



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: September 23, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Change of Zone No. 7802 (CZ7802)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Documents to be sent to County Clerk's Office for Posting:

Notice of Determination
Fish & Game Receipt (CFG02705)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

160

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



REVIEWED BY EXECUTIVE OFFICE

DATE _____ Tina Grande
Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 23, 2013

SUBJECT: CHANGE OF ZONE NO. 7802 - Applicant: West Coast Aggregate Supply Inc. - Fourth/Fourth Supervisorial District - Location: 5 miles north of the I-10 freeway, easterly of Dillon Road, southerly of Berdoo Canyon Road, and westerly of Old Aqueduct Road - **REQUEST:** To change the zoning classification for 196 acres of the 640 acre subject property from Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) to Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A).

RECOMMENDED MOTION:

ADOPTION of **FINDINGS** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13, Section 21083.3, subsection (a) and (e), and none of the conditions described in California Code Regulations, Section 15162 exist; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7802, amending the zoning classification for the subject property from Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) to Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) in accordance with Exhibit #3 based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

Carolyn Syms Luna
Planning Director

Initials:
CSL:pr

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: 4/4

Agenda Number:

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7802

Page 2 of 2

BACKGROUND:

On September 18, 2013, the Riverside County Planning Commission voted to recommend to the Board of Supervisors approval of this project (Vote 5-0). An update memo was prepared by staff and submitted to the Planning Commission modifying the recommendation section in the staff report to reflect the appropriate legal standard subsections.

No public testimony or concerns arose at the hearing.



**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 18, 2013
COUNTY OF RIVERSIDE BOARD CHAMBERS**

I. AGENDA ITEM 3.1

CHANGE OF ZONE NO. 7802 – No New Environmental Documents Required – Applicant: West Coast Aggregate Supply Inc. – Engineer/Representative: Webber & Webber – Fourth/Fourth Supervisorial District – Location: Approximately 5 miles north of the I-10 freeway, easterly of Dillon Road, southerly of Berdoo Canyon Road, and westerly of Old Aqueduct Road – 196 acres. (Legislative)

II. PROJECT DESCRIPTION:

The zone change to change the zoning classification for 196 acres of the 640 acres subject property from Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) to Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 966-0972 or email prull@rctlma.org.

John Cairns, applicant, spoke in favor of the project.

No one spoke in a neutral position or in opposition to the proposed project.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Sloman

A vote of 5-0

ADOPTED FINDINGS that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED**; and,

TENTATIVELY APPROVED CHANGE OF ZONE NO. 7802, subject to modifications to the staff report submitted at hearing and pending final adoption of the zoning ordinance by the Board of Supervisors.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.1
Area Plan: Western Coachella Valley
Zoning District: Lower Berdoo Canyon
Supervisory District: Fourth/Fourth
Project Planner: Paul Rull
Planning Commission: September 18, 2013

CHANGE OF ZONE NO. 7802
Applicant: West Coast Aggregate Supply Inc.
Engineer/Representative: Webber & Webber

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

To change the zoning classification for 196 acres of the 640 acre subject property from Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) to Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A).

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

ISSUES OF POTENTIAL CONCERN:

This standalone Change of Zone is proposing to make the site consistent with the General Plan and surrounding existing uses.

Current Operations

The R-C Sand & Gravel Mine is an existing, permitted mine site located approximately 9 miles north of the City of Indio. The mine provides construction aggregate products to the Coachella Valley area and surrounding regions. The mine is located in an area containing sand and gravel deposits suitable for production as high-quality Portland cement concrete aggregate. As part of the approved Surface Mining Permit Revised Permit No.4 (SMP161R4) application, the project operates at an annual production levels of 1.8 million tons per year, with a total project life extraction amount of 28 million tons. There is a 10.5 acres of retail materials sales yard in addition to the mining, processing, production and sales of aggregate and aggregate products and related products including sand, gravel, cobble, and boulder, concrete block products, asphalt products, ready-mix concrete products and related accessory uses such as sales offices, product storage areas, parking, maintenance shops and areas, parts storage areas and structures, scales and sales area.

Project History

Mining activities have been ongoing since 1982, when Surface Mining Permit (SMP) 140 was granted to R-C Sand & Gravel. SMP140 expired in 1987 and SMP161 was issued for the mine site in 1987. There have been subsequent revisions to the original permit:

- 1987. SMP161 approved a sand and gravel surface mine with a total of seven (7) mining areas on assessor parcel number 745-360-001. The request included a total area of 104.5 acres to be mined, with an annual production rate of 300,000 tons of product per year.
- 2001. SMP161R1 allowed installation and use/construction of one concrete batch (redi-mix) and one asphalt batch plant on the site and increased the permitted area from 100 acres to 104 acres.
- 2002. SMP161R2 increased project acreage from 104 acres to 360 acres, increased annual maximum production from 300,000 tons per year to 900,000 tons per year, and increased permit life from 20 to 25 years.

- 2004. SMP161R3 increase designated block storage area by 23.3 acres, provide for construction of concrete block plant accessory use structure (shop buildings, dry storage building, office building) and increased the depth of the south quarry to 70 feet.
- 2007. SMP161R4 increased maximum annual production levels to 1.8 million tons per year, with a total project life extraction amount of 28 million tons. Added a 10.5 acre retail materials sales yard to the project site area. SMP161R4 authorizes all current activities at the project site which includes mining, processing, production and sales of aggregate and aggregate products and related products including sand, gravel, cobble, and boulder, concrete block products, asphalt products, redi-mix concrete products and related accessory uses such as sales offices, product storage areas, parking, maintenance shops and areas, parts storage areas and structures, scales and sales area.
- 2008. SMP161R5 (currently in process) proposes to increase the depth of excavation within the existing entitled footprint representing an addition of approximately 27 million tons to the previously 28 million tons resulting in a total permitted aggregate reserve of 55 million tons, extend the project life to 55 years from the date of approval including 5 years for reclamation monitoring (previously approved for a total of 25 years). The project does not contemplate any expansion of acreage or any increase in the previously entitled maximum annual aggregate production of 1.8 million tons per year.

Consistent with General Plan

The proposed change of zone to Mineral Resources and Related Manufacturing (M-R-A) is consistent with the existing General Plan Open Space: Mineral Resources (OS: MIN) land use designation. The uses permitted in the proposed M-R-A zone is consistent with the intended vision and character outlined in the OS: MIN land use designation, which allows for mineral extraction and processing facilities designated on the basis of the Surface Mining and Reclamation Act (SMARA) classification. The OS: MIN designation also allows for areas to be used for future mining activities and as well as other ancillary structures and uses that assist in the extraction, processing, or preservation of materials. The proposed M-R-A zone is also consistent with the existing mining use on the project site. Approving the proposed change of zone will allow the zoning to be consistent with the General Plan.

