

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



ITEM: 1.6
(ID # 13596)

MEETING DATE:

Tuesday, January 12, 2021

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF SURFACE MINING PERMIT NO. 159, REVISION NO. 2 and PLANNING COMMISSION'S CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT – Applicant: Chandler Aggregates, Inc. - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: W-2 & M-R-A - REQUEST: Surface Mining Permit No. 159, Revision No. 2 is a proposed revision to the existing mining and reclamation plan to accommodate an expansion of mining activities from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site (“Expanded Disturbance Area”, or “EDA”) of 54.5 acres. The Gilman Springs Mine (herein, “Mine”) encompasses approximately 1,021.4 acres. Additionally, SMP 159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site’s utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary. District 5. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on September 23, 2020, in Riverside.


Continued on Page 2

ACTION: Consent

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: January 12, 2021
xc: Planning, Applicant

Kecia R. Harper
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

**The Planning Department recommended APPROVAL; and,
THE PLANNING COMMISSION BY A 5-0 VOTE:**

ADOPTED Planning Commission Resolution No. 2020-012 CERTIFYING the ENVIRONMENTAL IMPACT REPORT (EIR), adopted environmental findings pursuant to the California Environmental Quality Act, and adopted a Mitigation Monitoring and Reporting Program; and,

APPROVED SURFACE MINING PERMIT NO. 159 REVISION NO. 2, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	20/21

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Surface Mining Permit No. 159, Revised Permit No. 2 (SMP 159R2) is a proposal to accommodate an expansion in areas subject to mining activities on-site from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site (“Expanded Disturbance Area”, or “EDA”) of 54.5 acres (“Project”). The Gilman Springs Mine (“Mine”) encompasses approximately 1,021.4 acres. Additionally, SMP 159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site’s utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site’s mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with the Surface Mining and Reclamation Act of 1975 (SMARA) and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation

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

Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site's 1,000,000-ton annual limit. Additionally, and in conformance with SMARA and Ordinance No. 555, SMP 159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes to revise the Mine's timing restrictions for mining activities within 300-feet of the Mine's boundaries from between between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holidays, to 24-hours per day, seven days per week including Sundays and federal holidays, within the Controlled Development Areas (W-2) zone. The proposed surface mining revision proposes a 50-year life of permit until December 31, 2070.

The Project is located northeast of the intersection of Gilman Springs Road at Bridge Street within the San Jacinto Valley Area Plan.

SMP 159R2 was unanimously approved at the September 23, 2020 Planning Commission hearing, in Riverside, by a vote of 5-0.

Just before and after the Planning Commission hearing, planning staff received several public comments and two (2) outside agency comments regarding the hearing for SMP 159R2 summarized as follows: Planning staff received a public telephone call on 9/22/2020 regarding an existing water well in the project area, received comments from the Sierra Club in an email communication dated 9/22/2020 regarding GHG, and received a comment from WRCOG in an email communication on 9/28/2020 regarding habitat conservation. Planning staff and our environmental consultant responded to these comments. Based on staff's responses, environmental analysis in the Project EIR, and Project conditions of approval, these comments have been fully addressed.

Additionally, planning staff received an email communication dated September 29, 2020 from the South Coast Air Quality Management District (AQMD) regarding their comment letter dated March 12, 2020. Based on subsequent communications with AQMD regarding their March 12, 2020 letter, and existing GHG/AQ analysis in the EIR, AQMDs comment letter has been addressed.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

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

The impacts of this Project have been evaluated through the discretionary review process through the Planning Department and the Project approval by the Planning Commission at the September 23, 2020, public hearing.

ATTACHMENTS:

- A. Planning Commission Report of Actions
- B. Planning Commission Staff Report



Jason Farin, Principal Management Analyst 1/6/2021



Gregory L. Priarios, Director County Counsel 1/6/2021



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 23, 2020**

- 4.2 CHANGE OF ZONE NO. 2000014 – No New Environmental Document Required** – CEQ200050 – Applicant: Jeff Dinkin c/o Hannah Woskow – Engineer/Representative: Webb Associates/Fayres Hall – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: High Density Residential (CD-HDR) – Very High Density Residential (VHDR) – Commercial Retail (CR) – Open Space-Conservation (OS-C) – Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (The Crossroads in Winchester Specific Plan No.288) Planning Areas – 1 - 6 – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Winchester Road – 50.35 Acres – **REQUEST:** Change of Zone No. 2000014 proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester). Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
The Planning Commission Recommend the Following Actions to the Board of Supervisors:
FIND that No New Environmental Document is Required; and,
TENTATIVELY Approve Change of Zone No. 2000014.
- 4.3 SURFACE MINING PERMIT NO. 159, REVISION NO. 2 – Intent to Certify an Environmental Impact Report** – EA43079 – Applicant: Chandler Aggregates, Inc. – Engineer Representative: Joseph E Bonadiman & Associates – Fifth Supervisorial District – Hemet/San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS-MIN) – Open Space: Rural (OS-RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, and westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) – Controlled Development Areas with Mobile homes (W-2) – **REQUEST: Surface Mining Permit No. 159, Revision No. 2** is a proposed revision to the existing mining and reclamation plan to accommodate an expansion of mining activities from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site (“Expanded Disturbance Area”, or “EDA”) of 54.5 acres. The Gilman Springs Mine (herein, “Mine”) encompasses approximately 1,021.4 acres. Additionally, SMP159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site’s utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site’s mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP159 to identify ultimate site elevations in conformance with Surface Mining and Reclamation Act of 1975 (SMARA) and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site’s 1,000,000 ton annual limit. Additionally, and in conformance with SMARA and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of
- Planning Commission Action:**
Public Comments: Closed
By a vote of 5-0
ADOPTED Planning Commission Resolution No. 2020-012 Certifying the Environmental Impact Report (EIR); and,
APPROVED Surface Mining Permit No. 159 Revision No. 2, subject to the conditions of approval.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
SEPTEMBER 23, 2020**

Ordinances, 1995), SMP159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes a change in timing for approved for mining activities within 300 feet of the Mine boundary from between 7:00 a.m. and 10:00 p.m. excluding Sundays and federal holidays, to between 6:00 a.m. and 10:00 p.m., seven days per week including Sundays and federal holidays. All operations located more than 300-feet from the outside project boundary may operate 24-hours per day throughout the site. The proposed surface mining permit revision proposes a 50-year life of permit until December 31, 2070. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org

5.0 WORKSHOP:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

SEPTEMBER 23, 2020

**Planning
Commissioners
2020**

**AGENDA
REGULAR MEETING
RIVERSIDE COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
First Floor Board Chambers
4080 Lemon Street, Riverside, CA 92501
<https://planning.rctlma.org/>**

1st District
Carl Bruce
Shaffer
Vice-Chairman

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be limited to comply with the Executive Order. Public Comments will be accepted remotely via teleconference.

2nd District
David Leonard

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: planning.rctlma.org/Speak and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

3rd District
Gary Thornhill

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

4th District
Bill Sanchez

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

5th District
Eric Kroencke
Chairman

CALL TO ORDER:

SALUTE TO THE FLAG – ROLL CALL

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

1.1 TENTATIVE PARCEL MAP NO. 37799 – RECEIVE and FILE – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15161(b)(3) (General Rule) – Applicant: Leinen Family, LLC/Mitch Leinen – Engineer/Representative: K & A Engineering Inc. – First Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – General Plan: Light Industrial (CD-LI) (0.20-0.60 Floor Area Ratio) – Open Space: Mineral Resources (OS-MR) – Zoning: Manufacturing- Medium (M-M) – Location: Northerly of El Sobrante Road, southerly of Cajajco Road, easterly of Dawson Canyon Road, and westerly of Temescal Canyon Road – **REQUEST:** The Tentative Parcel Map is a proposal for a Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

1.2 PLOT PLAN WIRELESS NO. 190011 (PPW190011) – RECEIVE and FILE – Exempt from the California Environmental Quality Act (CEQA) – CEQ190104 – Applicant: Smartlink, LLC – Owner: Duncan Bush – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Gilman Springs Road, easterly of Lisa Lane, and southerly of Ellis Timothy Lane – 2.5 Gross Acres – Zoning: Controlled Development Areas – 1 Acre Minimum (W-2-1) – **REQUEST:** a new wireless telecommunication facility disguised as a palm tree (monopalm), consisting of a 70-foot-tall tower, nine (9) panel antennas, 27 remote radio units, two (2) microwave antennas, one (1) 30kw diesel generator, with accompanying ground equipment within a 912 sq. ft. lease area. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter
(Presentation available upon Commissioners' request)
NONE
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter
NONE
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter
- 4.1 **TENTATIVE TRACT MAP NO. 36784, CHANGE OF ZONE NO. 7862 – Intent to Adopt a Negative Declaration – Intent to Adopt a Negative Declaration** – EA42764 – Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule “A” Agricultural – 5 Acre Minimum (R-A-5) – **REQUEST:** Tentative Tract Map No. 36784 is a schedule “A” subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 4.2 **CHANGE OF ZONE NO. 2000014 – No New Environmental Document Required** – CEQ200050 – Applicant: Jeff Dinkin c/o Hannah Woskow – Engineer/Representative: Webb Associates/Fayres Hall – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan: High Density Residential (CD-HDR) – Very High Density Residential (VHDR) – Commercial Retail (CR) – Open Space-Conservation (OS-C) – Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan – Zoning: Specific Plan (The Crossroads in Winchester Specific Plan No.288) Planning Areas – 1 - 6 – Location: Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Winchester Road – 50.35 Acres – **REQUEST:** Change of Zone No. 2000014 proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester). Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.3 **SURFACE MINING PERMIT NO. 159, REVISION NO. 2 – Intent to Certify an Environmental Impact Report** – EA43079 – Applicant: Chandler Aggregates, Inc. – Engineer Representative: Joseph E Bonadiman & Associates – Fifth Supervisorial District – Hemet/San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS-MIN) – Open Space: Rural (OS-RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, and westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) – Controlled Development Areas with Mobile homes (W-2) – **REQUEST: Surface Mining Permit No. 159, Revision No. 2** is a proposed revision to the existing mining and reclamation plan to accommodate an expansion of mining activities from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site (“Expanded Disturbance Area”, or “EDA”) of 54.5 acres. The Gilman Springs Mine (herein, “Mine”) encompasses approximately 1,021.4 acres. Additionally, SMP159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site’s utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site’s mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP159 to identify ultimate site elevations in conformance with Surface Mining and Reclamation Act of 1975 (SMARA) and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site’s 1,000,000 ton annual limit. Additionally, and in conformance with SMARA and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of Ordinances, 1995), SMP159R2 also includes a

proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes a change in timing for approved for mining activities within 300 feet of the Mine boundary from between 7:00 a.m. and 10:00 p.m. excluding Sundays and federal holidays, to between 6:00 a.m. and 10:00 p.m., seven days per week including Sundays and federal holidays. All operations located more than 300-feet from the outside project boundary may operate 24-hours per day throughout the site. The proposed surface mining permit revision proposes a 50-year life of permit until December 31, 2070. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1 : 1

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number: TPM37799
CEQA Exempt Section 15061 (b)(3) General Rule
Area Plan: Temescal Canyon
Zoning Area/District: Glen Ivy Area
Supervisory District: First District
Project Planner: Travis Engelking
Project APNs: 283-120-019 and 283-190-037

Applicant: Leinen Family LLC
Representative: K & A Engineering Inc.


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37799 is a proposal for a Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed.

The site location is northerly of El Sobrante Road, southerly of Cajalco Road, easterly of Dawson Canyon Road, westerly of Temescal Canyon Road, and within Temescal Canyon Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on August 31, 2020.

**The Planning Department recommended APPROVAL; and,
THE PLANNING DIRECTOR**

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37799, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The originating Plot Plan No. 24226 proposed the construction of four (4) metal buildings for office and manufacturing uses to be constructed in five (5) phases. The Plot Plan was approved August 20, 2013. The project site is currently improved with an approximate 44,480 square feet Distribution Center that would be on Parcel 1 which is 2.83 acres once subdivided. The existing building meets the current applicable development standards of the Zoning Classification of Manufacturing – Medium (M-M) including and not limited to: the minimum lot size 10,000 square feet, and shall not exceed 75 feet in height.

The map is for financial purposes only and will not include any development.

A 10-Day advertisement was requested to run in the Press Enterprise Newspaper beginning on August 20, 2020, thru August 30, 2020 for an Optional Hearing Request. As of writing this report, Planning Staff has not received written communication/phone calls requesting a public hearing. The project was approved by the Planning Director on August 31, 2020.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

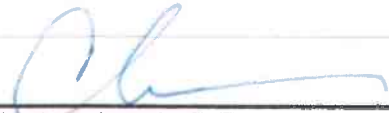
Agenda Item No.

Optional Director's Hearing: N/A

PROPOSED PROJECT

Case Number: TPM37799
CEQA Exempt Not Applicable
Area Plan: Temescal Canyon
Zoning Area/District: Glen Ivy Area
Supervisory District: First District
Project Planner: Travis Engelking
Project APNs: 283-120-019 and 283-190-037

Applicant: Leinen Family LLC
Representative: K & A Engineering Inc.


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37799 is a proposal for a Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel six (6) shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed.

The site location is northerly of El Sobrante Road, southerly of Cajalco Road, easterly of Dawson Canyon Road, westerly of Temescal Canyon Road, and within Temescal Canyon Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (General Rule) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37799, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Community Development and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI) and Open Space-Mineral Resources (OS:MR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temescal Wash Policy Area, Serrano Policy Area
Surrounding General Plan Land Uses	
North:	Open Space-Conservation Habitat (OS:CH)
East:	Public Facilities (PF), Open Space-Mineral Resources (OS:MR)
South:	Public Facilities (PF), Open Space-Water (OS:W)
West:	Public Facilities (PF), Mineral Resources (MR), and Rural (RUR), Open Space-Rural (OS:RUR)
Existing Zoning Classification:	Manufacturing – Medium (M-M)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Natural Assets (NA)
East:	Mineral Resources (M-R)
South:	Mineral Resources (M-R)
West:	Mineral Resources & Related Manufacturing (M-R-A) and Natural Assets (NA)
Existing Use:	Industrial Building
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land
South:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	36.66 Acres	N/A
Existing Building Area (SQFT):	29,000 sq. ft. 44,480 sq. ft.	N/A
Proposed Minimum Lot Size:	1.14 acres	N/A
Total Proposed Number of Lots:	6	N/A
Map Schedule:	"J"	

Located Within:

City's Sphere of Influence:	Yes – City of Corona
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	Yes – RCFCD
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High (State Responsibility Area)
Mount Palomar Observatory Lighting Zone:	No
WRMESHCP Criteria Cell:	Yes – Criteria Cells 2932 and 3036
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially Within
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The originating Plot Plan No. 24226 proposed the construction of four (4) metal buildings for office and manufacturing uses to be constructed in five (5) phases. The Plot Plan was approved August 20, 2013. The project site is currently improved with an approximate 44,480 square feet Distribution Center that would be on Parcel 1 which is 2.83 acres once subdivided. The existing building meets the current applicable development standards of the Zoning Classification of Manufacturing – Medium (M-M) including and not limited to: the minimum lot size 10,000 square feet, and shall not exceed 75 feet in height.

The map is for financial purposes only and will not include any development.

File No. Tentative Parcel Map No. 37799 was submitted to the County of Riverside on September 23, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Environmental review of the proposed project determined that no significant environmental impacts would occur due to the tentative parcel map implementation. The map has been determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15061.3 (General Rule). The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The project proposes a Schedule "J" subdivision of 36.7 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The development of the parcels proposed by the subdivision has already been approved and analyzed pursuant to CEQA requirements. The current subdivision does not propose any additional development from what has already been analyzed and approved. Therefore, the design of the proposed map will result in no environmental damage, no fish, or wildlife or their habitat will be damaged, and no serious public health problems will be caused as a result of this land division or types of improvements proposed.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a land use designation of Open Space: Mineral Resources (OS-MR) and Community Development: Light Industrial (CD: LI). Open Space: Mineral Resources (OS-MR) land use designation allow for mineral extraction and processing facilities. The Community Development: Light Industrial (CD:LI) designation provides for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The M-M zone is consistent with the Community Development: Light Industrial (CD:LI) land use designation as it would allow industrial and related uses including warehousing/distribution, assembly

and light manufacturing, repair facilities, and supporting retail uses. The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.C.1. Principal IV.C.1, stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for commercial and industrial uses in a manner consistent with the General Plan. While the proposed subdivision creates large parcel sizes within the General Plan, the Schedule "J" map is only for finance/conveyance purposes.

2. The project site has a Zoning Classification of Manufacturing – Medium (M-M), Development standards of the M-M zone calls for a minimum lot size of 10,000 square feet, with minimum average width of 75 feet. Parcel 1, Parcel 2, Parcel 3, Parcel 4, Parcel 5 and Parcel 6 are orientated towards a private street with the width right-of-way 60 feet. The minimum average width is 220 feet. Thus meeting the average minimum lot width requirements. No construction is proposed as part of the project. However, the existing Distribution Center is 41,600 square feet and the applicant has identified the general location/footprint of development on (Parcel 2) to show compliance with the applicable development standards of Ordinance No. 348, specifically the M-M Zone Classification (Article XIa). The M-M zoning generally permits one-family dwellings by right and allows a range of other uses with the approval of a land use permit. The project meets the 10,000 square foot lot size minimum M-M, with Parcel 1 proposed at 2.83 acres, Parcel 2 proposed at 2.26 acres, Parcel 3 proposed at 1.14 acres, Parcel 4 proposed at 1.23 acres, Parcel 5 proposed at 1.33 acres and Parcel 6 proposed at 25.62 acres.

The Project is in compliance with the following standards:

Lot Size: The zoning classification to Manufacturing – Medium (M-M) or 10,000 square feet would facilitate the subdivision of two industrial parcels totaling 36.66 gross acres to six (6) industrial parcels of 1.14 acres to 25.62 acres, which is consistent with the Zoning Classification of Manufacturing – Medium (M-M). The minimum average lot width for the M-M Zone Classification is 75 feet, and the minimum average lot depth is 220 feet. The Parcel 1 proposed at 2.83 acres, Parcel 2 proposed at 2.26 acres, Parcel 3 proposed at 1.14 acres, Parcel 4 proposed at 1.23 acres, Parcel 5 proposed at 1.33 acres and Parcel 6 proposed at 25.62 acres. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

Pursuant to the Ordinance No. 460, Section 3.8, (C), when lots are greater than 18,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes minimum lot widths ranging from approximately 220 feet to 310 feet, and the minimum lot depth is approximately 230 feet to 400 feet, which generally results in a lot depth two times the lot width. Therefore, as proposed, the Project is in compliance with the lot width to depth ratio.

