Rainbow Valley Boulevard interchange). An additional lane shall be constructed by the project proponent to facilitate circulation of trucks due to the addition of the second truck scale facility.

80.TRANS. 5 SMP - TS/TIF FEES RECOMMND

Prior to the issuance of any building permit the project proponent shall pay \$1.3 million in TIF fees to San Diego County for intersection and roadway segment improvements.

80.TRANS. 6 SMP - TS/MONITORING CAMERA RECOMMND

Prior to the issuance of any building permit the project proponent shall install a camera to monitor traffic queuing on the southbound off-ramp at the I-15/Rainbow Valley Boulevard interchange.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 SMP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment controlled BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment controlled BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 SMP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment controlled BMPs have been installed in accordance with the approved WQMP.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 SMP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment controlled BMPs.

90.BS GRADE. 4 SMP - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment controlled BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 SMP - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of onsite storm drain facilities
  - d.Inspection of the WQMP treatment controlled BMPs

90.BS GRADE. 6 SMP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 SMP - PRECISE GRDG APPROVAL (cont.) RECOMMND

certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment controlled BMPs have been installed in accordance with the approved WQMP.

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3                   USE - HAZMAT CONTACT                   RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4                   USE - HAZMAT WASTE                   RECOMMND

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The report and fee is due.

90.E HEALTH. 5                   USE - HAZMAT TANKS                   RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1                   USE BMP - EDUCATION                   RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 2                   USE IMPLEMENT WQMP                   RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with



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90.FLOOD RI. 2                    USE IMPLEMENT WQMP (cont.)                    RECOMMND

approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 4                    USE - ORD 810 OPN SP PHSE 2                    RECOMMND

For Phase 2, prior to the issuance of a certificate of occupancy, or upon building permit final inspection [prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Surface Mining Permit No. 213. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 5                    SMP - MITIG MEASURE AQ-8e                    RECOMMND

Mitigation Measure AQ-8e from EIR475 requires:

Applicant shall optimize all onsite buildings' thermal distribution by separating ventilation and thermal conditioning systems.

90.PLANNING. 6                    SMP - MITIG MEASURE AQ-8f                    RECOMMND

Mitigation Measure AQ-8f from EIR475 requires:

Applicant shall utilize cool roofs, highly reflective, highly emissive roofing materials pursuant to the California's Cool Savings Program, which is administered by the CEC.

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90.PLANNING. 7 SMP - MITIG MEASURE AQ-8g RECOMMND

Mitigation Measure AQ-8g from EIR475 requires:

At least 30 percent of all materials used in construction shall be that are resource efficient, recycled, with long life cycles and manufactured in an environmentally friendly way to the extent feasible to the satisfaction of the Planning Director.

90.PLANNING. 8 SMP - MITIG MEASURE AQ-8h RECOMMND

Mitigation Measure AQ-8h from EIR475 requires:

Applicant shall install energy-reducing day lighting systems (e.g., skylights, light shelves and interior transom windows).

90.PLANNING. 9 SMP - MITIG MEASURE AQ-8i RECOMMND

Mitigation Measure AQ-8i from EIR475 requires:

Applicant shall use ARB-certified diesel construction equipment and trucks.

90.PLANNING. 10 SMP - MITIG MEASURE AQ-8j RECOMMND

Mitigation Measure AQ-8j from EIR475 requires:

Applicant shall incorporate BACT measures for power generators.

(Also required in the Annual checklist condition of approval 60.Planning.27)

90.PLANNING. 11 SMP - MITIG MEASURE AQ-8k RECOMMND

Mitigation Measure AQ-8k from EIR475 requires:

At least 30 percent of building materials for construction shall be provided by a local supplier to the satisfaction of the Planning Director.

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TRANS DEPARTMENT

90.TRANS. 1

SMP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations:

I-15 Northbound Ramps (NS) at:  
Rainbow Valley Boulevard (EW)

I-15 Southbound On/Off Ramps/Truck Scale (NS) at:  
Rainbow Valley Boulevard (EW)

Old Highway 395 (NS) at:  
Rainbow Valley Boulevard (EW)

I-15 Southbound Ramps (NS) at:  
Mission Road/Old Highway 395 (EW)

with no credit given for Traffic Signal Mitigation Fees  
or as approved by the Transportation Department