Consistent with Zoning

The proposed change of zone to Mineral Resources and Related Manufacturing (M-R-A) is consistent with the surrounding zoning in the area. There is no existing development in the project vicinity besides surface mining quarries. Changing the zone to M-R-A will not jeopardize any existing incompatible uses, and will make the site consistent with the General Plan. The rest of the surrounding properties in the area are zoned Watercourse, Watershed and Conservation Areas (W-1), Controlled Development Areas (W-2). The proposed change of zone would be compatible with these zones, and therefore consistent with zoning in this area.

The project area is designated by the California Department of Conservation Division of Mines and Geology as MRZ-2, which is defined as high-quality PCC aggregate resources that are of regional significance and recommends development be controlled in areas surrounding the designated areas. The proposed zoning, Mineral Resources and Related Manufacturing (M-R-A), is consistent with the existing use allowing for mining, quarrying, and excavating activities with a surface mining permit (Section 12.60.a.b.1). The M-R-A zoning is also consistent with the State MRZ-2 designation through the control of permitted uses, generally restricted to passive activities, due to the presence of significant mineral deposits.

Consistent with Surrounding Uses

The proposed site contains an existing mining quarry. The surrounding properties are mainly vacant with and existing mining quarry west of the project on the opposite side of Dillon Road. The mining quarry on the project site is similar in size and intensity with the adjacent mining quarry. The project's existing mining quarry is consistent with the surrounding uses.

The proposed change of zone will not increase the intensity for the site that had been previously reviewed and assessed in the Riverside County General Plan Environmental Impact Report, nor does it propose or authorize the construction of any structures. The General Plan, as the leading authority, has already set specific development levels for the site. The findings below reflect the understanding that the Change of Zone alone does not allow or permit any construction on the site.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Open Space: Mineral Resources |
| 2. Surrounding General Plan Land Use (Ex. #5): | Open Space: Rural, Open Space: Conservation Habitat |
| 3. Existing Zoning (Ex. #3): | Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) |
| 4. Proposed Zoning (Ex. #3): | Watercourse, Watershed and Conservation Areas (W-1) and Mineral Resources and Related Manufacturing (M-R-A) |
| 5. Surrounding Zoning (Ex. #3): | Watercourse, Watershed and Conservation Areas (W-1), Controlled Development Areas (W-2) |
| 6. Surrounding Land Use (Ex. #1): | Surface mining quarry, vacant |
| 7. Project Data: | Total Property Acreage: 640 Total Project Acreage: 196 |
| 8. Environmental Concerns: | Nothing Further Required (see below for more detail) |

RECOMMENDATIONS:

ADOPTION of **FINDINGS** that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13 Section 21083.3 subsection (a) and (e) and none of the conditions described in California Code of Regulations Section 15162 exist; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7802**, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the zoning ordinance by the Board of Supervisors.

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

1. The project site is designated Open Space: Mineral Resources in the Western Coachella Valley Area Plan.

2. The proposed change of zone is consistent with the Open Space: Mineral Resources land use designation.
3. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed to protect the site from flood waters will be identified and required when an entitlement such as a subdivision, use permit, or single-family residential building permit is issued for the site.
4. The project site is surrounded by properties which have a General Plan Land Use designation of Open Space: Rural and Open Space: Conservation Habitat.
5. The proposed zoning for the subject site is Mineral Resources and Related Manufacturing (M-R-A).
6. No development is proposed at this time; however, the subject property would allow for development consistent with the development standards set forth in the Mineral Resources and Related Manufacturing (M-R-A) zone.
7. The existing use on the project site, a mining quarry, is consistent with the proposed Mineral Resources and Related Manufacturing (M-R-A) zone under Section 12.60.b.1 of Ordinance No. 348, and the Open Space-Mineral Resources General Plan land use designation.
8. The existing mining quarry and proposed change of zone is consistent with several General Plan policies:
 - OS 14.1. Require that the operation and reclamation of surface mines be consistent within the State Surface Mining and Reclamation Act (SMARA) and County Development Code provisions.
 - OS 14.2. Restrict incompatible land uses within the impact area of existing or potential surface mining areas.
 - OS 14.3. Restrict land uses incompatible with mineral resource recovery within areas designated Open Space-Mineral Resources.
 - OS 14.4. Impose conditions as necessary on mining operations to minimize or eliminate the potential adverse impact of mining operations on surrounding properties, and environmental resources.
 - OS 14.5. Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality.
 - OS 14.6. Accept California Land Conservation (Williamson Act) contracts on land identified by the state as containing significant mineral deposits subject to the use and acreage limitations established by the County.
 - LU 21.1 Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA.
 - LU 21.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening.

- LU 21.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.
 - LU 21.4 Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses.
 - LU 21.5 Require an approved reuse plan prior to the issuing of a permit to operate an extraction operation.
9. Similar industrial mining uses exist and are operating in the project vicinity on the opposite side of Dillon Road.
 10. This project is not located within a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The Planning Department has conferred with the Environmental Programs Department and was determined that the project fulfills the requirements of the CVMSHCP.
 11. Pursuant to Public Resources Code Division 13 Section 21083.3 subsection 1, the General Plan has been designated to accommodate a specific intensity of development and an EIR was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
 12. None of the conditions described in California Code Regulations Section 15162 exist:
 - a. There have been non substantial changes to the site since 2003.
 - b. There is no new information that was not known at the time the General Plan EIR was created that would result in any increase in impacts identified in the EIR.
 - c. The General Plan changed the designation to Open Space: Mineral Resources in 2003, the proposed change of zone is proposing a zone that is consistent with the General Plan.