Schedule "J" Parcel Map Division: Any division of land into four or less parcels, where land solely for the purposes of financing or conveying title to all or a portion of the land area shall be defined as a Schedule "J" parcel map division. The Project has demonstrated the ability to ensure compliance with the applicable standards as outlined in the findings of this report. The Project has conditioned to with all applicable standards of Ordinance No. 460.

General Plan

The Project site has a General Foundation of Rural Community, and a land use designation of Open Space: Mineral Resources (OS-MR) and Community Development: Light Industrial (CD: LI). Open Space: Mineral Resources (OS-MR) land use designation allow for mineral extraction and processing facilities. Areas held in reserve for future mineral extraction and processing. In the Community Development Foundation Component, which also permits the application of the Community Development: Light Industrial (CD:LI) designation, provides for the Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The M-M zone is consistent with the Community Development: Light Industrial (CD:LI) as it would allow Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The proposed map, subdivision design and improvements are consistent with the Riverside County General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the project is consistent with General Plan Principle IV.C.1. Principal IV.C.1, stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for commercial and industrial uses in a matter consistent with the General Plan. While the proposed subdivision creates large parcel sizes within the General Plan, the Schedule "J" map is only for finance/conveyance purposes and the development of the site would be implemented by future Plot Plan that would be consistent with the General Plan Amendment No. 1065.

3. The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan.

Entitlement Findings:

Tentative Parcel Map No. 37799 is a proposal to subdivide 36.66-acres into six lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the project is consistent with General Plan Principal IV.C.1. Principal IV.C.1, stimulate industrial/business-type clusters that facilitate competitive advantage in the market place, are appropriate for this County, provide attractive and well landscaped work environments, and fit with the character of our varied communities. The proposed subdivision facilitates this General Plan Principle by allowing conveyance of the property for commercial and industrial uses in a matter consistent with the General Plan. While the proposed subdivision creates large parcel sizes within the General Plan, the Schedule "J" map is only for finance/conveyance purposes. Parcel six (6) of the subdivision map is partially located within the Temescal Wash and Serrano Policy Areas and shall adhere to all development standards and design policies within each policy area.
2. The site of the proposed land division is physically suitable for the subdivision, in that the Project site has adequate access and infrastructure to accommodate future industrial uses. No improvement or physical changes will be part of this project.
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their

habitat because the Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction.

4. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by Ordinance No. 460 for a Schedule 'J' Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project is not located within or subject to any Specific Plan. The project specifically complies with the Schedule 'J' improvement requirements of Ordinance No. 460 Section 10.16 as listed below:
 - a. Submission Criteria - The land to be subdivided by the Schedule 'J' Map is not developed and is located within a previously approved Plot Plan which will ultimately be for the development of industrial and open space uses.
 - b. Minimum Requirements. The proposed six (6) parcels exceeds the minimum lot size requirements provided in the applicable zoning classification of Manufacturing – Medium (M-M), to ensure compliance with all applicable development standards. The proposed lot sizes for the Schedule 'J' Map range in size from 1.14 acres to 25.62 acres. Legal access will be provided to the site via El Sobrante Road. Because the proposed Tentative Parcel Map is for financing and conveyance purposes no legal lots will be created nor will any grading or construction occur..
 - c. Compliance. The proposed Tentative Parcel Map includes all of the required information required for the map, which includes, lot numbers, street identification letter, and assessor parcel numbers.
5. All lots have acceptable legal access by lot configuration. A conceptual engineering design shall be submitted to provide assurance that access can be designed and constructed. Conditions of approval related to public safety and zoning compliance may be imposed on a Schedule "J" subdivision map.
6. There are no physical constraints that affect the feasibility of future development, as previously determined by Environmental Assessment No. 42199 for the previous Plot Plan, apart from approximately 25.62 acres that will be set aside as MSHCP Conservation Areas.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division in that the subdivision is a financing and conveyance map and does not include future plans for the ultimate development of the property or construction purposes. No grading or construction will be a part of this Tentative Parcel Map.

Development Standards Findings, (M-M) Ordinance No. 348, Article XIa:

- a. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. The proposed minimum lot size is 14,300 square feet. The project's shortest lot width proposed is approximately 220 feet, and shortest

lot depth of approximately 260 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

- b. **Setback.** Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. Where the front side, or rear yard adjoins a lot with a zoning classification other than those specified in paragraph (1) above, there is no minimum setback. The project site's zoning classification is Manufacturing-Medium (M-M) and is surrounding by the Mineral Resources & Related Manufacturing (M-R-A) zone to the south, east, and west, with Natrual Assets (NA) to the north.. Therefore, as proposed, the Project is in compliance with the setbacks requirements.
- c. **Height Requirements.** Structures shall not exceed 40 feet at the yard setback line. The existing structure is 30 feet in height and therefore, the Project is in compliance with the height requirement. Additionally, the project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction that this standard would apply to this subdivision.
- d. **Masonry Wall.** Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. Therefore, as proposed, the wall requirement is not applicable with to the Project.
- e. **Landscaping.** A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. A minimum of ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access way. Said landscaping strip shall not include landscaping located within the street right-of-way. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. Therefore, as proposed, the landscape requirement is not applicable to the Project.
- f. **Parking Areas.** Parking areas shall be provided as required by Section 18.12. of this Ordinance. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. Therefore, as proposed, the parking requirement is not applicable to the Project.
- g. **Trash Collection Areas.** Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The existing building has a trash enclosure onsite. Therefore, as proposed, the Project is compliance with the trash collection requirement.
- h. **Outside Storage and Service Areas.** Outside storage and service areas may be required to be screened by structures or landscaping. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading

activities or construction. Therefore, as proposed, the outside storage and service areas requirement is not applicable to the Project.

- i. Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The existing site have underground electrical line. Therefore, as proposed, the Project is compliance with installed underground electrical lines requirement.
- j. Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. The existing building has roof-mounted equipment that is screened for view. Therefore, as proposed, the Project is compliance with the roof-mounted equipment requirement.
- k. Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The existing building arranged to prevent glare or direct illumination on streets or adjoining property. Therefore, as proposed, the Project is compliance with the lighting requirement.

Other Findings:

1. The project site is located within Criteria Cells 2932 and 3036 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). The Environmental Programs Department determined in 2007 the site does not support suitable burrowing owl habitat or any suitable habitat for the required Narrow Endemic & Criteria Area Plant Species. Parcel is located in a MSHCP Criteria Cell however the HANS process will not be required since the parcel is already entitled (PP16011-approved) and site has been graded (BGR041208). No further MSHCP issues or biological surveys required. On October 23, 2019, the Environmental Programs Department determined the APN: 283-120-019 has been fully graded and approved under PP24226. APN: 283-190-037 (Parcel 6) is vacant undisturbed land and would require a HANS if future development was proposed. The project is a Schedule "J" map is only for financing and conveyance purpose and will not result in any grading activities or construction. The project would create six parcels of land by subdividing the current 36.66-acres. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. This project will not conflict with any plans, ordinances, or regulations related to habitat or the MSHCP.
2. The project site is located within the City of Corona Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with the City of Corona. This project

was provided to City of Corona for review and comment September 30, 2019. No comments were received either in favor or opposition of the project. This project conforms to the MOU.

3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") in a very high/moderate fire hazard severity zone.
 - b. The proposed land division is a Schedule 'J' Map and is for financing purposes only, no grading or construction will occur. However, ultimate development of the site will be designed so that each lot within General Plan Amendment No. 1065, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements.
 - c. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department, East Upper Drive Fire Station, located approximately 8.6 miles north east of the Project site.
 - d. The proposed Tentative Parcel Map is a Schedule 'J' map which is for financing purposes. No grading or new construction will occur. However ultimate development of the site will be designed pursuant to the adopted General Plan Amendment No. 1065. The approved Tentative Parcel Map No. 37799 will be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

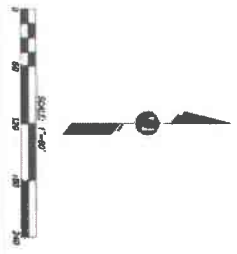
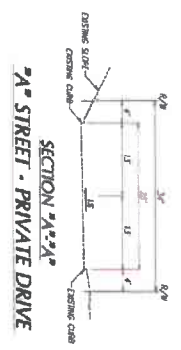
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

TENTATIVE PARCEL MAP 37799

A PORTION OF SECTION 35, AND A PORTION SECTION 26, T. 4 S., R. 6 W., S.B.M.
IN THE COUNTY OF RIVERSIDE

FOR FINANCE AND CONVEYANCE PURPOSES ONLY. A FUTURE SUBDIVISION MAP OR LAND USE ENTITLEMENT OR PERMIT IS NECESSARY TO DEVELOP THIS PROPERTY. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.



BY DATE	REVISION



K&A CONSULTING, INC.
LAND PLANNING
SALIENTIC

302 N. SPURLOCK STREET
SUITE 117
DANA POINT, CALIFORNIA 92629
TEL (949) 275-1280

COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP
NO. 37799
SCHEDULE "J"

SHEET 2
OF 3 SHEETS

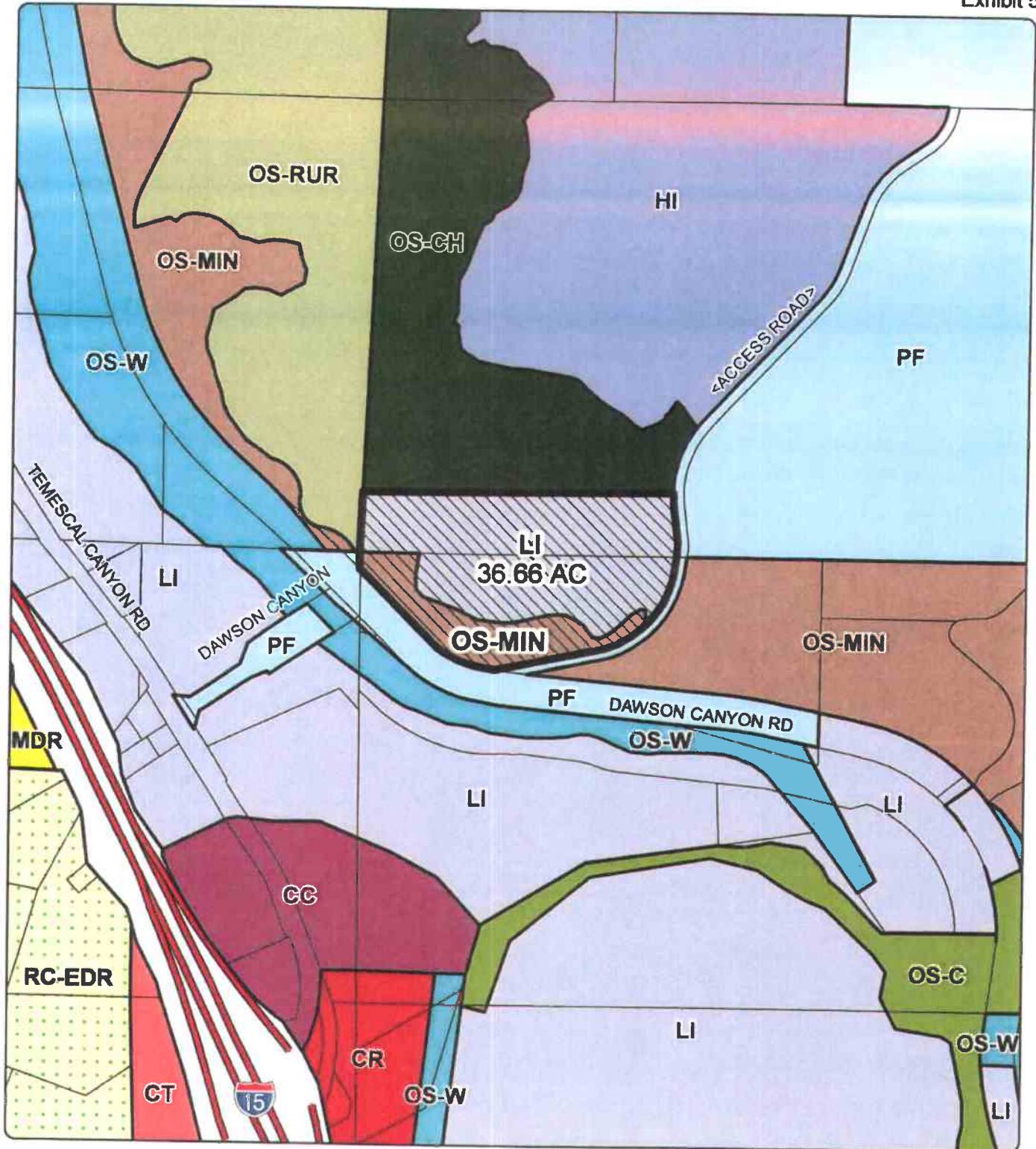
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37799

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 08/14/2020
Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)956-3000 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website www.riversidecounty.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

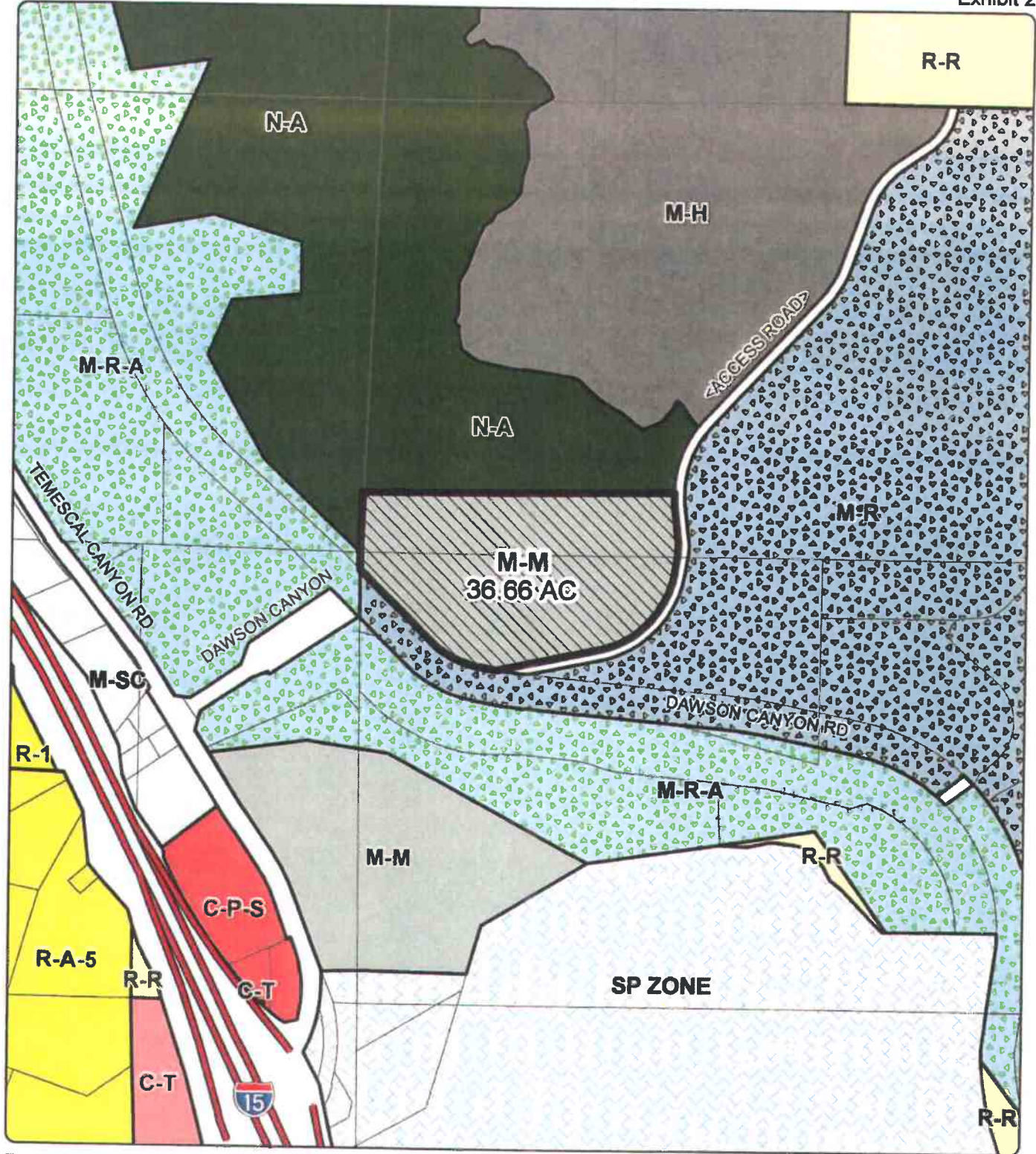
TPM37799

EXISTING ZONING

Date Drawn: 08/14/2020

Exhibit 2

Supervisor: Jeffries
District 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.gov>