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Mineral Resources Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with the Mineral Resources and Related Manufacturing zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed change of zone is clearly compatible with the present and future logical development of the area.
5. The proposed change of zone does not require additional CEQA review beyond that done for the General Plan in EIR No. 441.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

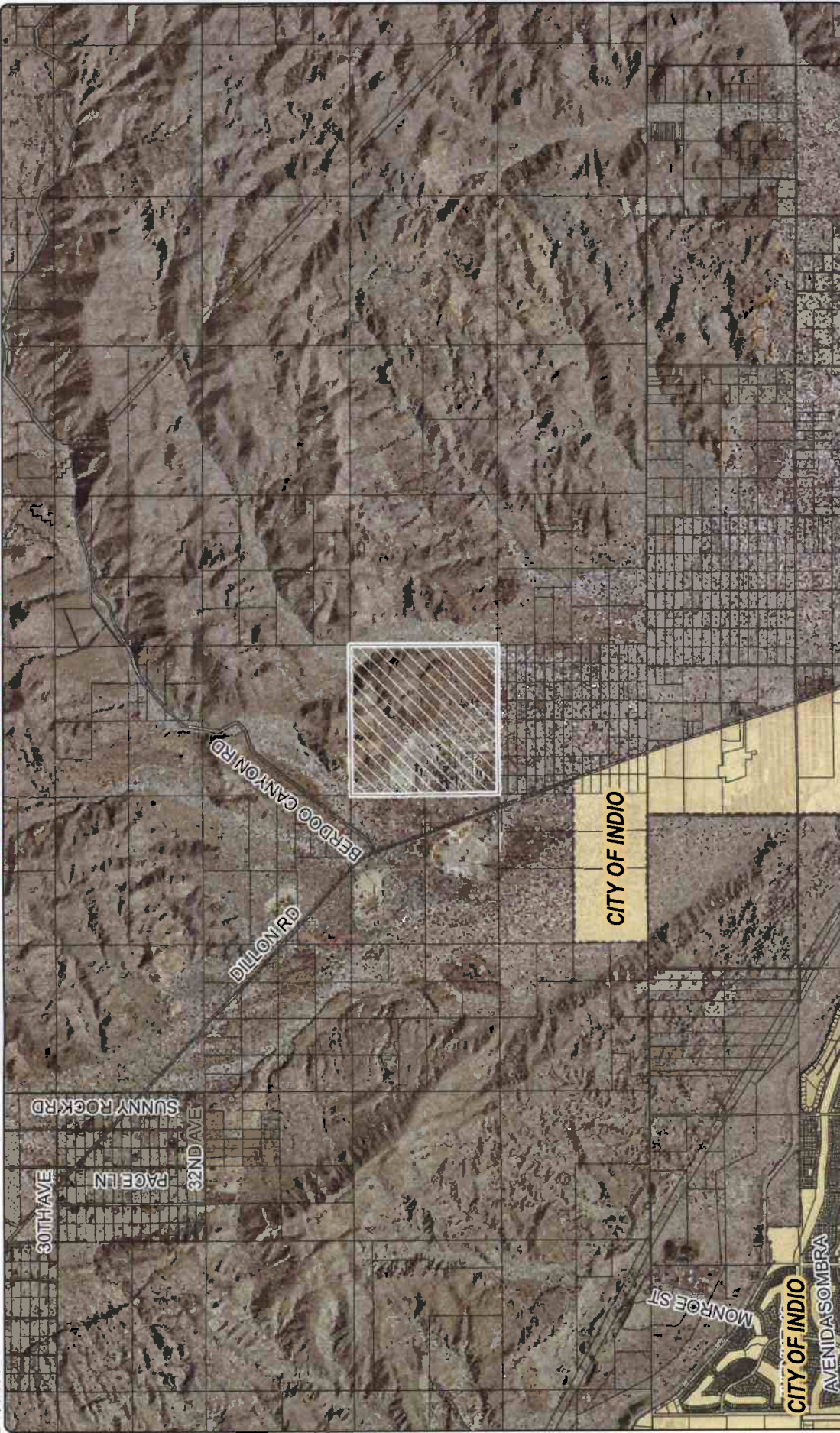
INFORMATIONAL ITEMS:

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07802
VICINITY/POLICY AREAS**

Supervisor Benoit
District 4

Date Drawn: 8/14/13
Vicinity Map



Assessors Bk. Pg. 745-36
Thomas Bros. Pg. 390 E8
Edition 2009



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

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

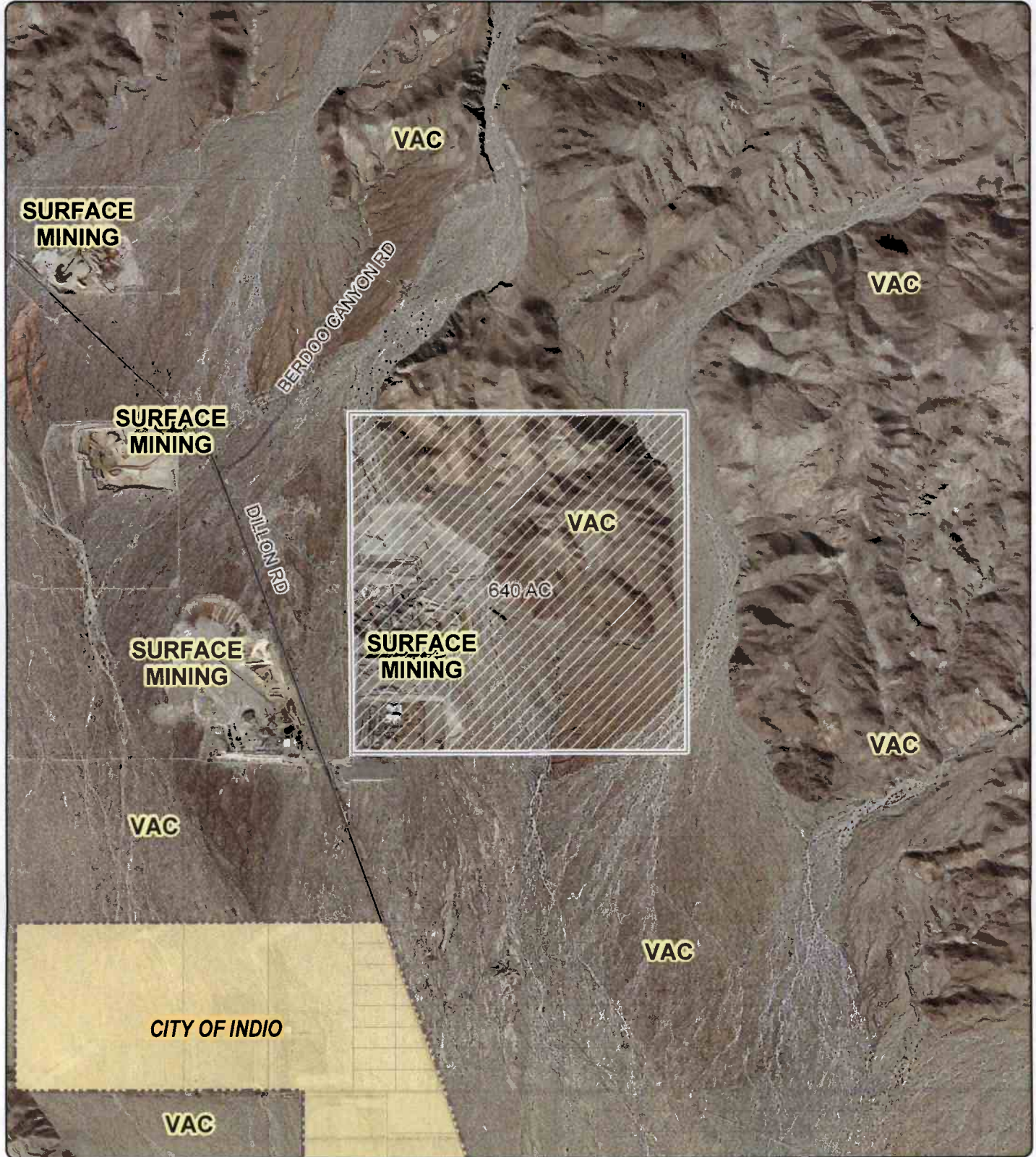
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07802

LAND USE

Supervisor Benoit
District 4

Date Drawn: 8/14/13
Exhibit 1



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

Assessors Bk. Pg. 745-36
Thomas Bros. Pg. 390 E8
Edition 2009



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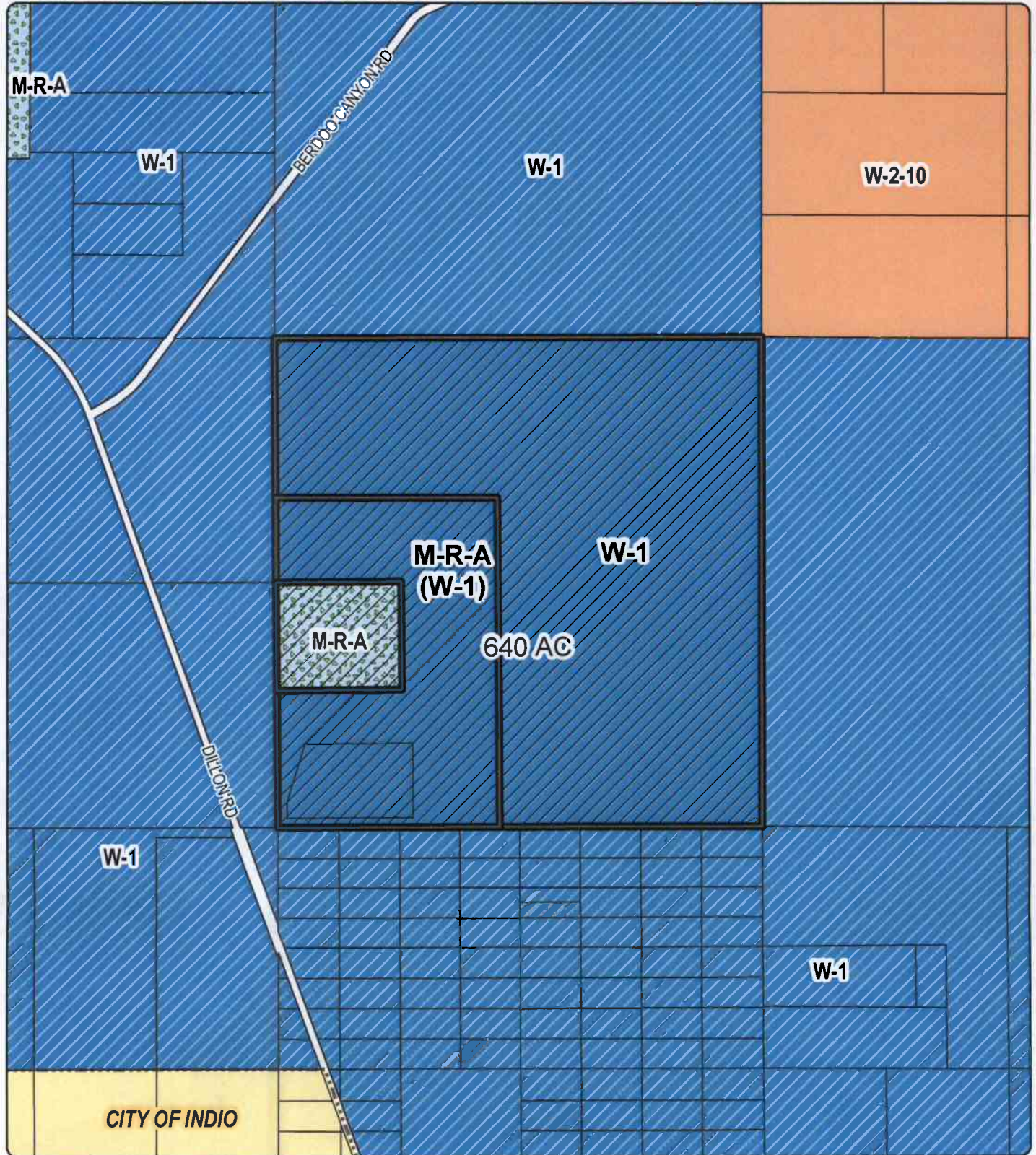
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07802