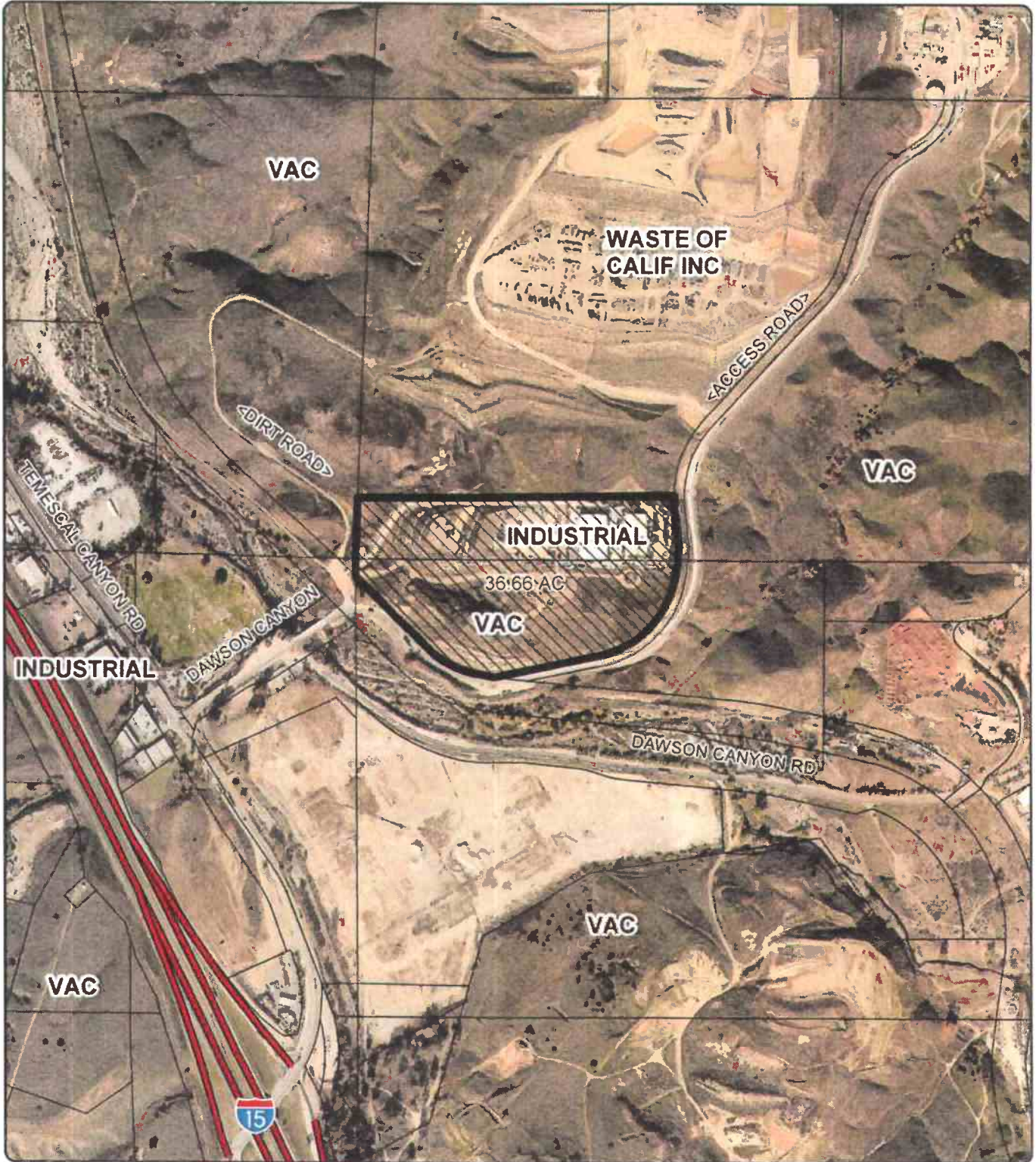
RIVERSIDE COUNTY PLANNING DEPARTMENT

TPM37799

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 08/14/2020
Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

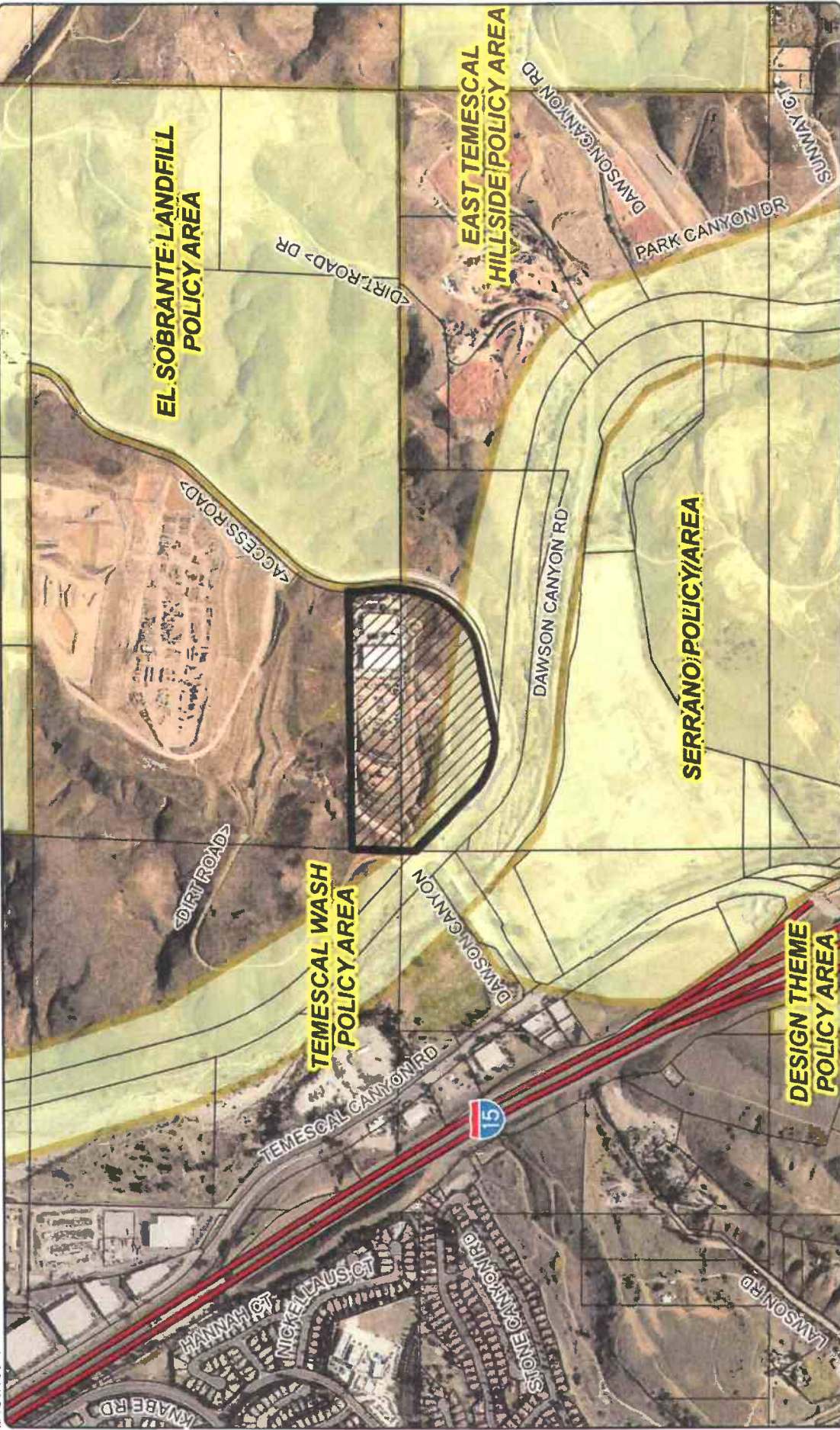


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://www.riversidecountyca.gov>

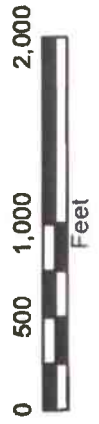
RIVERSIDE COUNTY PLANNING DEPARTMENT
TPM37799
VICINITY/POLICY AREAS

Date Drawn: 08/14/2020
 Vicinity Map

Supervisor: Jeffries
 District 1



Author: Vinnie Nguyen



Zoning Area: Glen Ivy

REMARKS: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. This new General Plan only contains different type of land use than the County Planning Department office in Riverside at (951)955-3000 (Western County) do the same. Plan Sheet at (760)803-8277 (Eastern County) or Website: <http://www.riversidecounty.net>



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



TPM37799

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37799. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - 90 DAYS TO PROTEST

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Advisory Notification. 2 AND - HOLD HARMLESS

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Click here to enter text.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map No. 37799 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4 AND - Project Description & Operational Limits

The land division hereby permitted is for the Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres.

Advisory Notification. 5 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TENTATIVE PARCEL MAP NO. 37799 dated December 1, 2019.

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance (cont.)

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act • Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 Water/Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Temescal Valley Water District. Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping. Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Flood

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 Unanticipated Resources (cont.)

to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-EPD

Planning-EPD. 1 MSHCP Requirements Parcel 6 - EPD

Any future development on Parcel 6, as depicted in the Tentative Parcel Map 37799, Exhibit A, will be subject to MSHCP requirements, including, but not limited to, the Habitat Acquisition and Negotiation Strategy.

Waste Resources

Waste Resources. 1 Waste - Custom

PAR advisory notices: 1.AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826. 2.AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit: www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory
- 3.Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 Waste - Custom (cont.)**

are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 ECP Clearance Not Satisfied

Per discussion with applicant's representative, Grant Destache, the review of the Phase I Environmental Site Assessment (ESA) has been deferred to Map Recordation.

A Phase I ESA is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951) 955-8980 for further information.

Please note that further information or action(s) may be required pending review of the Phase I ESA.

050 - E Health. 2 Private Sewer Easement Not Satisfied

Recording of proposed private sewer easement over parcel 2 in favor of parcel 1; private sewer easement over parcel 3 in favor of parcel 1 and 2; private sewer easement over all of parcel 4 in favor of parcel 1, 2 and 3.

Planning

050 - Planning. 1 Record Restriction - Finance/Conveyance Not Satisfied

The following language shall be recorded in the form of a restriction on the parcels created by the subdivision pursuant to the requirements of Ordinance No. 460 for a Schedule J subdivision: For Finance and Conveyance Purposes Only. A Future Subdivision Map or Land Use Entitlement or Permit is Necessary to Develop this Property. This Map Does Not Remove any Conditions of Approval For Separate Land Use Entitlements or Tentative Maps or Use Permits Approved for this Land.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3 IMPROVEMENT SECURITIES (cont.) Not Satisfied

060 - BS-Grade. 4 NO PRECISE GRADING Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL (S) OF THIS SUBDIVISION – UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL (S).

Planning

060 - Planning. 1 Grading Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of PP24226, or other applicable subdivision for the applicable area.

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must

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concur with the evaluation before construction activities will be allowed to resume in the affected area.

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 3 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.)
resource. HENCE:

Not Satisfied

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 9. Procedures and protocol for collecting and processing of samples and specimens.
 10. Fossil identification and curation procedures to be employed.
 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 12. All pertinent exhibits, maps and references.
 13. Procedures for reporting of findings.
 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
 15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall

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submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

Safeguard Artifacts Being Excavated in Riverside County (SABER)

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management

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Plan.

80. Prior To Building Permit Issuance

BS-Grade

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E Health

080 - E Health. 1 OWTS Destruction Not Satisfied

All portions of the existing advanced treatment onsite waste water treatment system on parcel 3 and 4 easement to be removed/destroyed under permit from the Department of Environmental health

080 - E Health. 2 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 Building Permit Referral Not Satisfied

This subdivision is for finance and conveyance purposes only. This subdivision and the conditions of the subdivision do not pertain to any new construction, grading, or building. Any grading or building plans shall refer to the conditions of PP24226, or other applicable subdivision for the applicable area.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Trash Enclosures - prior to building permit issuance

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials,

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location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste - Waste Recycling Plan Not Satisfied

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste - Waste Recycling Plan (cont.) Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Planning

090 - Planning. 1 0090-Planning-MAP*- QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

Waste Resources

090 - Waste Resources. 1 Waste - Form D – Mandatory Commercial Recycling and Organi Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 2 Waste - Recyclables Collection and Loading Area Inspection Not Satisfied

Trash Enclosures – prior to final inspection

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Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste - Waste Reporting Form and Receipts Not Satisfied

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3 Waste - Waste Reporting Form and Receipts (cont.) Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Craig D. Miller
General Manager

Robert Stockton
Division 1

Gracie Torres
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

October 18, 2019

Dionne Harris
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

TENTATIVE PARCEL MAP NO. 37799

This letter is in response to your Initial Case transmittal dated October 4, 2019.

Western Municipal Water District (Western) has no comments on proposed six (6) parcel subdivision. Western does not provide retail services within the vicinity of Park Canyon Drive and Temescal Canyon Road. Our records indicate Temescal Valley Water District is the water and/or sewer purveyor for this area.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

A handwritten signature in blue ink that reads "Khalid Francis" with a stylized flourish at the end.

KARL FRANCIS, P.E.
Deputy Director of Engineering

KF:pm:tp:sc

Enclosure(s): Initial Case Transmittal





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|--|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Leinen Family Trust, LLC

Contact Person: Mitch Leinen E-Mail: mitch@canyontire.com

Mailing Address: 10064 Dawson Canyon Road
Corona ^{Street} CA 92880
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 371-1704 Fax No: ()

Engineer/Representative Name: K & A Engineering, Inc.

Contact Person: Jim Bolton, P.E. E-Mail: JamesB@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117
Corona ^{Street} CA 92880
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 279-1800 Fax No: (951) 279-4380

Property Owner Name: Leinen Family Trust, LLC

Contact Person: Mitch Leinen E-Mail: mitch@canyontire.com

Mailing Address: 10064 Dawson Canyon Road

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT


Corona Street CA 92880
City State ZIP
Daytime Phone No: (951) 371-1704 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Mitch Lelnen X 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-120-019-6 & 283-190-037
Approximate Gross Acreage: 36.7 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of El Sobrante Road, South of _____, East of Dawson Canyon Road, West of _____.

SUBDIVISION PROPOSAL:

Map Schedule: "J" Minimum Developable Lot Size: 10,000 st
Number of existing lots: 2 Number of proposed developable lots: 5
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 1 Subdivision Density: N/A dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). GPA 1065 PP 24226 BGR140194 BGR 041208
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 42199 EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): _____

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#) **N/A**
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Mitch Leinen; Leinen Family Trust, LLC

Address: 10064 Dawson Canyon Road, Corona, CA 92880

Phone number: (951) 371-1704

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 283-120-019-6 & 283-190-037

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

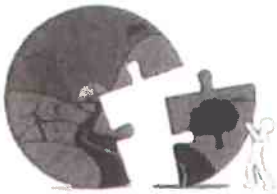
Applicant:



Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

[Handwritten Signature] 9-11-19

Property Owner(s) Signature(s) and Date

Mitch Leinen

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



**Juan C. Perez
Director of Transportation and Land Management Agency**

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing**

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Leinen Family Trust, LLC hereafter "Applicant" and Mitch Leinen "Property Owner".

Description of application/permit use:
Light industrial development

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 283-120-019-8 & 283-180-037

Property Location or Address:
North of El Sobrante Road, East of Dawson Canyon Road

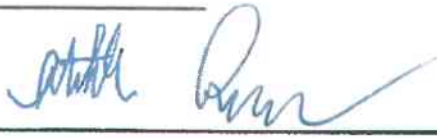
2. PROPERTY OWNER INFORMATION:

Property Owner Name: Mitch Leinen Phone No.: (951) 371-1704
 Firm Name: Leinen Family Trust, LLC Email: mitch@canyontire.com
 Address: 10084 Dawson Canyon Road
Corona, CA 92880

3. APPLICANT INFORMATION:

Applicant Name: Mitch Leinen Phone No.: (951) 371-1704
 Firm Name: Leinen Family Trust, LLC Email: mitch@canyontire.com
 Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 9-11-19
 Print Name and Title: Mitch Leinen; Leinen Family Trust, LLC

Signature of Property Owner:  Date: 9-11-19
 Print Name and Title: Mitch Leinen; Leinen Family Trust, LLC

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s): _____	
Set #: _____	Application Date: _____

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

TENTATIVE PARCEL MAP NO. 37799 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15161(b)(3) (General Rule) – Applicant: Leinen Family LLC/Mitch Leinen – Engineer/Representative: K & A Engineering, Inc. – First Supervisorial District – Temescal Canyon Area Plan – Glen Ivy Zoning Area – General Plan: Light Industrial (CD-LI) (0.20-0.60 Floor Area Ratio) – Open Space: Mineral Resources (OS-MR) – Zoning: Manufacturing-Medium (M-M) – Location: Northerly of El Sobrante Road, southerly of Cajalco Road, easterly of Dawson Canyon Road, and westerly of Temescal Canyon Road. The Tentative Parcel Map is a proposal for a Schedule "J" subdivision of 36.66 gross acres into six (6) parcels which range in size from 1.14 acres to 25.62 acres. The subdivision area currently accommodates existing approved development, and no further development is proposed through this subdivision. Parcel 6 shall remain vacant undisturbed land and would require a Land Use entitlement if future development is proposed. APNs: 283-120-019 and 283-190-037.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on August 31, 2020.**

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after August 31, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 14, 2020

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

APN (s) or case numbers TPM37799 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

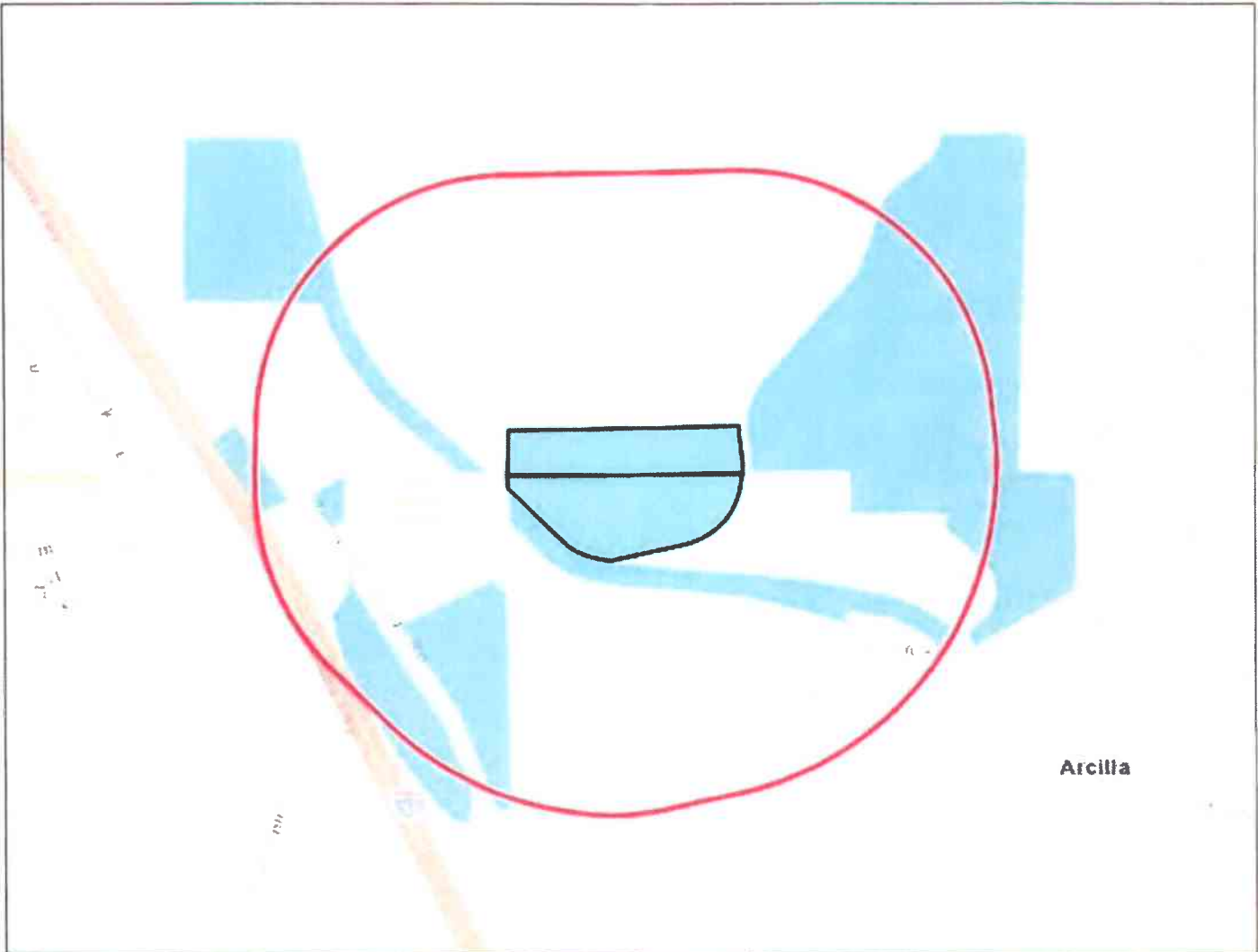
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels




TPM37799 (2400 feet buffer)



Arcilla



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 8/14/2020 5:14:00 PM

© Riverside County RCIT

283160035
BAHU SAMIRA A
23760 TEMESCAL CYN
CORONA CA 92883

283160037
TEMESCAL PROP
4816 BUTTERNUT HOLLOW LN
BONITA CA 91902

283190021
CORONA CLAY CO
22079 KNABE ST
CORONA CA 92883

283190042
NUCAST INDUSTRIES INC
23220 PARK CANYON DR
CORONA CA 92883

283150034
SOUTHERN CALIF EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

283190030
WILLIAM JAY TIEN
23531 ESTELLE MOUNTAIN RD
PERRIS CA 92570

283190033
USA WASTE OF CALIF
P O BOX 1450
CHICAGO IL 60690

283110003
CORONA CLAY CO
22079 KNABE RD
CORONA CA 92883

283150051
GERALD W. KECK
P O BOX 1283
BOULEVARD CA 91905

283190037
LEINEN FAMILY
1240 MAGNOLIA AVE
CORONA CA 92879

283120019
MITCHELL C. LEINEN
10064 DAWSON CANYON DR
CORONA CA 92883

283160030
ALBERT N. BAHU
23255 TEMESCAL CANYON RD
CORONA CA 92883

283160038
KOONTZ LIVING TRUST DATED 11/26/18
22281 JESSAMINE WAY
CORONA CA 92883

283160039
RICARDO ESQUER
P O BOX 78161
CORONA CA 92877

283110013
OLSEN CANYON PROP
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92706

283110064
SDG INV
1920 FRONTAGE RD
CORONA CA 92882

283190041
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

283120014
USA WASTE OF CALIF INC
P O BOX 1450
CHICAGO IL 60690

283150047
THOMAS T. SCHOCK
P O BOX 1198
LAKESIDE MT 59922

283160009
BBG KRG INC
P O BOX 1839
CORONA CA 92878

283160040
GM&J LASER CUTTING
8356 STANDUSTRIAL
STANTON CA 90680

283160043
CORONA CLAY CO
5 CONCOURSE PWKY NO 1900
ATLANTA GA 30328

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: TPM37799

Project Location: The site is located at northerly of el Sobrante Road, southerly of Cajajco Road, easterly of Dawson Canyon Road, westerly of Temescal Canyon Road APNs: 283-120-019 and 283-190-037

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Leinen Family LLC, 1240 Magnolia Avenue, Corona CA 92879

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15161(b)(3))
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: In accordance with State CEQA Guidelines Section 15161(b)(3), Tentative Parcel Map 37799 will not result in any new significant environmental impacts not identified in certified Environmental Assessment No. 42199. The Tentative Parcel Map is a Schedule 'J' map which is for financing or conveyance purposes only and will not result in any physical changes resulting in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to Environmental Assessment No. 42199, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

Tentative Parcel Map No. 37799 is a Schedule 'J' map which is for financing/conveyance purposes only. No physical change will occur in regards to the adopted General Plan Amendment No. 1065 which was the basis of the analysis of Environmental Assessment No. 42199 and encompasses the proposed Tentative Parcel Map boundaries; and, The subject site was included within the General Plan Amendment's project boundary analyzed in Environmental Assessment No. 42199; and, There are no changes to the mitigation measures included in Environmental Assessment No. 42199; and Tentative Parcel Map No. 37799 does not propose any changes to the approved General Plan Amendment No. 1065 as reviewed in Environmental Assessment No. 42199.

Travis Engelking County Contact Person 951-955-1417 Phone Number

Signature Project Planner Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCEQ No. ZCFW No. - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
RECEIVE & FILE REPORT**


Agenda Item No.:

1.2

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number(s):	PPW190011	Applicant(s):	Smartlink LLC for AT&T
Area Plan:	Reche Canyon/Badlands	Representative(s):	Alisha Strasheim
Zoning Area/District:	Edgemont-Sunynmead District		
Supervisory District:	Fifth District		
Project Planner:	Gabriel Villalobos		
Project APN(S):	422-150-006		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan Wireless No. 190011 ("Project") is a request for the construction, operation, and maintenance of a new 70 foot-tall AT&T wireless telecommunications facility, disguised as a monopalm, with an accompanying 576 square foot equipment enclosure. In addition, the project would include the installation of nine (9) eight-foot tall panel antennas, twenty-seven (27) LTE RURs, two (2) four-foot tall microwave antennas, one (1) 30kw diesel generator, and other associated equipment within an eight-foot tall CMU block wall enclosure.

The project is located: North of Gilman Springs Road, East of Lisa Lane, and South of Ellis Timothy Lane.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on August 21, 2020.

The Planning Department recommended APPROVAL; and, THE PLANNING DIRECTOR:

FOUND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVED PLOT PLAN WIRELESS NO. 190011, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

General Plan Consistency

The project site is located on a 2.5 acre parcel that currently holds a single-family residence and an existing wireless telecommunications facility. The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR). The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's footprint of the 912 sq. ft. lease area, is considered minimal and would not result in extensive grading or construction activity. The 576 square foot equipment enclosure and 70-foot tower shall be located within the lease area. The project's proposed design of a palm tree ("Monopalm") would be minimally intrusive and would be consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

Zoning and Development Standards

The proposed wireless communications facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.410 of Ordinance No. 348. The project has been classified as a "Disguised Wireless Communication Facility", since the facility will be disguised as a palm tree (Monopalm). The project site is located within the Controlled Development Area – 1 Acre Minimum (W-2-1) zoning classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. The maximum height allowed for the proposed facility is 70 feet and is required to be setback from the nearest habitable dwelling by at least 125% of the facility height as the project site is located within a "non-residential" zoning classification. The height of the proposed monopalm is 70 feet which is consistent with the height requirement of the existing zoning. In addition, the nearest habitable dwelling is located approximately 234-feet from the proposed project

site, well beyond the 125% facility height (87'-6") setback requirement. The project has been designed to comply with all applicable development standards in accordance with Ordinance No. 348, Section 19.410.

Plot Plan Wireless No. 190011 was submitted to the County of Riverside on September 19, 2019.

The project was noticed for a period of 10-days to the public, if a request was not submitted within that noticing period the project would be considered administratively approved. No comment or requests for a hearing were submitted within that time period and on August 20, 2020 the noticing period ended. The case was administratively approved the next day on August 21, 2020.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

PROPOSED PROJECT

Case Number(s):	PPW190011	Applicant(s):	
Environmental:	Exempt – Section 15303	Smartlink LLC for AT&T	
Area Plan:	Reche Canyon/Badlands	Representative(s):	
Zoning Area/District:	Edgemont-Sunnymead District	Allsha Strasheim	
Supervisorial District:	Fifth District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	422-150-006		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan Wireless No. 190011 ("Project") is a request for the construction, operation, and maintenance of a new 70 foot-tall AT&T wireless telecommunications facility, disguised as a monopalm, with an accompanying 576 square foot equipment enclosure. In addition, the project would include the installation of nine (9) eight-foot tall panel antennas, twenty-seven (27) LTE RURs, two (2) four-foot tall microwave antennas, one (1) 30kw diesel generator, and other associated equipment within an eight-foot tall CMU block wall enclosure.

The project is located: North of Gilman Springs Road, East of Lisa Lane, and South of Ellis Timothy Lane.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

APPROVE PLOT PLAN WIRELESS NO. 190011, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural Community
---	-----------------

Existing General Plan Land Use Designation:	Estate Density Residential (RC-EDR)
Surrounding General Plan Land Uses	
North:	Estate Density Residential (RC-EDR)
East:	Estate Density Residential (RC-EDR)
South:	Commercial Retail (CR)
West:	Estate Density Residential (RC-EDR)
Existing Zoning Classification:	Controlled Development Areas – 1 Acre Minimum (W-2-1)
Surrounding Zoning Classifications	
North:	Controlled Development Areas – 1 Acre Minimum (W-2-1)
East:	Controlled Development Areas – 1 Acre Minimum (W-2-1)
South:	Controlled Development Areas – 2 ½ Acre Minimum (W-2-2 ½)
West:	Controlled Development Areas – 1 Acre Minimum (W-2-1)
Existing Use:	Residential
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.50 acres	
Existing Building Area (SQFT):	4,770 sq. ft.	
Proposed Building Area (SQFT):	576 sq. ft.	
Building Height (FT):	70 ft.	70 ft. max.

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Maintenance Vehicle Parking		1 space required for maintenance vehicle	1	1
TOTAL:			1	1

Located Within:

City's Sphere of Influence:	Yes – City of Moreno Valley
Community Service Area ("CSA"):	Yes – CSA #152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	Yes – High/SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within the SKR fee area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

General Plan Consistency

The project site is located on a 2.5 acre parcel that currently holds a single-family residence and an existing wireless telecommunications facility. The project site has a General Plan Land Use Designation

of Rural Community – Estate Density Residential (RC-EDR). The project is consistent with the General Plan, since it would provide wireless infrastructure that would service the residents of the rural community. The project's footprint of the 912 sq. ft. lease area, is considered minimal and would not result in extensive grading or construction activity. The 576 square foot equipment enclosure and 70-foot tower shall be located within the lease area. The project's proposed design of a palm tree ("Monopalm") would be minimally intrusive and would be consistent with Land Use Policy 22.3, which ensures that the project would not adversely impact the open space and rural character of the surrounding area.

Zoning and Development Standards

The proposed wireless communications facility would be subject to the specific development standards outlined in Article XIXG (Wireless Communication Facilities), Section 19.410 of Ordinance No. 348. The project has been classified as a "Disguised Wireless Communication Facility", since the facility will be disguised as a palm tree (Monopalm). The project site is located within the Controlled Development Area – 1 Acre Minimum (W-2-1) zoning classification. Ordinance No. 348, Section 19.404 allows for a disguised wireless facility, subject to the approval of a plot plan. The maximum height allowed for the proposed facility is 70 feet and is required to be setback from the nearest habitable dwelling by at least 125% of the facility height as the project site is located within a "non-residential" zoning classification. The height of the proposed monopalm is 70 feet which is consistent with the height requirement of the existing zoning. In addition, the nearest habitable dwelling is located approximately 234-feet from the proposed project site, well beyond the 125% facility height (87'-6") setback requirement. The project has been designed to comply with all applicable development standards in accordance with Ordinance No. 348, Section 19.410.

Plot Plan Wireless No. 190011 was submitted to the County of Riverside on September 19, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). Section 15303(c) allows for a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area.

The proposal would result in the construction of a disguised wireless communications facility within a 912 square foot lease area and would not involve the use of significant amounts of hazardous substances as there is no manufacturing component that would require the use of such substances. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. Therefore, the project meets the criteria of the categorical exemption and would be applicable to Section 15303.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Community – Estate Density Residential (RC-EDR). The RC-EDR land use designation has a minimum lot size of 2 acres and

allows for the development of detached single family residential dwelling units and ancillary structures. The proposed use, a disguised wireless telecommunications facility, is consistent with the intent of the existing land use designation as the proposed project is considered an ancillary structure and will provide wireless coverage to an area with a gap in coverage.

2. The project site has a Zoning Classification of Controlled Development Areas – 1 Acre Minimum (W-2-1), which is consistent with the Riverside County General Plan.
3. The proposed use, a disguised wireless communications facility, is consistent with Ordinance 348 (Land Use) and is allowed within the Controlled Development Areas – 1 Acre Minimum (W-2-1) Zoning Classification, subject to Plot Plan approval.

Entitlement Findings:

Findings for a recommendation to grant a Plot Plan permit for a Disguised Wireless Telecommunication facility shall include the following, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The facility is designed and sited so that it is minimally visually intrusive. The proposed project is for a disguised wireless telecommunications facility designed to look like a palm tree, otherwise known as a monopalm. The proposed facility is designed to be minimally visually intrusive and is located on a parcel that is not visible from any sensitive view sheds or large residential communities. The proposed tower is of a similar design to that of the other existing wireless telecommunications facility located on the parcel which is also a monopalm.
2. Supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view. The proposed project shall include an equipment enclosure comprised of a decorative block wall in lieu of landscaping to enhance the visual character of the development.
3. The application has met the processing requirements set forth in this article. The application included all necessary documentation in order for the county to process the application, including a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment.
4. The application has met the location and development standards set forth in Article 19.404 of the Riverside County Zoning ordinance. The proposed development meets all development standards as set forth in Article 19.404 per the findings listed in this staff report document.
5. That a fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Development Standards Findings:

All wireless communication facilities shall comply with the following development standards:

1. **Area Disturbance** – Disturbance to the natural landscape shall be minimized. This project meets this development standard as the disguised wireless communication facility will require minimal ground disturbance to erect and maintain. In addition, the project is located on a corner of the parcel that currently sits vacant and has no vegetation or other natural features that would require removal.
2. **Fencing and Walls** – The 576 square foot equipment enclosure within the 912 square foot lease area will be comprised of an 8-foot tall split-face decorative block wall enclosure which shall screen all equipment from the general public.
3. **Height Limitations** – Disguised wireless communication facilities located within any non-residential zoning classification shall not exceed seventy (70) feet. The proposed project includes the implementation of a seventy (70') foot tall disguised "monopalm" and does not exceed the specified height limit for disguised telecommunication facilities within a non-residential zone.
4. **Impacts** – All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This project complies with this development standard due to the limited project footprint. The project has been determined, to be exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures), and as such no further impacts have been considered.
5. **Landscaping** – The project has been conditioned to have a decorative block wall in lieu of landscaping around the perimeter of the proposed facility for the purposes of screening the equipment as the site already contains existing trees planted to augment the currently existing disguised facility on site which is also a "monopalm".
6. **Lighting** – Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant (15. PLANNING – Telecom – Lighting).
7. **Noise** – All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include A standard condition of approval has been added to ensure that all noise produced by the disguised wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.17). The nearest habitable dwelling is approximately 246-feet away.
8. **Parking Space** – The project site shall be accessed by an "all-weather" surface, non-exclusive access path leading to the parking space and lease area. One parking space will be required and the project is providing one standard parking space (10 feet by 20 feet) that would serve for service vehicle parking for any incidental maintenance.
9. **Paved Access** – All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. This project meets the development standard as an all-weather surface access path has been included in the proposal.

10. **Power and Communication Lines** – No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
11. **Roof-Mounted Facilities** – Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. This project meets this development standard because the project is on the ground, not a roof-mounted facility. The project is to be disguised as a monopalm since it cannot be concealed from view. The finish will be similar in color to the surrounding environment.
12. **Sensitive Viewshed** – Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The disguised wireless communication facility is not proposed within a ridgeline and is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
13. **Setbacks** – Disguised wireless communication facilities in or adjacent to non-residential zone classifications shall be setback from habitable dwellings at a distance equal to 125% of the facility height. This project meets this development standard because the disguised wireless communication facility is setback approximately 246-feet from the nearest habitable dwelling. With the height of the proposed facility being 70 feet; the distance would need to be equal to 87 ½-feet from a habitual dwelling. The location of the monopalm exceeds the required setback distance and therefore meets the development standard.
14. **Support Facilities** – Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
15. **Treatment** – Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets this development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding trees and earth-tone colors.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-species Habitat Conservation Plan.
2. The project site is located within the Moreno Valley sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was provided to the City of Moreno Valley for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

4. The project is exempt from CEQA per Section 15303 (New Construction or Conversion of Small Structures) and as such is not required to submit for AB52.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high fire hazard severity zone.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

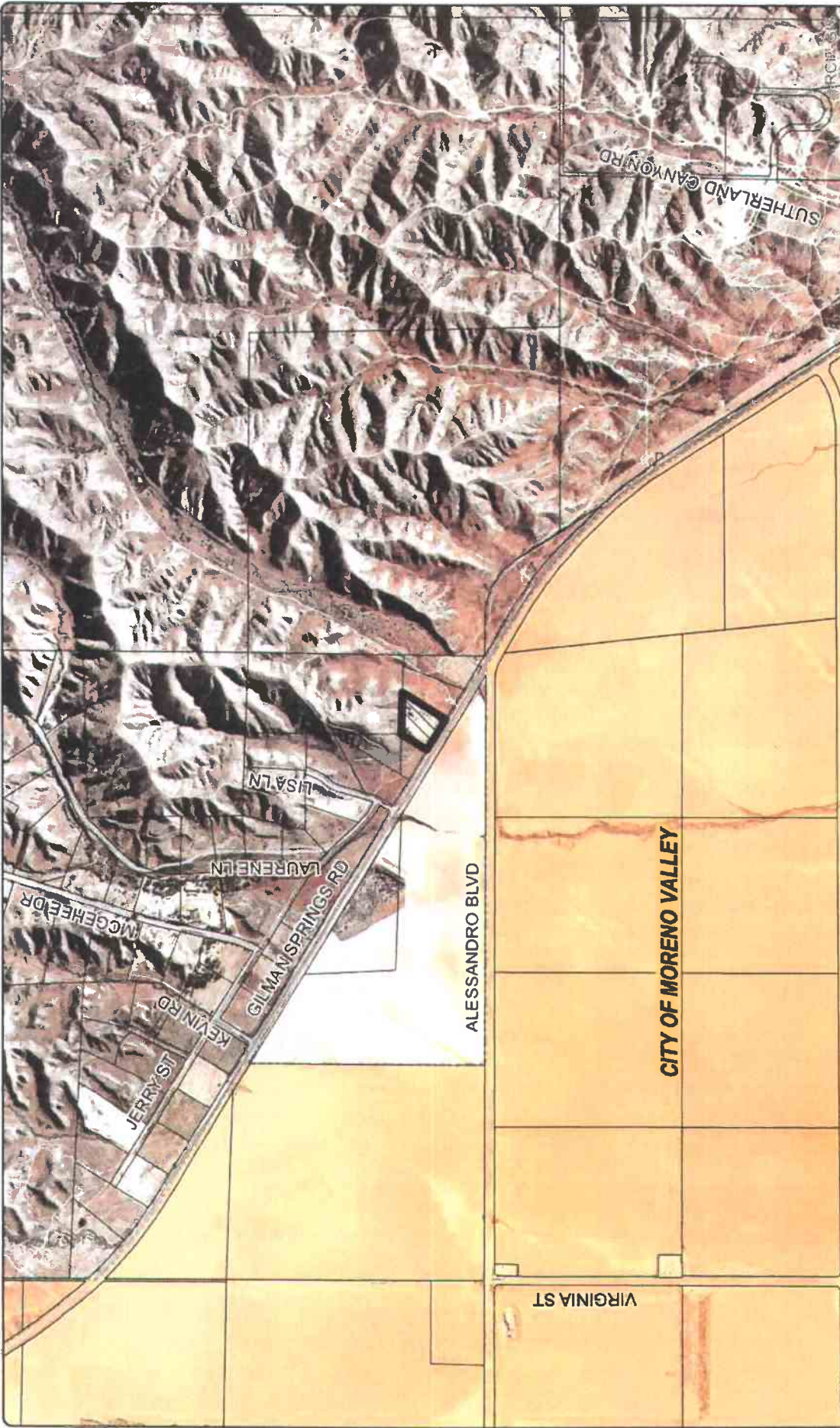
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPW190011
VICINITY/POLICY AREAS