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 8/14/13
Exhibit 3

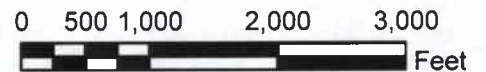


Zoning District: Lower Berdoo Canyon
Township/Range: T4SR8E
Section: 29

Assessors Bk. Pg. 745-36
Thomas Bros. Pg. 390 E8
Edition 2009



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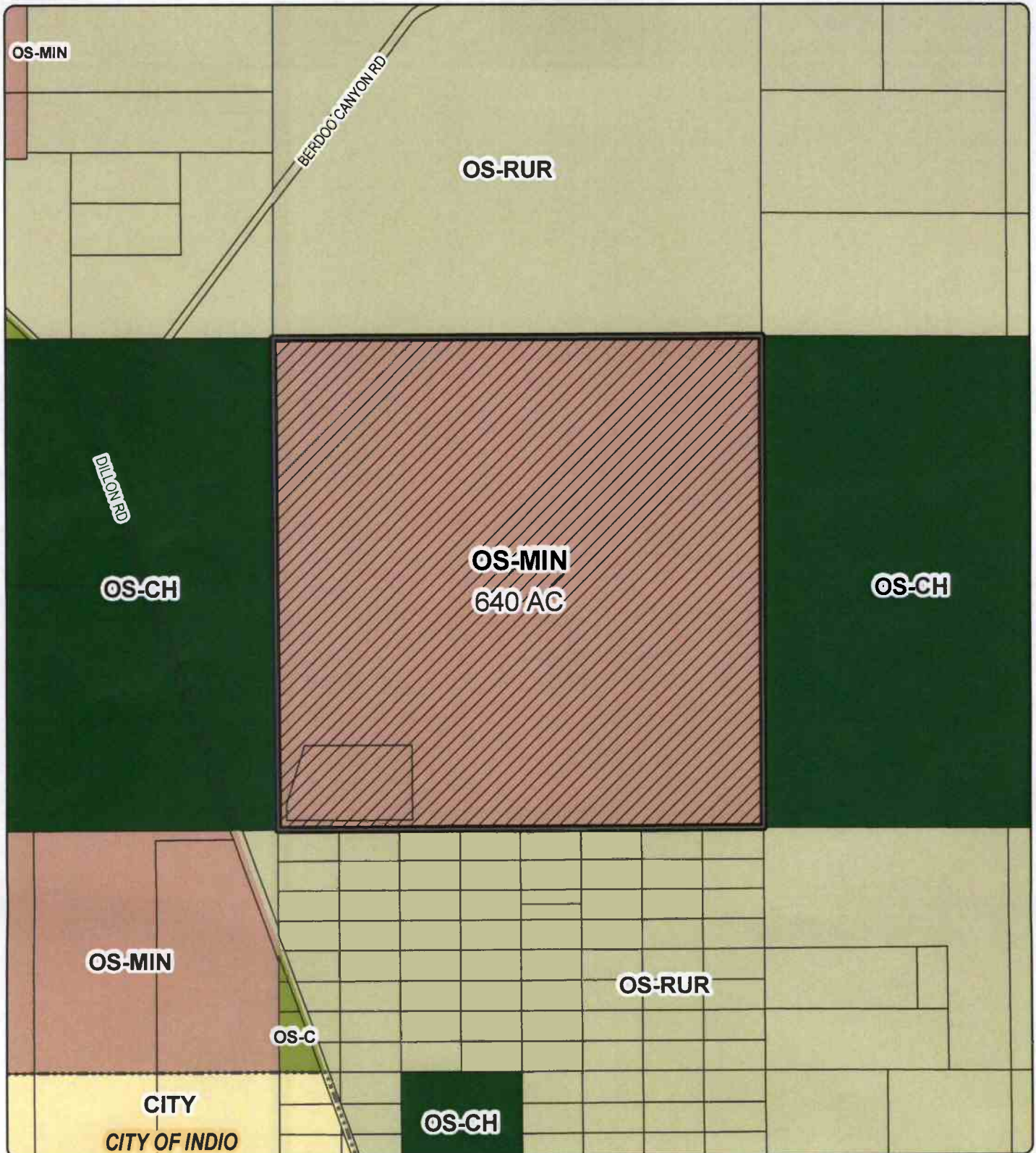
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07802

EXISTING GENERAL PLAN

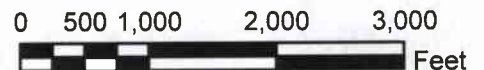
Supervisor Benoit
District 4

Date Drawn: 8/14/13
Exhibit 5

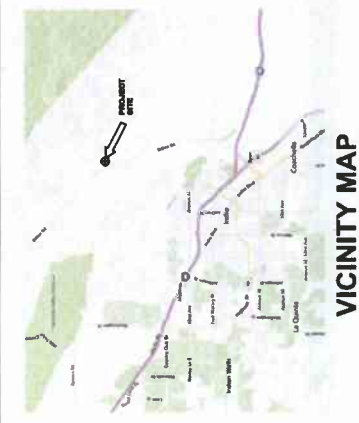


Zoning District: Lower Berdoo Canyon
Township/Range: T4SR8E
Section: 29

Assessors Bk. Pg. 745-36
Thomas Bros. Pg. 390 E8
Edition 2009



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VICINITY MAP

LGL DESC:
 APN 745-360-003: 616.26 ACRES IN SEC. 29 T4S R8E
 APN 745-360-004: 23.74 ACRES IN SW 1/4 OF SEC. 29 T4S R8E
THOMAS BROS. MAP LOCATION:
 1998 Ed., Page 390, GR4 E-8

EXISTING/PROPOSED ZONING:
 M-R-A (proposed), W-1 (proposed)

PROPERTY LAND USE:
 Surface Mining (Formb. 161, Revision 4)

SPECIFIC PLAN:
 Project not within a Specific Plan

UTILITIES

- Telephone - Verizon
- Water - Orange Walls
- Electricity - Imperial Irrigation District
- Gas - None
- Sewer - Septic System & Portable Toilets