Supervisor: Hewitt
 District 5

Date Drawn: 07/15/2020
 Vicinity Map



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



ISSUE: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use designations than the current General Plan. For more information, please contact the Riverside County Planning Department, 4800 E. Riverside at (951) 952-2000 (Western County) or its Public District at (709) 950-4377 (Eastern County) or visit www.riversidecounty.net

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190011

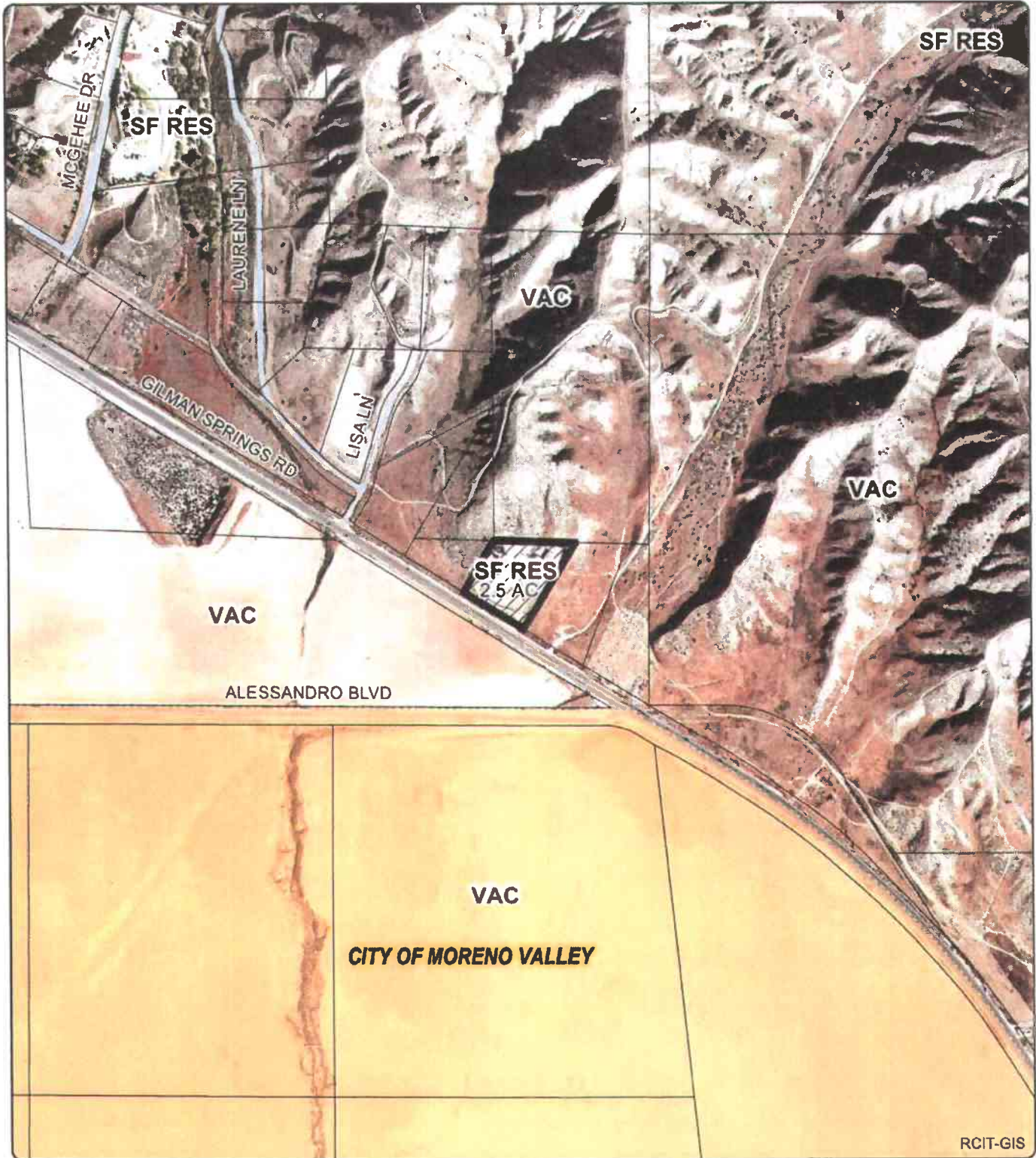
LAND USE

Supervisor: Hewitt

District 5

Date Drawn: 07/15/2020

Exhibit 1



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctmva.org>

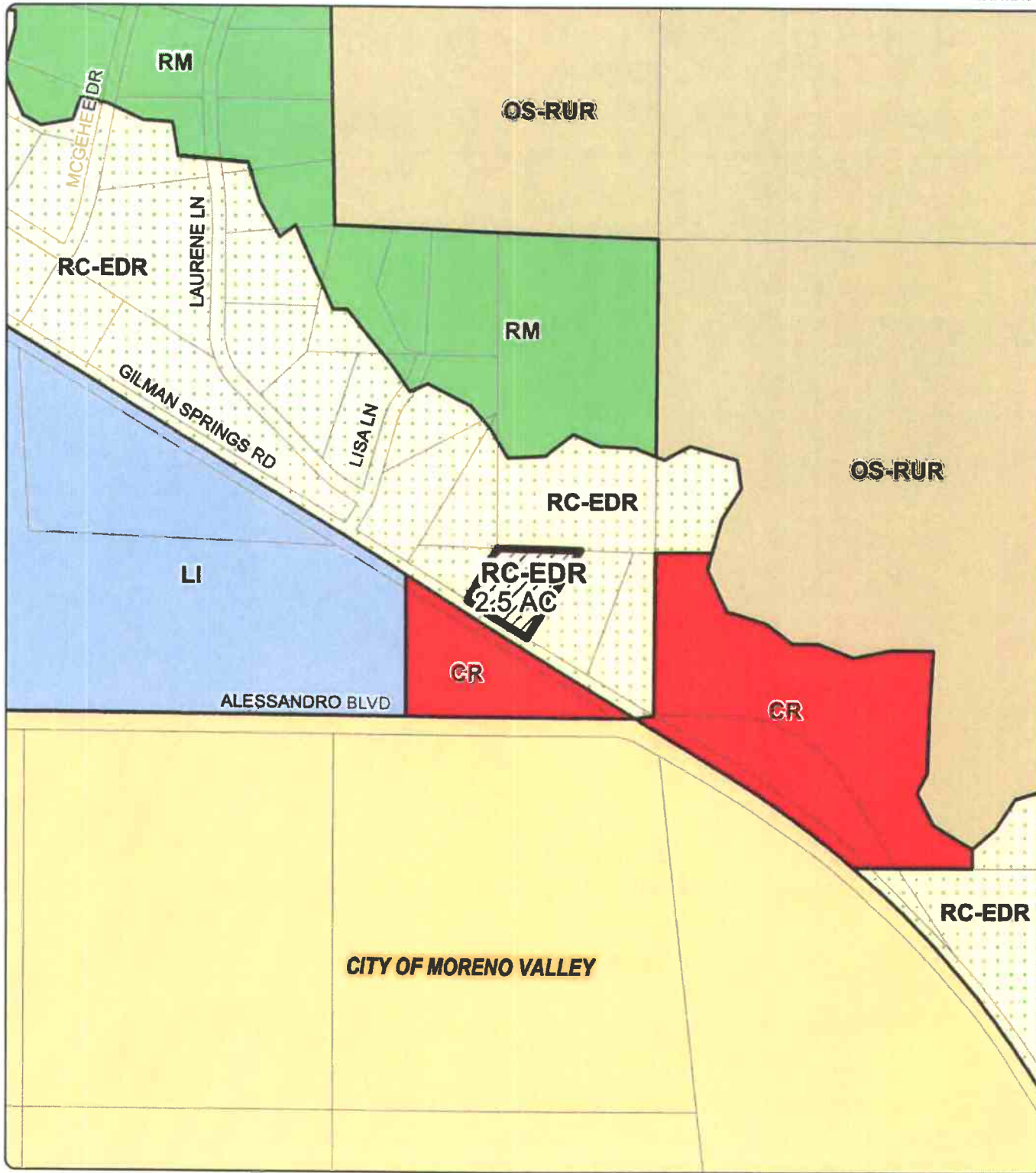
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190011

EXISTING GENERAL PLAN

Supervisor: Hewitt
District 5

Date Drawn: 07/15/2020
Exhibit 5



Zoning Dist: Edgemont-Sunmead

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

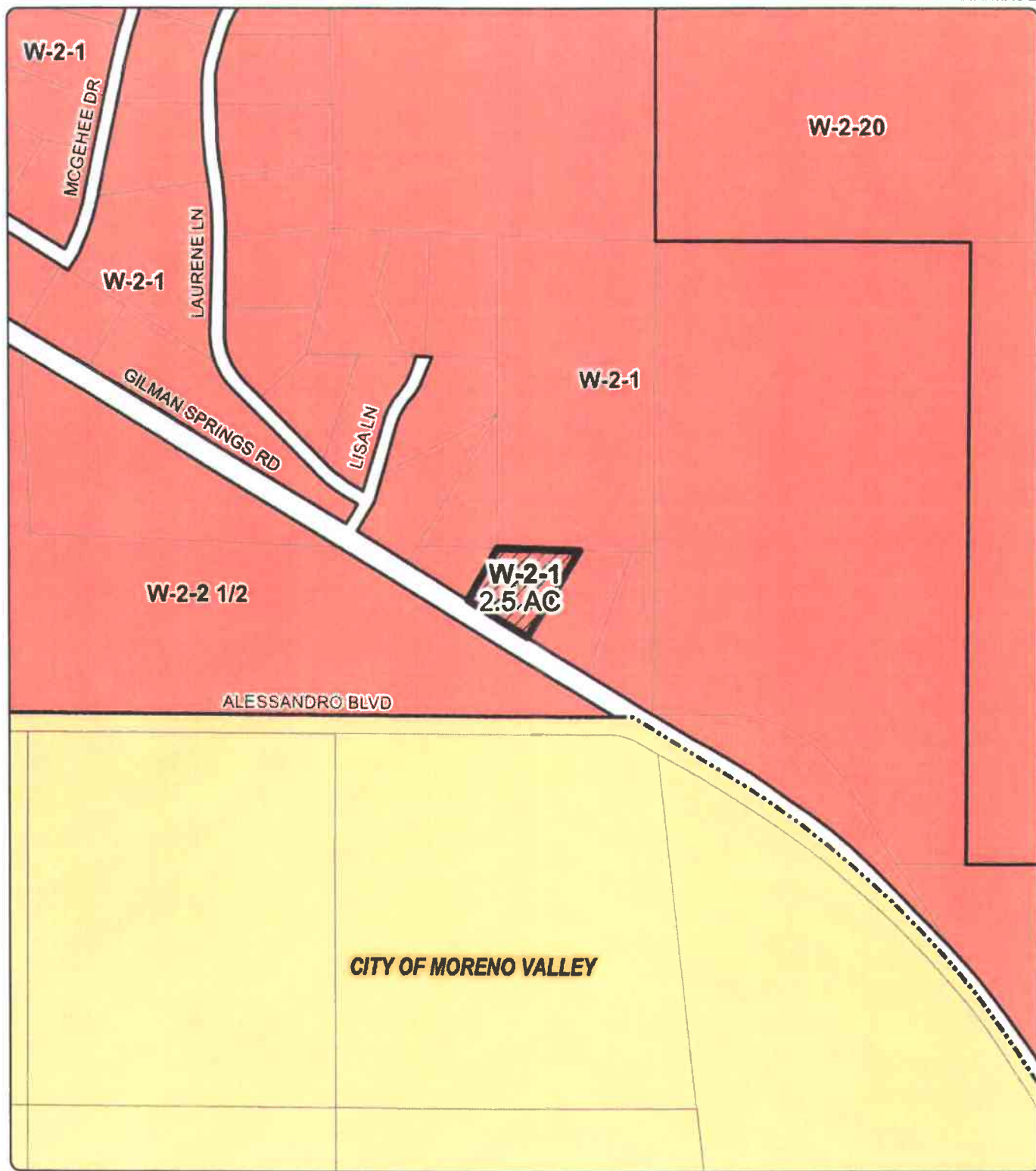
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPW190011

EXISTING ZONING

Supervisor: Hewitt
District 5

Date Drawn: 07/15/2020
Exhibit 2



Zoning Dist: Edgemont-Sunnymead

Author: Vinnie Nguyen



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401 L. STUBBINS AVE. SUITE 102
P.O. BOX 1400 658-0777



1000 PROGRESS BLVD. SUITE 1000
SAN LEANDRO, CALIFORNIA 94769

1	DATE	DESCRIPTION
1	05/17/2020	ISSUED FOR PERMITS
2	05/17/2020	REVISED PER COMMENTS
3	05/17/2020	REVISED PER COMMENTS
4	05/17/2020	REVISED PER COMMENTS
5	05/17/2020	REVISED PER COMMENTS



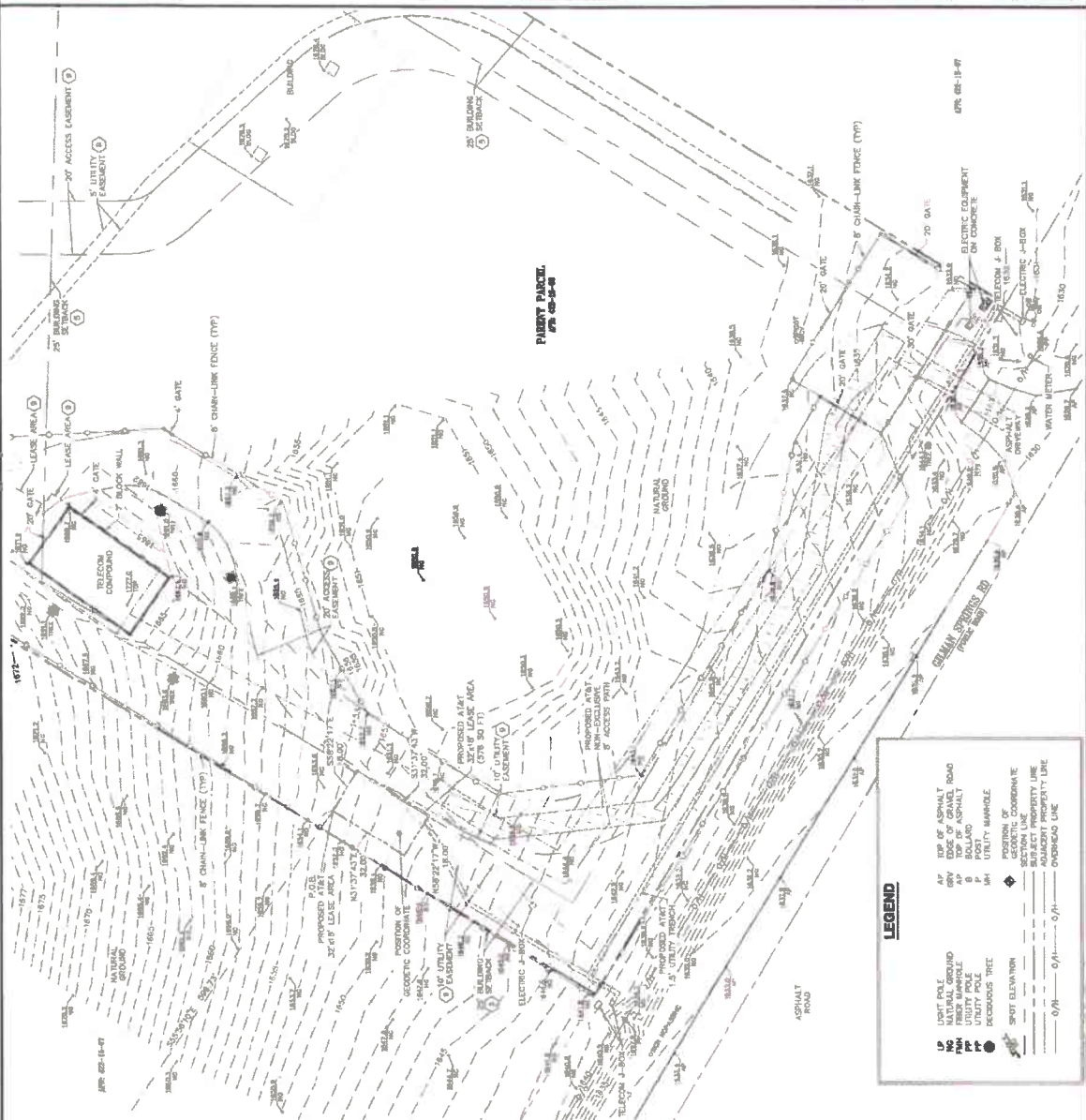
DATE OF SIGNATURE: 05/17/2020

IT IS A VIOLATION OF LAW FOR ANY PERSON
OTHER THAN THE REGISTERED PROFESSIONAL ENGINEER
TO ALTER THIS DOCUMENT.

CSLS04648
14670 CILMAN SPRINGS RD
MORENO VALLEY, CA 92555
RIVERSIDE COUNTY

SHEET TITLE
SITE SURVEY

SHEET NUMBER
LS-1



LEGEND

- UP LIGHT POLE
- NATURAL GROUND
- ASPHALT ROAD
- UTILITY EASEMENT
- UTILITY POLE
- RECURRING TREE
- SHOT ELEVATION
- POSITION OF GEOMETRIC SECTION LINE
- ALREADY EXISTING UTILITY LINE
- OVERHEAD LINE



SURVEY DATE
07/12/2019

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE MERSER
PROJECTION COORDINATE SYSTEM ZONE 10N,
DETERMINED BY GPS OBSERVATIONS.

BENCHMARK
THE BENCHMARK SHOWN LAST HAS BEEN OBTAINED FROM GPS OBSERVED
ELEVATION DATA DETERMINED BY OBSERVATIONS OF THE STATE REAL
TIME KINEMATIC (RTK) SYSTEM. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO
NAVD83.

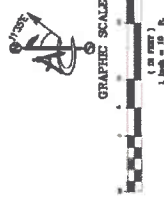
FLOOD ZONE
THE PROPERTY IS TO BE LOCATED WITHIN "UNDESIRABLE AREA" OF
ACCORDING TO FEDERAL DISASTER MANAGEMENT AGENCY PUBLICATION
FIRM MAP NO. 0808020794L 08/18/2014.

UTILITY NOTES
UTILITY LOCATIONS SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE
UTILITY COMPANIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL
UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND FOR REPLACEMENT OF ANY UTILITIES
DAMAGED OR DESTROYED DURING CONSTRUCTION.

SURVEYOR'S NOTES
THE SURVEYOR HAS NOT CONDUCTED A SEARCH OF PUBLIC RECORDS TO
DETERMINE IF ANY OTHER SURVEYS OR RECORDS AFFECT THIS SURVEY.
THE PROPERTY PARCELS SHOWN HEREON IS PLATTED FROM RECORD
INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE
PROPERTY. PARCEL B IS NOT IMPROVABLE.

ALL DIMENSIONS SHOWN HEREON ARE OMB DISTANCES.
CONFORM TO THE NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

POSITION OF GEOMETRIC COORDINATE - CENTER
LATITUDE 33° 07' 10.71" NORTH (33.11947500°)
LONGITUDE 117° 07' 17.17" WEST (117.12155833°)
GROUND ELEVATION 815.500' (UNADJUSTED)





ambit consulting
 140 E. 29th Street, Suite 202
 Phoenix, AZ 85004
 PH: (480) 626-0772



CASA
 CIVIL ENGINEERS & ARCHITECTS
 1400 N. GILMAN SPRINGS RD
 PHOENIX, AZ 85022

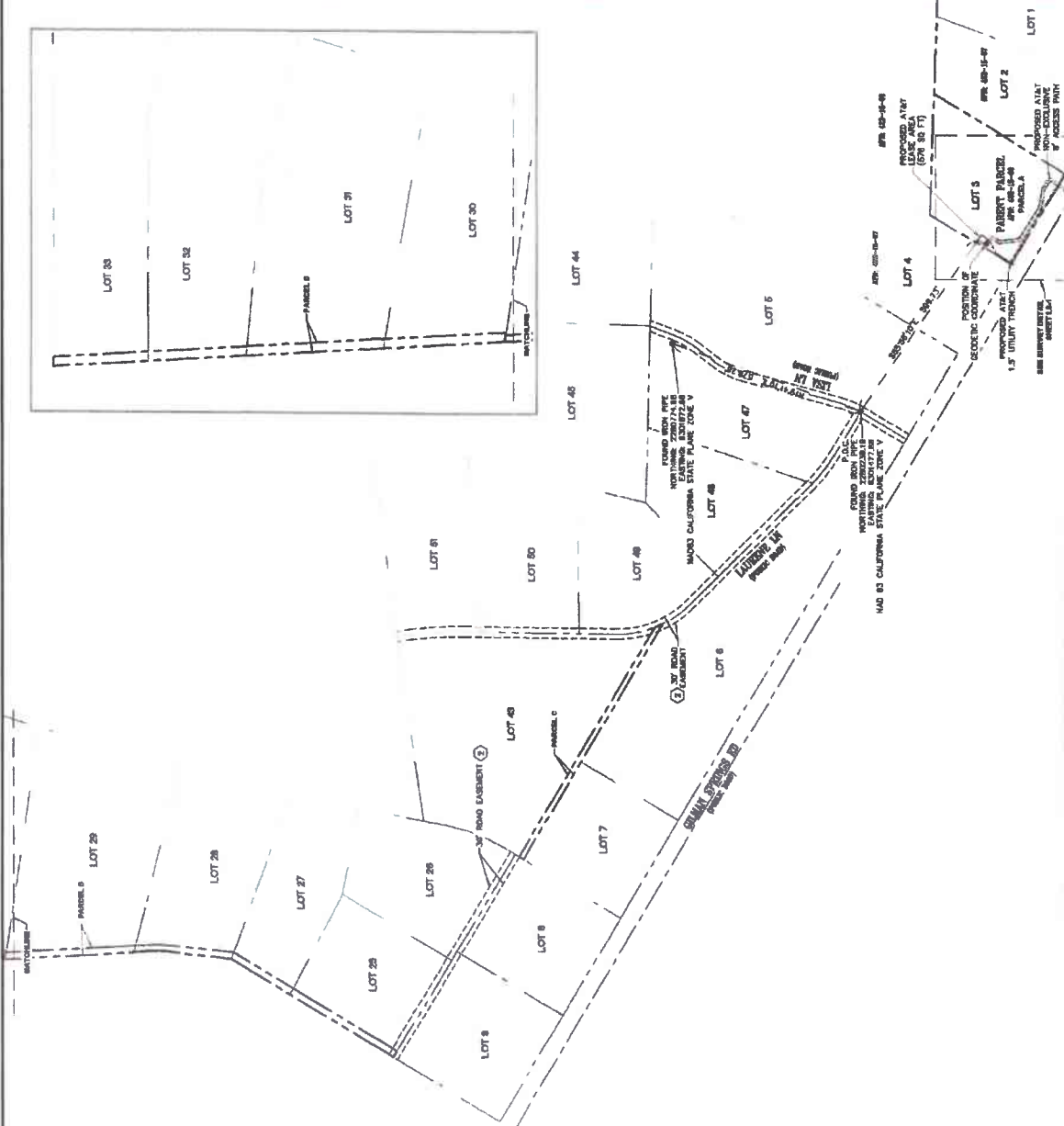
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2	10/17/2020	REVISIONS	MB	MB
3	10/17/2020	REVISIONS	MB	MB
4	10/17/2020	REVISIONS	MB	MB



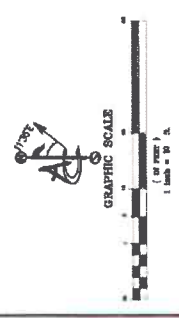
DATE OF SIGNATURE: 03/17/2020
 IT IS A VIOLATION OF LAW FOR ANY PERSON TO SIGN OR SEAL ANY ENGINEERING OR ARCHITECTURE DOCUMENTS WITHOUT BEING LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS TO DO SO.

CSL04648
 14670 GILMAN SPRINGS RD
 MORENO VALLEY, CA 92555
 RIVERSIDE COUNTY

SHEET TITLE
OVERALL SURVEY
 SHEET NUMBER
LS-2



LESSOR'S LEGAL DESCRIPTION
 PARCEL A:
 PARCEL 3 OF RECORD OF SURVEY ENTITLED RECORD OF SURVEY OF A 1.5 ACRES TRACT OF LAND, MORE OR LESS, IN THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON PARCELS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 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992, 993, 994, 995, 996, 997, 998, 999, 1000.





1482 BENDER AVE
THURON CALIFORNIA 95770

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PREPARED BY CONTRACTOR TO BEST PRACTICE AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF. CONTRACTOR ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



3200 BUCKINGHAM AVENUE SUITE 200
HERNDON VIRGINIA 22051
TEL: (800) 897-1278
FAX: (703) 897-1278



1118 E. BROADWAY AVE. SUITE 210
ANAHEIM CALIFORNIA 92801

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08/11/03
2	ISSUED FOR PERMITS	08/11/03
3	ISSUED FOR PERMITS	08/11/03
4	ISSUED FOR PERMITS	08/11/03
5	ISSUED FOR PERMITS	08/11/03
6	ISSUED FOR PERMITS	08/11/03
7	ISSUED FOR PERMITS	08/11/03
8	ISSUED FOR PERMITS	08/11/03
9	ISSUED FOR PERMITS	08/11/03
10	ISSUED FOR PERMITS	08/11/03



IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS A LICENSED PROFESSIONAL ENGINEER TO SIGN THESE DRAWINGS.

CSLD-0648
BUSH
14872 GILMAN SPRINGS ROAD
MORENO VALLEY, CA 92555
MONOPHALL (INDOOR)

DRAWN BY: RJS
CHECKED BY: JS

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-1



SCALE: 1"=60'-0"

1

40'

1

1

1

1

1

ALL DIMENSIONS ARE BASED ON THE DESIGN AREA. FINAL UTILITY LOCATIONS WILL BE DETERMINED AT THE POINT OF CONSTRUCTION AND SHALL BE SHOWN ON THE CONSTRUCTION DOCUMENTS.

SITE PLAN



AT&T
1452 ERDMAN AVE.
TUSTIN, CALIFORNIA 92780



3300 BRYNE AVENUE, SUITE 300
TUSTIN, CA 92780
TEL: (909) 931-2280
FAX: (909) 937-2225



CASA
14520 W. IMPERIAL AVENUE, SUITE 100
TUSTIN, CA, CALIFORNIA 92780

NO. 10122-02	REVISION FOR PER COST
1	14/04/02 PER COST
2	03/21/02 PER COST
3	03/21/02 PER COST
4	03/21/02 PER COST
5	03/21/02 PER COST
6	03/21/02 PER COST
7	03/21/02 PER COST
8	03/21/02 PER COST
9	03/21/02 PER COST
10	03/21/02 PER COST



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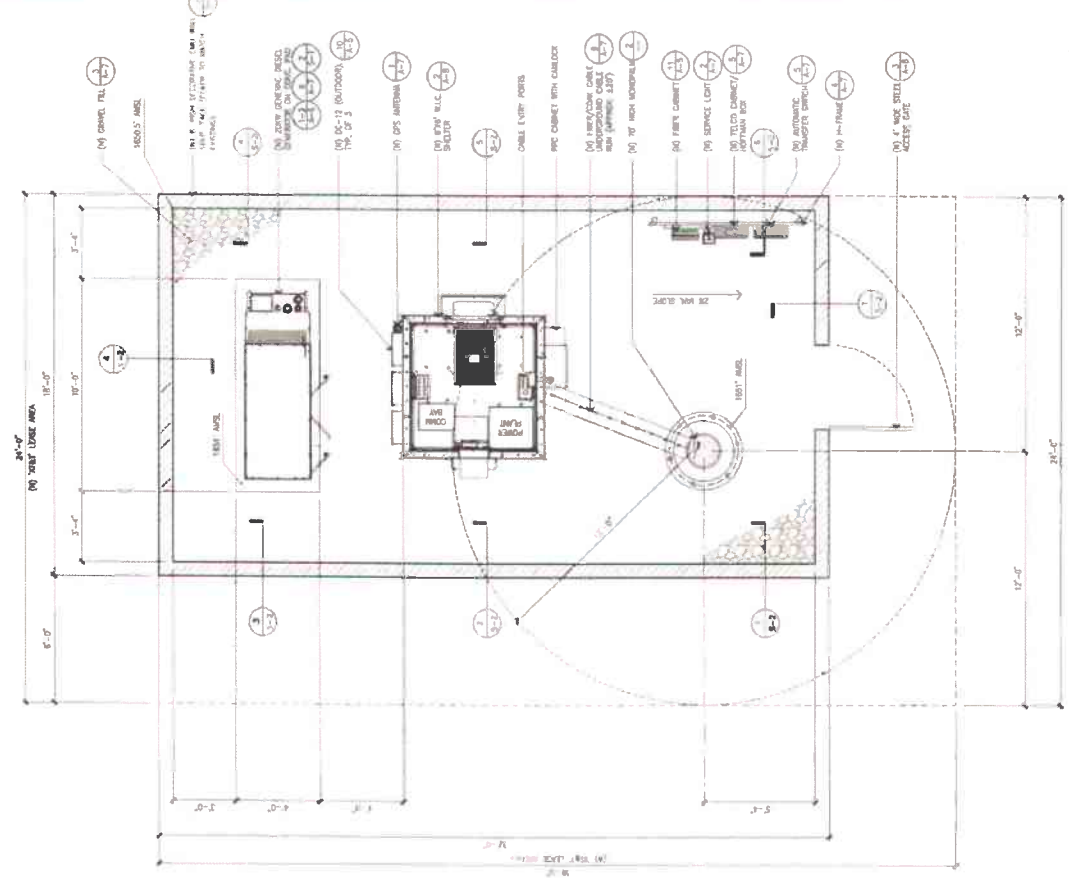
CSD04648
BUSH
14872 GILMAN SPRINGS ROAD
MORENO VALLEY, CA 92555
MONOPALM (INDOOR)

DRAWN BY: RLS
CHECKED BY: JS

SHEET TITLE:
LEASE AREA/ANTENNA PLAN
AND ANTENNA/RRU SCHEDULE

SHEET NUMBER:
A-2

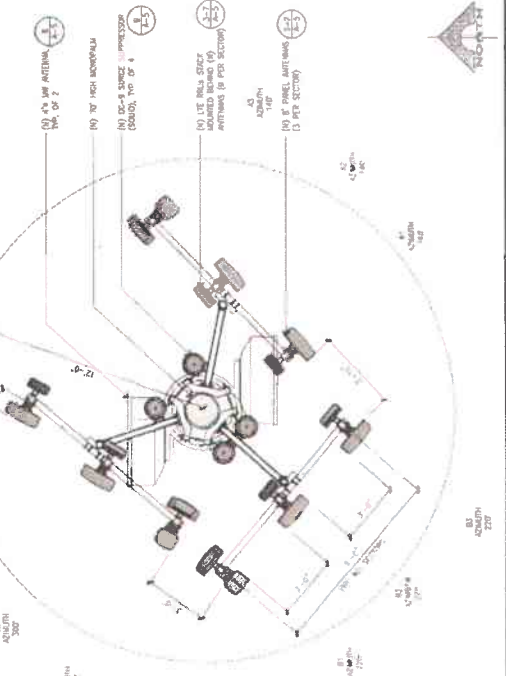
- NOTES:**
- TELECOMMUNICATION EQUIPMENT CABINET HEIGHT COLOR SHALL BE AS SHOWN ON DRAWING.
 - ALL SERVICE LEADS SHALL BE INSTALLED TO MINIMIZE NEGATIVE IMPACT ON ADJACENT PROPERTIES AND INFRASTRUCTURE.



SCALE: 1/8" = 1'-0"

1

- NOTES:**
- NEW ANTENNAS AND ASSOCIATED COMPONENTS SHALL BE INSTALLED TO WITHIN THE IMPROVED INFRASTRUCTURE AND WILL INCLUDE TOWER SPOOL.



SCALE: 3/8" = 1'-0"

2

ANTENNA PLAN

SECTOR	ANTENNA TYPE	ANTENNA SIZE (H x W x D)	ANTENNA WEIGHT (LBS)	ANTENNA HEIGHT (FT)	ANTENNA SPACING (FT)	ANTENNA CENTER TO CENTER (FT)	ANTENNA CABLE TYPE	ANTENNA CABLE LENGTH (FT)
A1	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'
A2	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'
A3	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'
A4	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'
A5	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'
A6	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'
A7	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'
A8	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'
A9	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'
A10	MONOPALM	10' x 10' x 10'	100	10'	10'	10'	10'	10'

SECTOR	AREA UP OR DOWN	RRU COUNT	RRU WEIGHT (LBS)	RRU HEIGHT (FT)	RRU SPACING (FT)	RRU CENTER TO CENTER (FT)	RRU CABLE TYPE	RRU CABLE LENGTH (FT)
A1	UP	3	300	3'	3'	3'	3'	3'
A2	UP	3	300	3'	3'	3'	3'	3'
A3	UP	3	300	3'	3'	3'	3'	3'
A4	UP	3	300	3'	3'	3'	3'	3'
A5	UP	3	300	3'	3'	3'	3'	3'
A6	UP	3	300	3'	3'	3'	3'	3'
A7	UP	3	300	3'	3'	3'	3'	3'
A8	UP	3	300	3'	3'	3'	3'	3'
A9	UP	3	300	3'	3'	3'	3'	3'
A10	UP	3	300	3'	3'	3'	3'	3'

ANTENNA AND RRU SCHEDULE

SCALE: 1/8" = 1'-0"

3

ANTENNA AND RRU SCHEDULE



AT&T
TURIN, CALIFORNIA 92790

IN PREPARING AND ASSOCIATED DOCUMENTS SHALL BE LIMITED TO
MATCH THE PROVIDED INFORMATION AND WILL INCLUDE FOLLOWS: SOCS,
ELEVATION, EQUIPMENT COLORS, SHEET COLOR SHALL BE
AS SHOWN ON THE DRAWING.
ALL SERVICE LISTS SHALL BE ADDED TO MINIMIZE NEGATIVE IMPACT
ON AESTHETIC PROGRESS AND IMPACT.



smartlink
1300 BAYVIEW AVENUE, SUITE 300
REDWOOD CITY, CALIFORNIA 94063
TEL: (650) 347-1235
FAX: (650) 347-1235



CASA
4400 E. HIGHLAND AVENUE, SUITE 9
ANIMES, CALIFORNIA 92607

NO.	DATE	DESCRIPTION
1	10/11/01	ISSUE FOR PERMITS
2	10/24/01	ISSUE FOR PERMITS
3	04/11/02	ISSUE FOR PERMITS
4	02/11/02	ISSUE FOR PERMITS
5	02/11/02	ISSUE FOR PERMITS
6	02/11/02	ISSUE FOR PERMITS
7	02/11/02	ISSUE FOR PERMITS
8	02/11/02	ISSUE FOR PERMITS
9	02/11/02	ISSUE FOR PERMITS
10	02/11/02	ISSUE FOR PERMITS
11	02/11/02	ISSUE FOR PERMITS
12	02/11/02	ISSUE FOR PERMITS
13	02/11/02	ISSUE FOR PERMITS
14	02/11/02	ISSUE FOR PERMITS
15	02/11/02	ISSUE FOR PERMITS
16	02/11/02	ISSUE FOR PERMITS
17	02/11/02	ISSUE FOR PERMITS
18	02/11/02	ISSUE FOR PERMITS
19	02/11/02	ISSUE FOR PERMITS
20	02/11/02	ISSUE FOR PERMITS



IT IS THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT AND TO SIGN AND SEAL THIS DOCUMENT TO INDICATE HIS APPROVAL.