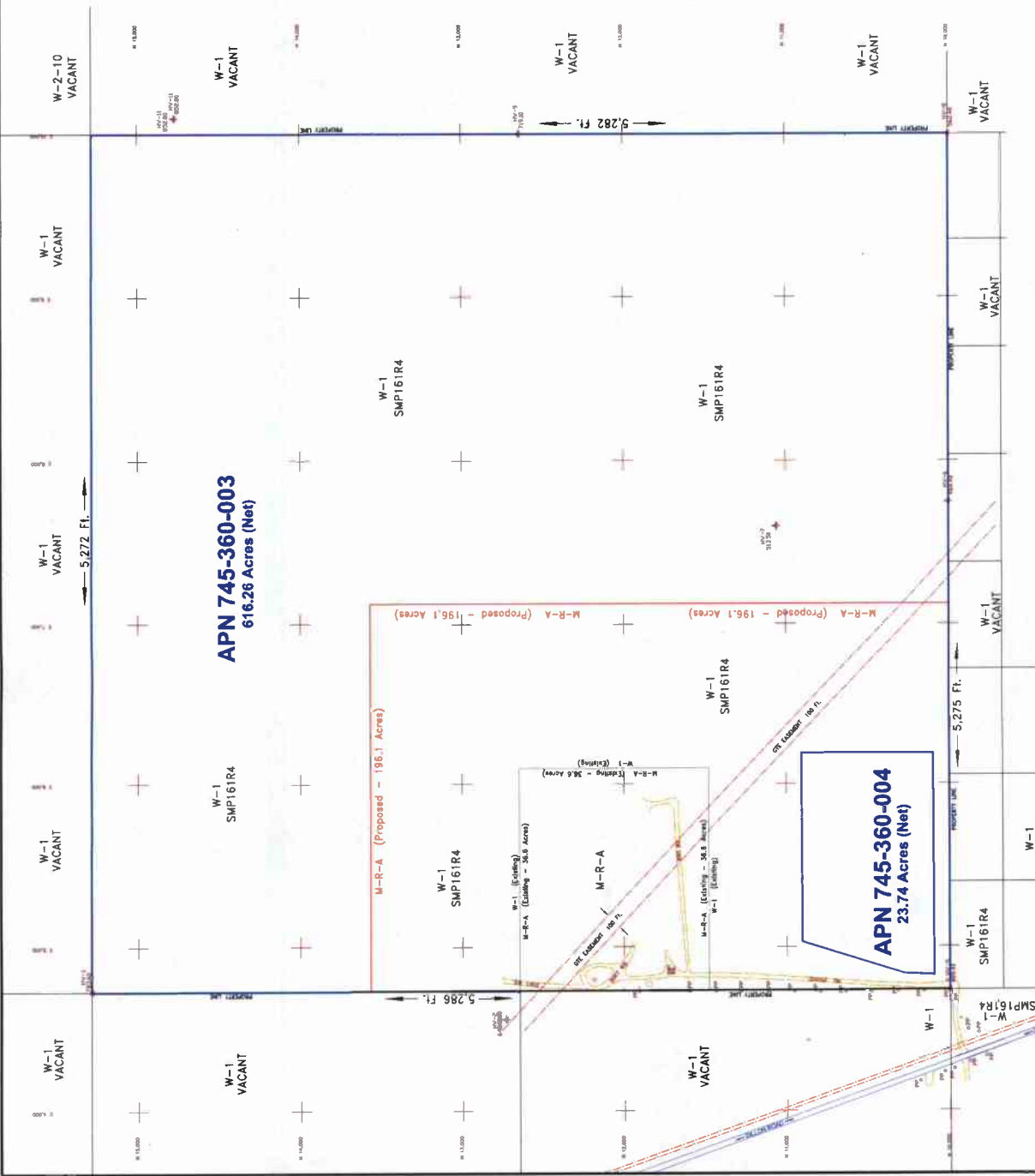
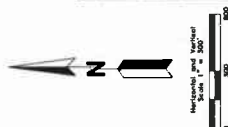
SCHOOL DISTRICT:
 Desert Sands Unified School District

FEMA MAPPED FLOODPLAINS:
 Project is not within a FEMA mapped floodplain

**SEC. 29, T4S, R8E S.B.B.&M.
 PRIMARY
 CHANGE OF ZONE
 MAP**

**APN 745-360-003, 745-360-004
 35-100 DILLON ROAD, INDIO, CA 92274**

| | |
|---------------------------------|--|
| MINERAL: Sand and Gravel | West Coast Aggregate Supply, Inc. P.O. Box 790 Thermal, California 92274 (760) 398-1861 |
| APPLICANT: | R-C Sand & Gravel, Inc. P.O. Box 3070 Indio, California 92240 (760) 398-1861 |
| LANDOWNER: | Webber & Webber Mining Consultants, Inc. Redlands, California 92373 (909) 793-3416 |
| EXHIBIT PREPARER: | Webber & Webber Mining Consultants, Inc. Redlands, California 92373 (909) 793-3416 |
| MAP SOURCE: | Massena, Inc. May 2001 |
| CONFIDE INTERVAL: | MA |

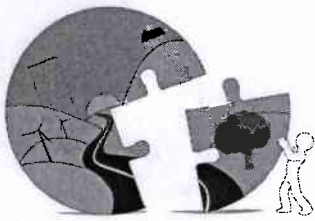


| | | | |
|--|-------------|-----------------|-----------|
| WEBBER & WEBBER MINING CONSULTANTS, INC. 101 East Redlands Blvd., Ste. 200 Redlands, California 92373 (909) 793-3416 | | | |
| NO. | DATE | REVISION | BY |
| | | | |
| | | | |
| | | | |

**CASE #: CZ7802
 DATED: 7/18/13
 PLANNER: P.RULL**

| | | | |
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| WEBBER & WEBBER MINING CONSULTANTS, INC. 101 East Redlands Blvd., Ste. 200 Redlands, California 92373 (909) 793-3416 | | | |
| NO. | DATE | REVISION | BY |
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| WEBBER & WEBBER MINING CONSULTANTS, INC. 101 East Redlands Blvd., Ste. 200 Redlands, California 92373 (909) 793-3416 | | | |
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Carolyn Syms Luna

RIVERSIDE COUNTY
PLANNING DEPARTMENT

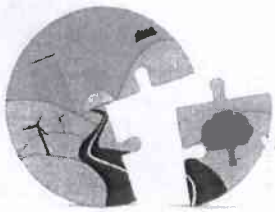
Memorandum

DATE: September 18, 2013
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **September 18, 2013, Planning Commission Meeting for Agenda Item 3.1 Change of Zone No. 7802**

1. Staff recommends modifying the staff report recommendations section:
ADOPTION of FINDINGS that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because **ENVIRONMENTAL IMPACT REPORT NO. 441** adequately analyzed all environmental impacts pursuant to applicable legal standards pursuant to Public Resources Code Division 13 Section 21083.3 subsection (a) and (e) and none of the conditions described in California Code of Regulations Section 15162 exist; and,

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07802 DATE SUBMITTED: 2/18/13

APPLICATION INFORMATION

Applicant's Name: West Coast Aggregate Supply, Inc. E-Mail: Webber5@verizon.net

Mailing Address: P.O. Box 790
Thermal CA 92274
City State ZIP

Daytime Phone No: (909) 793-3416 Fax No: (909) 335-6061

Engineer/Representative's Name: Webber & Webber Mining Consultants, Inc. E-Mail: Webber5@verizon.net

Mailing Address: 101 E. Redlands Blvd., Suite 240
Redlands CA 92373
City State ZIP

Daytime Phone No: (909) 793-3416 Fax No: (909) 335-6061

Property Owner's Name: R-Bar-C Sand & Gravel, Inc. E-Mail: edeboer@wcsg.com

Mailing Address: P.O. Box 790
Thermal CA 92274
City State ZIP

Daytime Phone No: (760) 399-1891 Fax No: (760) 399-5939

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

John Struiksma John Struiksma
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

John Struiksma John Struiksma
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
Jeffrey Struiksma Jeffrey Struiksma
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 745-360-003, 745-360-004

Section: 29 Township: 4 South Range: 8 East

Approximate Gross Acreage: 640 Acres

General location (nearby or cross streets): North of Indio, South of Berdoe Cyn. Road, East of Dillon Road, West of Little San Bernardino Mtns.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 1999 Ed., Page 390, Grid E-8

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

This proposal is to revise the existing M-R-A boundaries to the north, south, and east to accommodate present mining accessory uses, existing concrete block plant and proposed asphalt plant/future accessory uses.