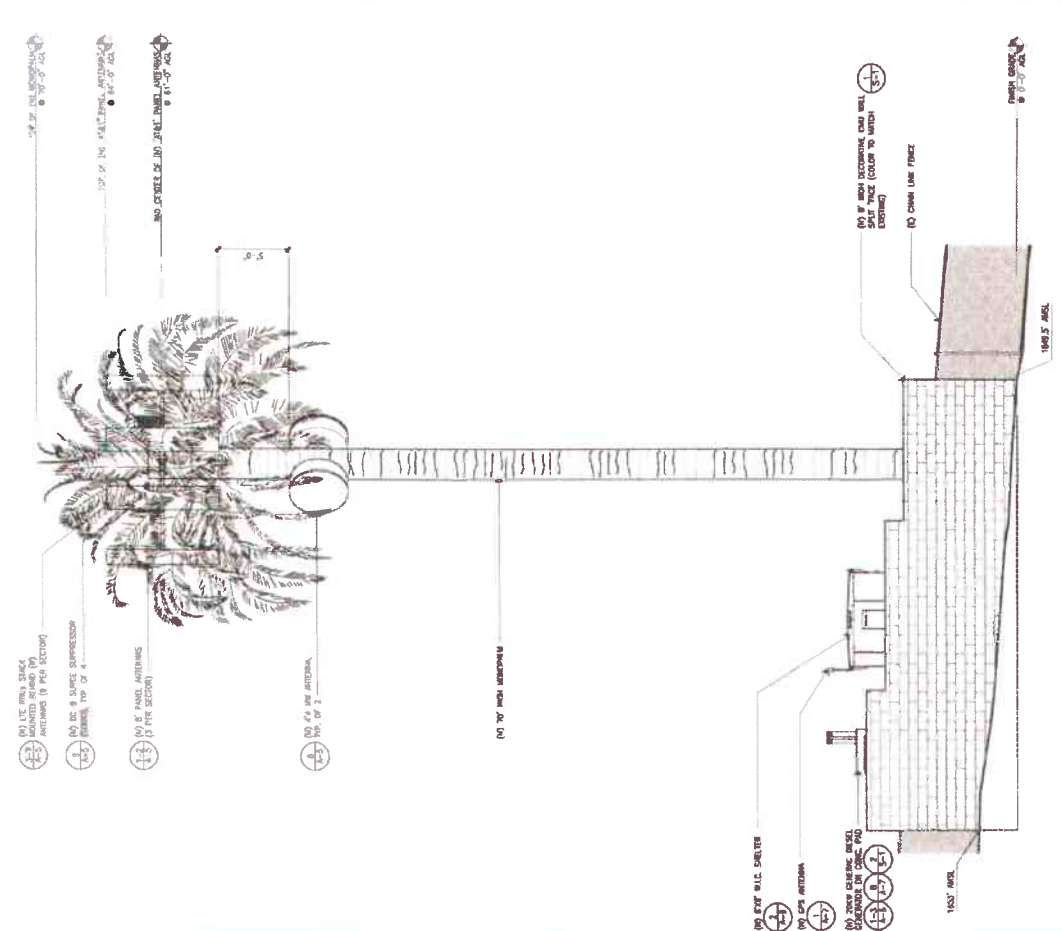
CSLO4648
BUSH
14672 GILMAN SPRINGS ROAD
MORENO VALLEY, CA 92555
MONOPALM (INDOOR)

DESIGN BY: NS
CHECKED BY: JS

SHEET TITLE:
ELEVATIONS

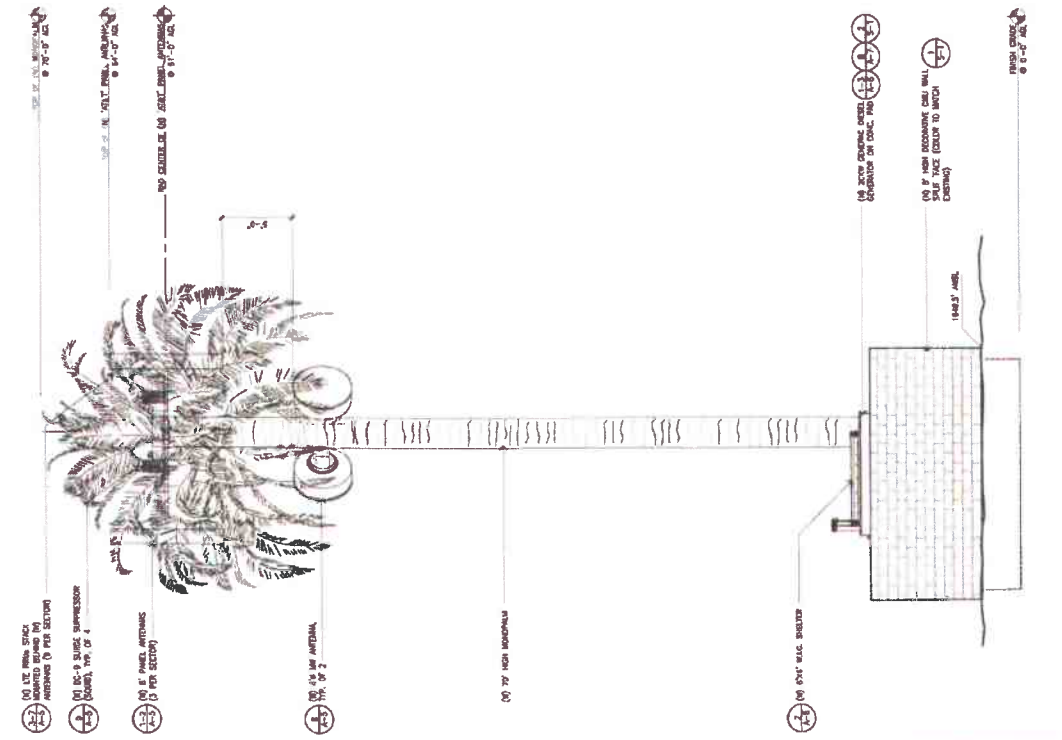
SHEET NUMBER:
A-4

NOTES:
• NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE LIMITED TO MATCH THE PROVIDED INFORMATION AND WILL INCLUDE FOLLOWS: SOCS, ELEVATION, EQUIPMENT COLORS, SHEET COLOR SHALL BE AS SHOWN ON THE DRAWING.
• ALL SERVICE LISTS SHALL BE ADDED TO MINIMIZE NEGATIVE IMPACT ON AESTHETIC PROGRESS AND IMPACT.



SCALE: 1/8"=1'-0"
WEST ELEVATION

NOTES:
• NEW ANTENNAS AND ASSOCIATED EQUIPMENT SHALL BE LIMITED TO MATCH THE PROVIDED INFORMATION AND WILL INCLUDE FOLLOWS: SOCS, ELEVATION, EQUIPMENT COLORS, SHEET COLOR SHALL BE AS SHOWN ON THE DRAWING.
• ALL SERVICE LISTS SHALL BE ADDED TO MINIMIZE NEGATIVE IMPACT ON AESTHETIC PROGRESS AND IMPACT.



SCALE: 1/8"=1'-0"
NORTH ELEVATION



AT&T

CSL04648

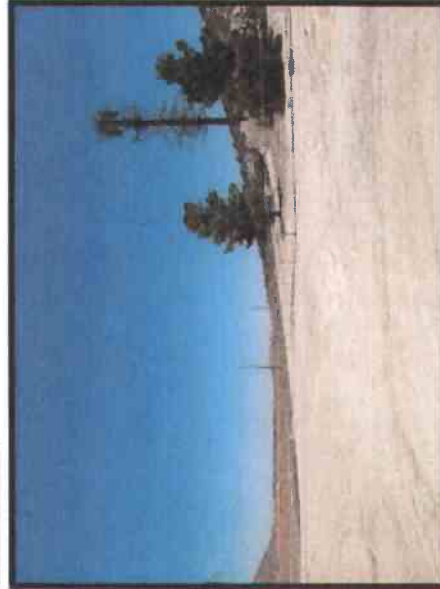
BUSH

14670 GILMAN SPRINGS, MORENO VALLEY, CALIFORNIA 92555



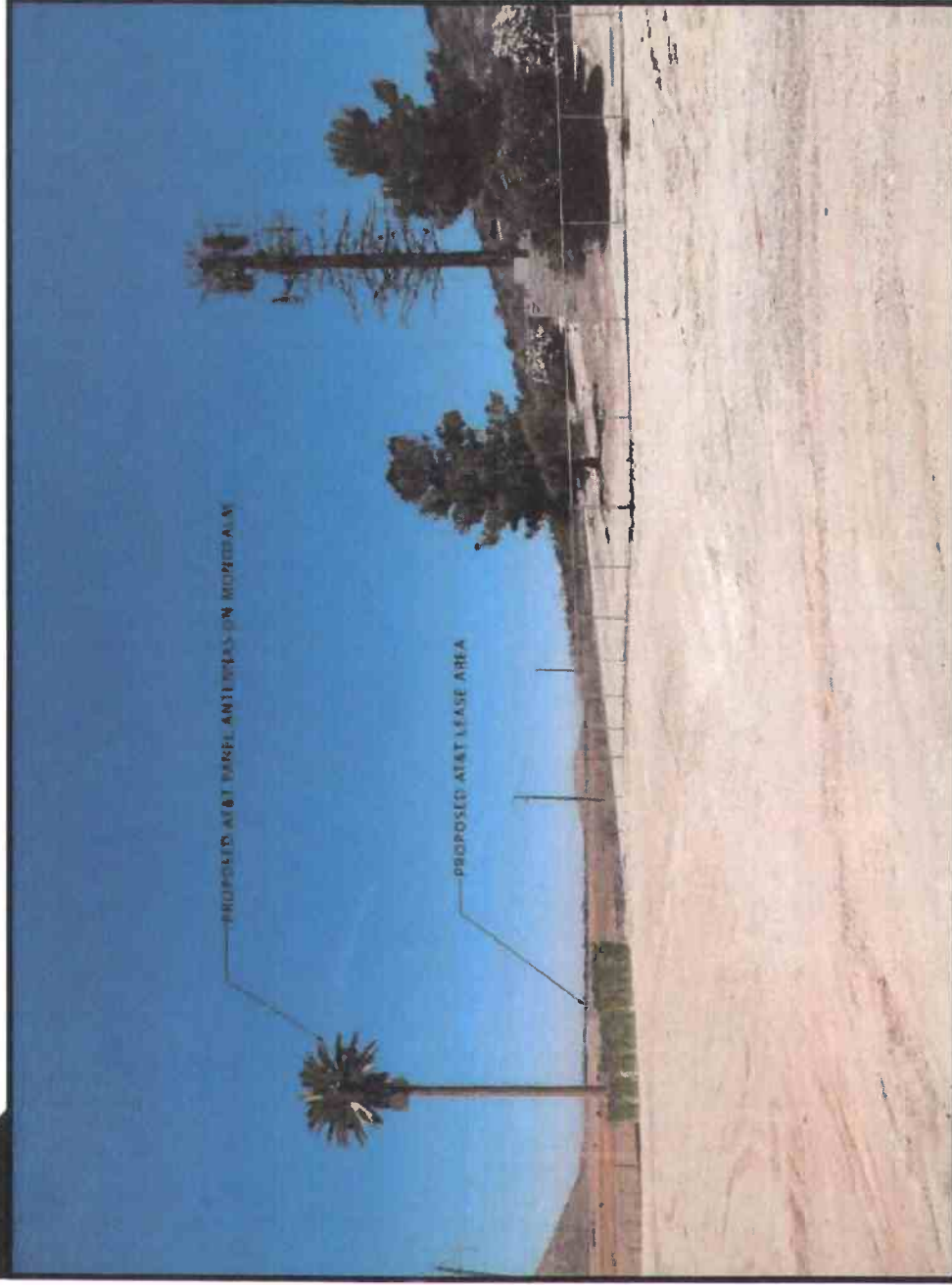
LOCATION

©2017 GOOGLE MAPS



EXISTING

VIEW 1



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



AT&T

CSL04648

BUSH

14670 GILMAN SPRINGS, MORENO VALLEY, CALIFORNIA 92555



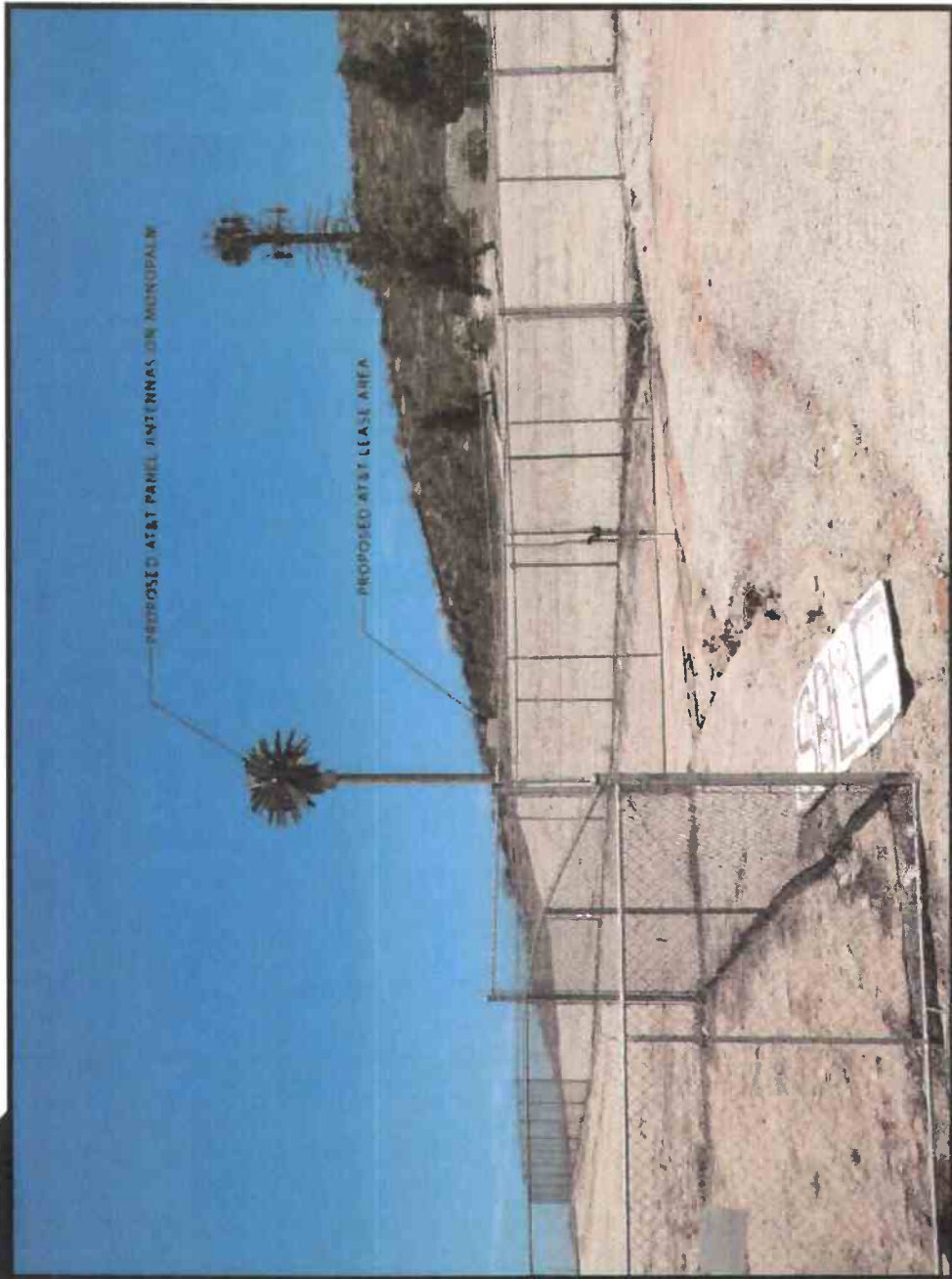
LOCATION

SEE 3D GOOGLE MAPS



EXISTING

VIEW 2



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



AT&T

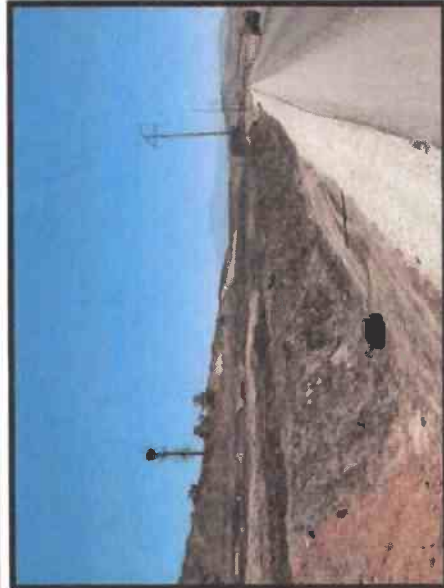
CSL04648

BUSH

14670 GILMAN SPRINGS, MORENO VALLEY, CALIFORNIA 92555

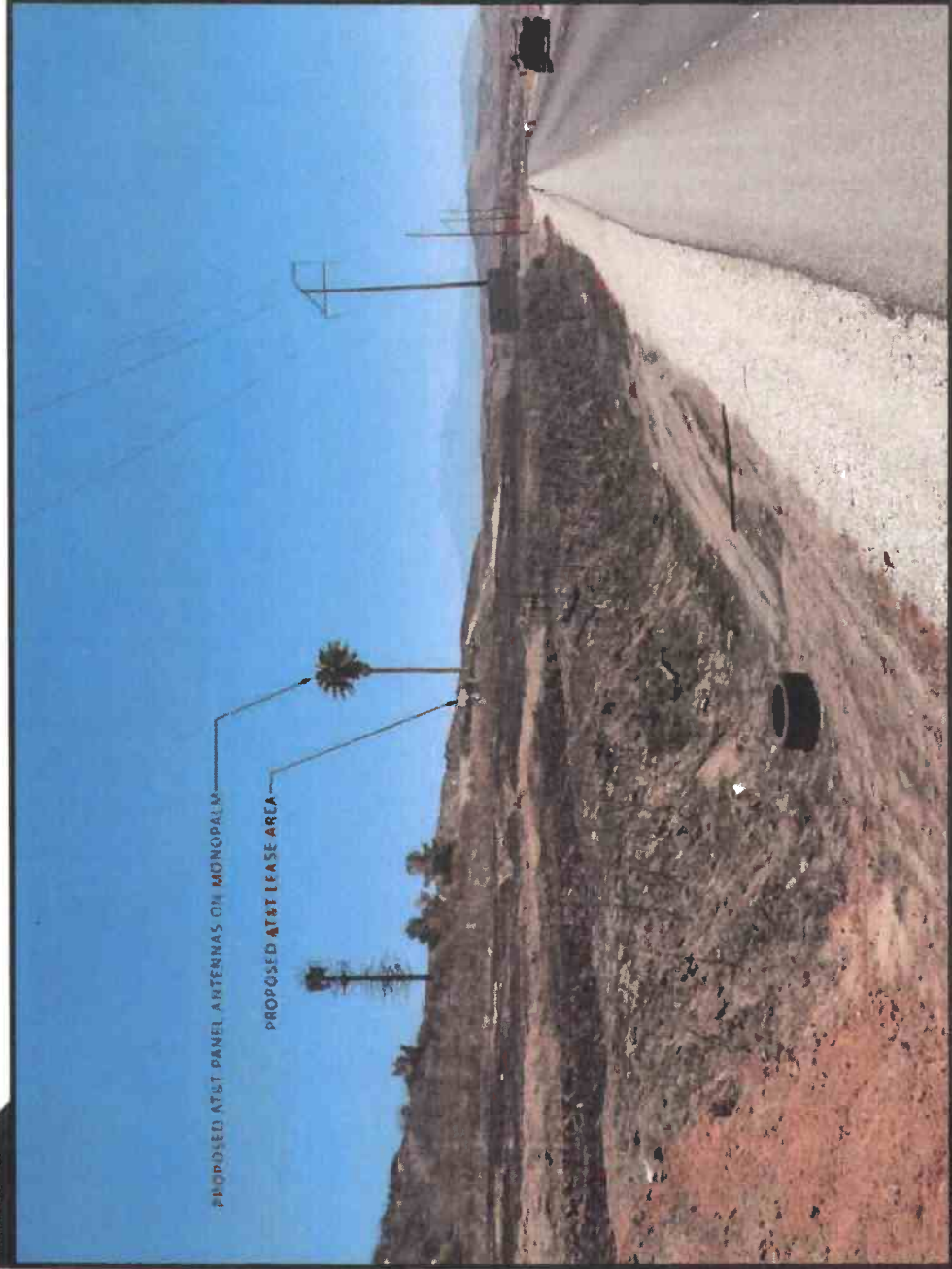


LOCATION



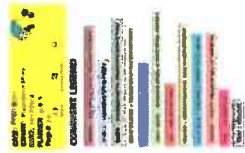
EXISTING

VIEW 3



PROPOSED

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT. THE PROPOSED INSTALLATION IS AN ARTISTIC REPRESENTATION AND IT IS NOT INTENDED TO BE AN EXACT REPRODUCTION.