Related cases filed in conjunction with this request:

Surface Mine Permit 161R5 and 161S1

**PROPERTY OWNERS CERTIFICATION FORM
CZ07802**

I, Stella Spadafora, certify that on
(Print Name)

8/16/2013 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 800 Feet.

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Stella Spadafora

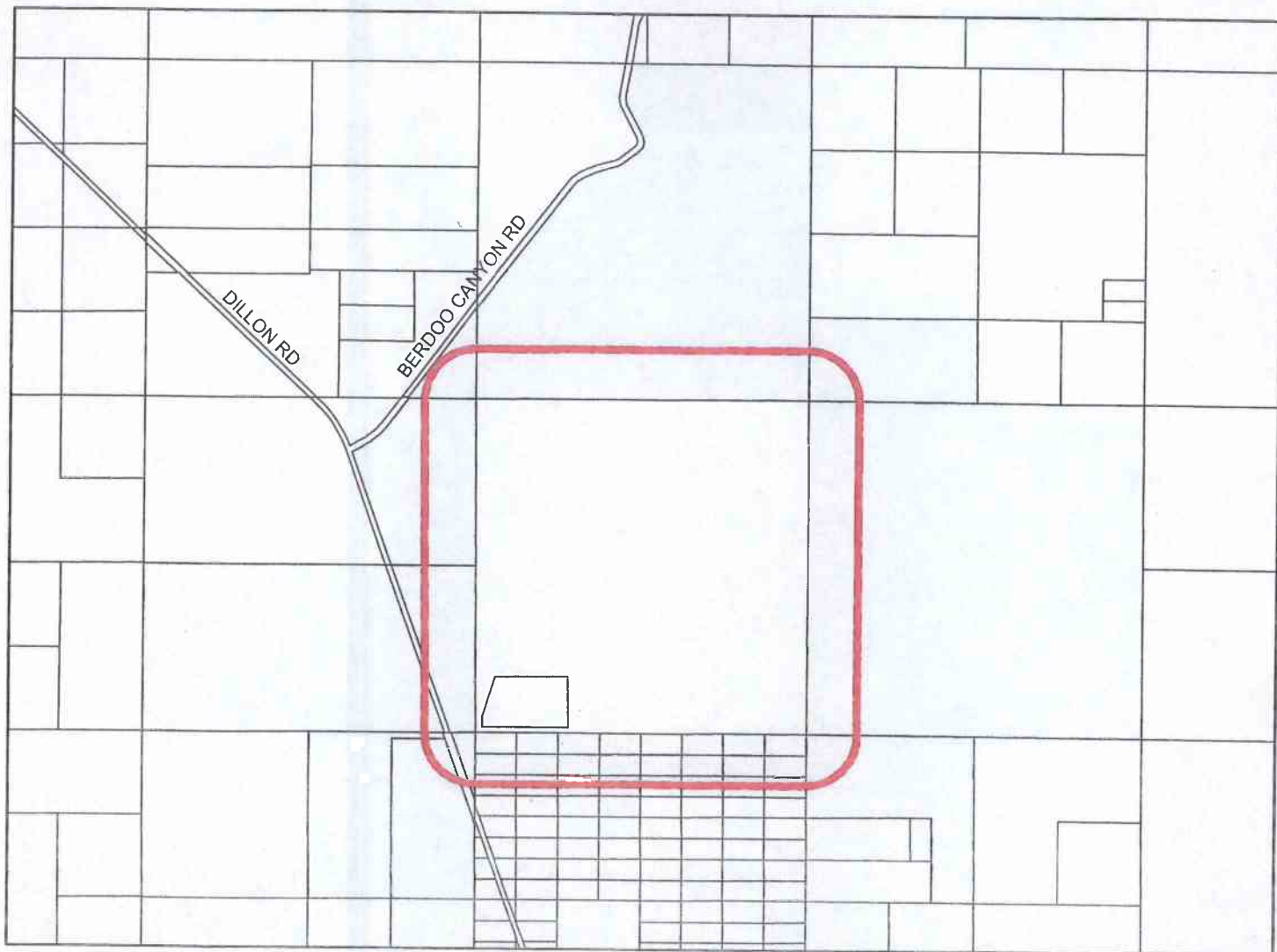
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

CZ07802
(800 Feet Radius)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 745-392-008 | 745-392-014 | 745-391-011 | 745-391-015 | 745-391-002 | 745-330-016 | 745-391-005 | 745-392-010 | 745-392-002 | 745-391-014 |
| 745-392-012 | 745-391-003 | 745-392-007 | 745-320-007 | 745-392-015 | 745-391-009 | 745-392-006 | 745-392-011 | 745-391-010 | 745-360-003 |
| 745-370-005 | 745-391-001 | 745-360-004 | 745-392-001 | 745-410-001 | 745-391-013 | 745-392-016 | 745-370-006 | 745-370-007 | 745-392-003 |
| 745-391-007 | 745-391-006 | 745-330-023 | 745-340-003 | 745-350-001 | 745-350-002 | 745-360-002 | | | |



2,750 1,375 0 2,750 Feet

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

ASMT: 745320007, APN: 745320007
FLORA ABARCA, ETAL
50735 CALLE QUITO
LA QUINTA CA 92253

ASMT: 745391006, APN: 745391006
STEPHEN SHAPIRO, ETAL
C/O VELUR PROP
P O BOX 56867
SHERMAN OAKS CA 91413

ASMT: 745330016, APN: 745330016
COACHELLA VALLEY MOUNTAINS CONSERVA
73710 FRED WARING DR 205
PALM DESERT CA 92260

ASMT: 745391007, APN: 745391007
SUZANNE METZGER
307 CHAPALITA DR
ENCINITAS CA 92024

ASMT: 745360002, APN: 745360002
USA 745
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

ASMT: 745391009, APN: 745391009
MAURINA KUSELL
189 VISTA DR
ARROYO GRANDE CA 93420

ASMT: 745370007, APN: 745370007
AGGREGATE, ETAL
C/O ARNOLD VELDKAMP
1508 W MISSION RD
ESCONDIDO CA 92029

ASMT: 745391010, APN: 745391010
QUINN ENTERPRISES
P O BOX 5067
BUENA PARK CA 90622

ASMT: 745391002, APN: 745391002
HOWARD WILLIAMS, ETAL
C/O THOMAS H WILLIAMS
13902 YORBA ST NO 2D
TUSTIN CA 92780

ASMT: 745391011, APN: 745391011
JAMES LASEK, ETAL
C/O RUFİ FAMILY TRUST
2862 ROCKRIDGE PL
THOUSAND PLMS CA 91360

ASMT: 745391003, APN: 745391003
JAN GRAYLING
145 E MESQUITE AVE NO 3
PALM SPRINGS CA 92264

ASMT: 745391013, APN: 745391013
LYNNE STRUNK, ETAL
5982 WENRICH PL
SAN DIEGO CA 92120

ASMT: 745391005, APN: 745391005
EDWARD RUTH
5804 APIA DR
CYPRESS CA 90630

ASMT: 745391014, APN: 745391014
GLENN ANDERSON
900 W STATE ROUTE 20
SEDRO WOOLLEY WA 98284



ASMT: 745391015, APN: 745391015
CARL GREVEL
1331 SW MYRTLE DR
PORTLAND OR 97201

ASMT: 745392010, APN: 745392010
GEORGE KOSSLER
610 S BELARDO RD NO 1400
PALM SPRINGS CA 92264

ASMT: 745392001, APN: 745392001
RAYMOND WASNESS
ENOCH THORSGARD
4141 4TH AVE NE
NORTHWOOD ND 58267

ASMT: 745392011, APN: 745392011
PATRICIA NUGENT
2582 GINNY WAY
LAFAYETTE CO 80026

ASMT: 745392002, APN: 745392002
WAI LEW, ETAL
1025 N ARQUILLA RD
PALM SPRINGS CA 92262

ASMT: 745392012, APN: 745392012
GREGORY TUFTE
17944 82ND WAY
MAPLE GROVE MN 55311

ASMT: 745392003, APN: 745392003
INDIRA VUTHOORI, ETAL
5 MILTON PL
RANCHO MIRAGE CA 92270

ASMT: 745392014, APN: 745392014
BEZALEL
P O BOX 6101
LA QUINTA CA 92248

ASMT: 745392006, APN: 745392006
NIRMALA KRIPANARAYANAN
2210 RANCHO SUMMIT
ALPINE CA 91901

ASMT: 745392015, APN: 745392015
MARK LOO
P O BOX 5294
GARDEN GROVE CA 92846

ASMT: 745392007, APN: 745392007
LENORA EVANGELISTA
5060 W HACIENDA AVE APT 10
LAS VEGAS NV 89118

ASMT: 745392016, APN: 745392016
RODERICK WARING
17506 SLASH PINE RUN
GULF SHORES AL 36542

ASMT: 745392008, APN: 745392008
AMINA YAZDAINE
14731 COMET ST
IRVINE CA 92604

ASMT: 745410001, APN: 745410001
ROGER HARRIS, ETAL
C/O ROGER HARRIS
77338 SIOUX DR
INDIAN WELLS CA 92210

West Coast Aggregate Supply Inc
P.O Box 790
Thermal CA 92274

Webber & Webber
101 E Redlands Blvd, Suite 240
Redlands CA 92373

West Coast Aggregate Supply Inc
P.O Box 790
Thermal CA 92274

Webber & Webber
101 E Redlands Blvd, Suite 240
Redlands CA 92373

West Coast Aggregate Supply Inc
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Redlands CA 92373

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P.O Box 790
Thermal CA 92274

Webber & Webber
101 E Redlands Blvd, Suite 240
Redlands CA 92373

West Coast Aggregate Supply Inc
P.O Box 790
Thermal CA 92274

Webber & Webber
101 E Redlands Blvd, Suite 240
Redlands CA 92373

West Coast Aggregate Supply Inc
P.O Box 790
Thermal CA 92274

Webber & Webber
101 E Redlands Blvd, Suite 240
Redlands CA 92373

EA 38614

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING Date: 10/07/2003

County Agency of Filing: Riverside Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING Phone Number:

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

- Environmental Impact Report \$850.00
 - Negative Declaration _____
 - Application Fee Water Diversion (State Water Resources Control Board Only) _____
 - Project Subject to Certified Regulatory Programs _____
 - County Administration Fee \$64.00
 - Project that is exempt from fees (DeMinimis Exemption)
 - Project that is exempt from fees (Notice of Exemption)
- Total Received** \$914.00

C. Hall

Signature and title of person receiving payment: _____

Notes:



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

RIVERSIDE COUNTY

NOTICE OF DETERMINATION

OCT 07 2003

TO:
 Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814
 County Clerk
County of Riverside

FROM:
Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 82-675 Highway 111, 2nd Floor
Indio, CA 92201

GARY L. ORSO
Riverside County Transportation Department
By: *[Signature]* R. Williams
Deputy
 4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

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

EIR No. 441 Comprehensive General Plan Amendment No. 618 (GPA00618) and Environmental Assessment No. 38614 (EA38614)

Project Title: Case Numbers

SCH No. 2002051143 Gerald V. Jolliffe (909) 955-3161

State Clearinghouse Number Contact Person Area Code/No./Ext.

Riverside County Planning Department, P. O. Box 1409, Riverside CA 92502-1409

Project Applicant/Property Owner and Address

All of unincorporated Riverside County, California

Project Location

Adoption of a new General Plan for the County of Riverside --- The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation required elements are combined into a Multipurpose Open Space Element.

Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding that project:

- The project will, will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
 - An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$64 fee)
 - A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)
 - The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects or the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 fee)
- Mitigation Measures were, were not made a condition of the approval of the project.
- Findings were made in accordance with Section 21081 of the California Public Resources Code.
- A statement of Overriding Considerations , was, was not adopted for the project.
- A de minimis finding was, was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

[Signature] Clerk of the Board Office
Signature Maria J. Villareal, Deputy Title Date October 7, 2003

COUNTY CLERK
Neg. Declaration/Ntc Determination
Filed per P.R.C. 21152

POSTED

OCT 07 2003

NOV 07 2003

Removed: *[Signature]*
By: *[Signature]* Dept.
County of Riverside, State of California

Please charge deposit fee case #:

TO BE COMPLETED BY OPR
Date Received for Filing and
Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

409/72/03 15.2
ORIGINAL

10/07/03 15.2

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: COUNTY OF RIVERSIDE - TLMA \$914.00
paid by: JV 0000576128
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By _____ Oct 01, 2003 12:57
ADANELYA posting date Oct 01, 2003

| Account Code | Description | Amount |
|--------------------|-------------------------|----------|
| 658353120100208100 | CF&G TRUST | \$850.00 |
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

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

Additional info at www.rctlma.org