LTE Justification Plots

Market Name: Los Angeles

Site Name: Bush

Site ID: CSL04648

Site Address: 14670 Gilman Springs Rd. Moreno Valley, California 92555

ATOLL Plots Completion Date: Aug 30, 2019

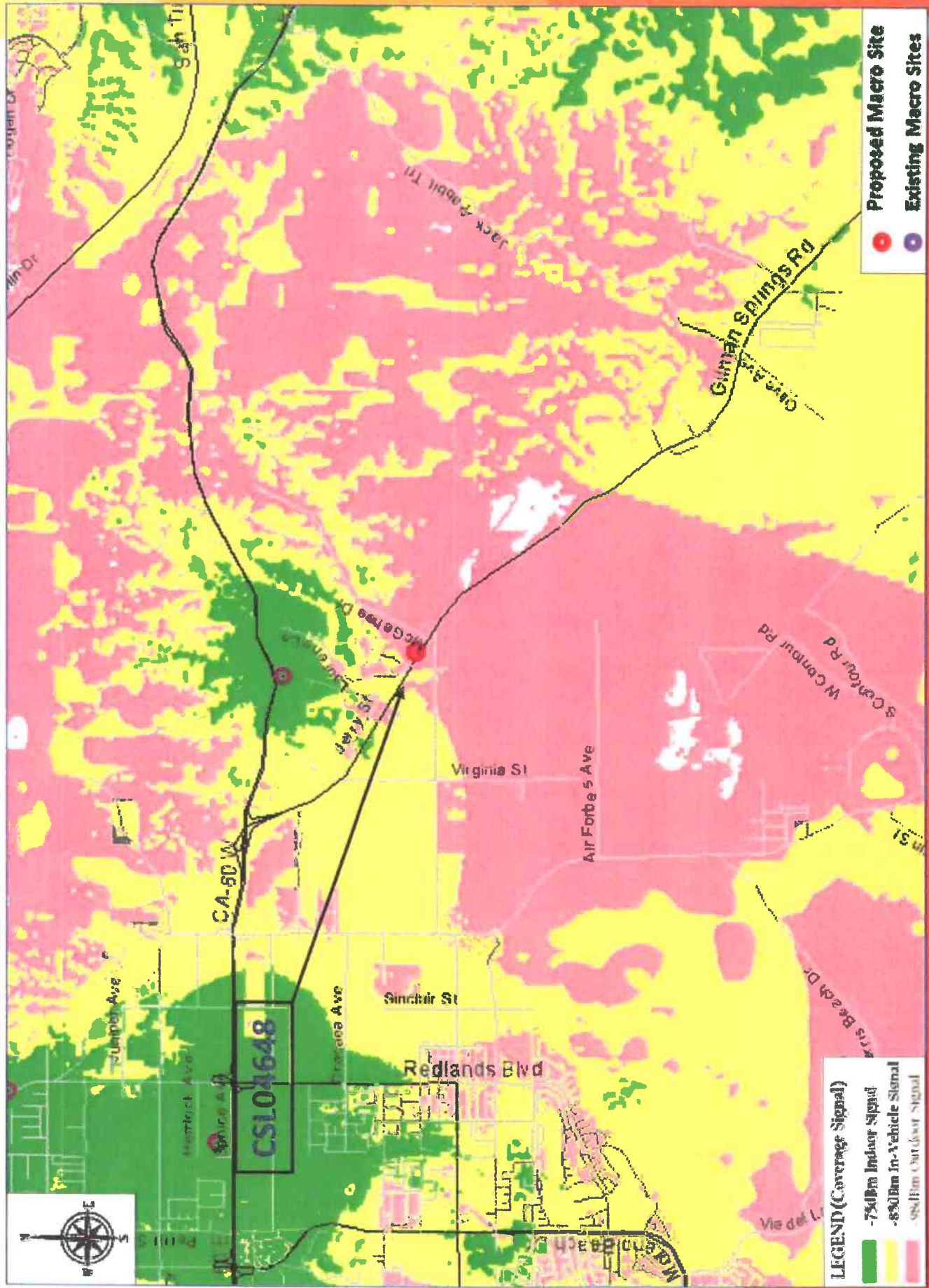


Assumptions

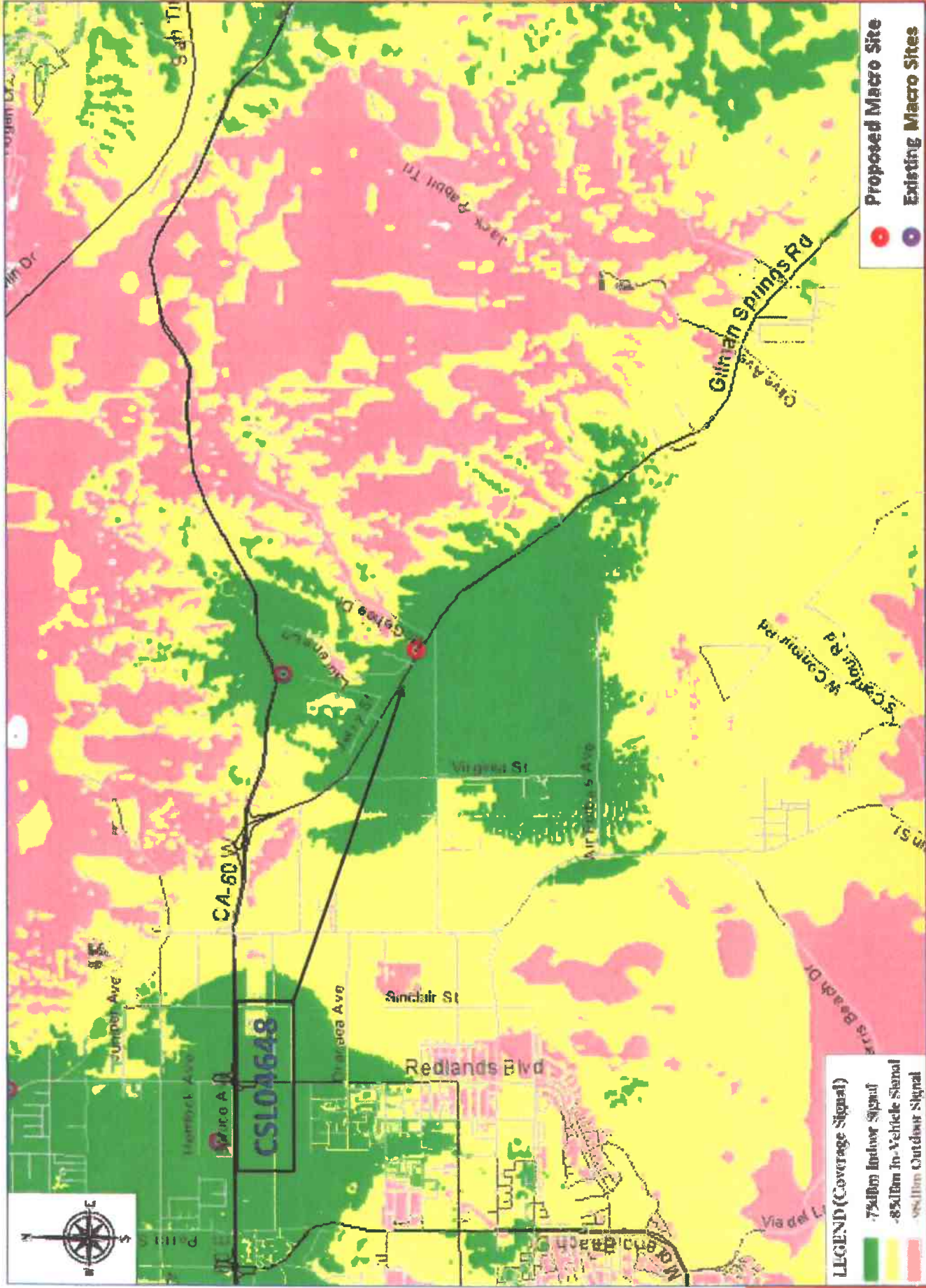
- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T 4G-LTE network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level. For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.



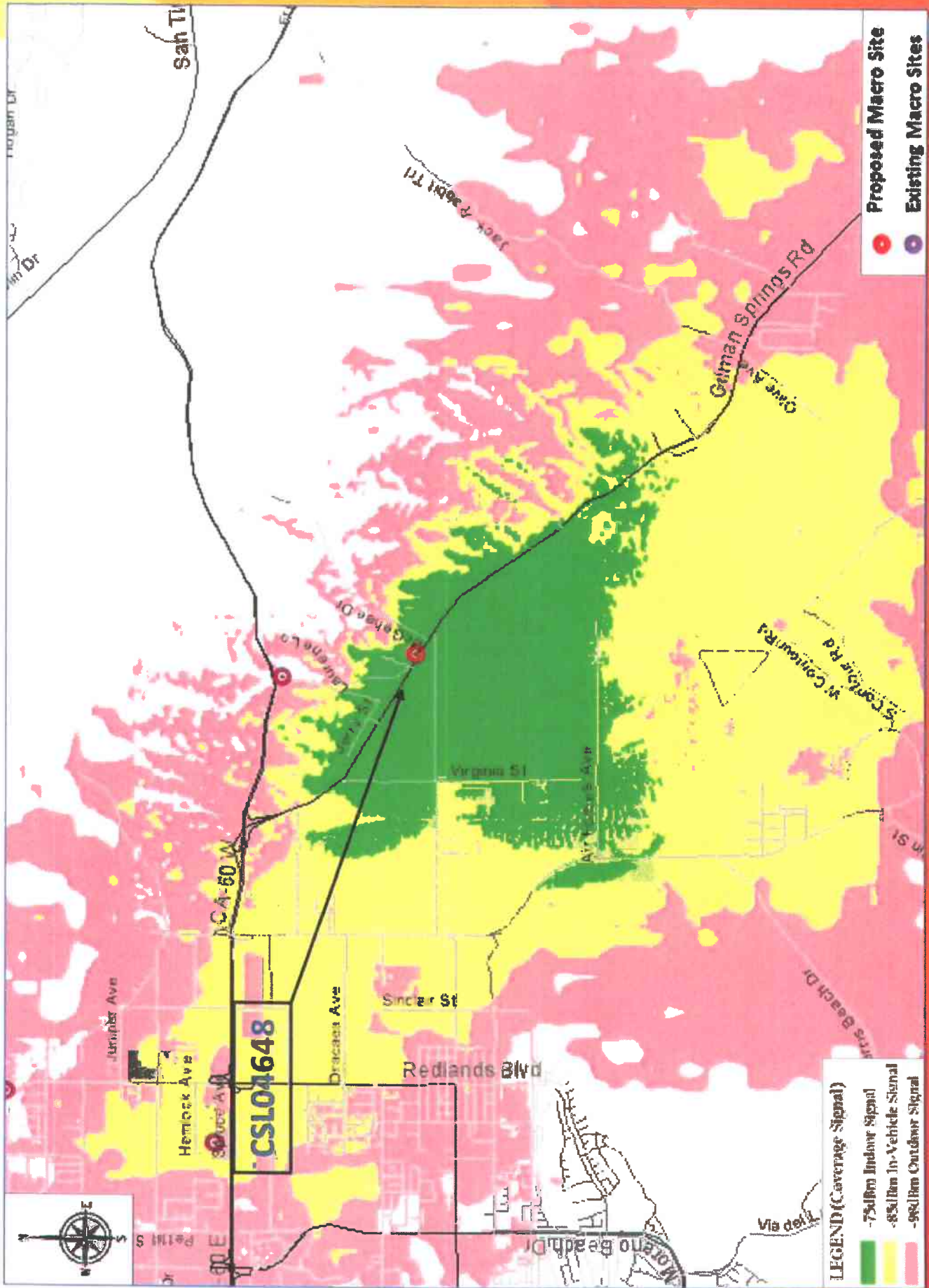
TE Coverage Before site CSL04648



LTE Coverage After site CSL04648



TE Coverage standalone site CSL04648



Coverage Legend



Rethink Possible®

In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



06/24/20, 3:22 pm

PPW190011

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW190011. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan PPW190011 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Plot Plan No. 190011 ("Project") is a request for the construction, operation, and maintenance of a new 70 foot-tall AT&T wireless telecommunications facility, disguised as a monopine, with an accompanying 576 square foot equipment enclosure. In addition, the project would include the installation of nine (9) eight-foot tall panel antennas, twenty-seven (27) LTE RURs, two (2) four-foot tall microwave antennas, one (1) 30kw diesel generator, and other associated equipment within an eight-foot tall CMU block wall enclosure.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A (Site Plan), Amended No. 2, dated June 12, 2020.
- Exhibit B (Elevations), Amended No. 2, dated June 12, 2020.
- Exhibit C (Floor Plans), Amended No. 2, dated June 12, 2020.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan Wireless No. 190011 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan Wireless No. 190011, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

CORRECTIONS:

None

NOTIFICATIONS:

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

PERMIT ISSUANCE:

Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 Fire - Advisory

Access

1. Roadways installed and maintained by the cellular company/radio agency solely for maintenance of their equipment shall be deemed acceptable. Roadways to the site shall not be required to be installed and maintained to support fire apparatus.

Water Supply

1. No additional water supply for fire protection is required.

Planning

Planning. 1 Telcom – Backup Generator

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190037 ACCEPTED (cont.)

5. The potential geologic hazards of subsidence, seiche, debris flow, wind and water erosion, and flooding are considered low at the site.

6. The proposed monopine may be supported by caisson to a minimum depth of 15 feet, or mat foundations to a minimum depth of 4 feet.

GEO190037 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. Prior to placement of fill, the existing ground should be scarified to a depth of 6 inches, and recompacted.
3. The proposed monopine may be founded on caisson that is embedded in the ground for a minimum of 15 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
4. The equipment shelter may be supported by drilled piers of 18-inch to 30-inch diameter, embedded in the ground for a minimum of 10 feet.

GEO No. 190037 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190037 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1 Trans General Condition

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

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

Plan: PPW190011

Parcel: 422150006

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Native American Monitor Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Native American Monitor (cont.) Satisfied

excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 3 Project Archaeologist Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 2. Description of the proposed site and planned grading operations.
 3. Description of the level of monitoring required for all earth-moving activities in the project area.
 4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

- 5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 9. Procedures and protocol for collecting and processing of samples and specimens.
- 10. Fossil identification and curation procedures to be employed.
- 11. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 12. All pertinent exhibits, maps and references.
- 13. Procedures for reporting of findings.
- 14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
- 15. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 CONDITIONAL WQMP REQUIREMENT Satisfied

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

060 - Transportation. 2 SUBMIT GRADING PLANS Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT GRADING PLANS (cont.) Satisfied

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO GRADING VERIFICATION Not Satisfied

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80. Prior To Building Permit Issuance

BS-Grade

- 080 - BS-Grade. 1 NO GRADING VERIFICATION (cont.) Not Satisfied
Prior to the issuance of any building permits, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.
The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Fire

- 080 - Fire. 1 Prior to permit Not Satisfied
Emergency and Standby Power
1. Emergency power systems, standby power systems and uninterrupted power supplies shall be in accordance with the CFC. Sign(s) designed in accordance with NFPA Standard 704 must be posted as applicable.

Transportation

- 080 - Transportation. 1 EVIDENCE/LEGAL ACCESS Not Satisfied
Provide evidence of legal access.
- 080 - Transportation. 2 SUBMIT WQMP IF REQUIRED Satisfied
This condition applies if a grading permit is not required.

An approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

- 080 - Transportation. 3 UTILITY PLAN CELL TOWER Not Satisfied
Proposed electrical power lines below 33.6 KV within public right of way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

- 090 - E Health. 1 Hazmat Clearance Not Satisfied
Obtain clearance from the Hazardous Materials Management Division.

Fire

- 090 - Fire. 1 Prior to final Not Satisfied
Gates & Barriers
1. Gates or other barriers across access roadways and at entrances to sites shall provide rapid reliable access by means of a Knox Box or Knox Padlock in an accessible location to provide

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90. Prior to Building Final Inspection

Fire

090 - Fire. 1 Prior to final (cont.) Not Satisfied
immediate access for life safety and/or firefighting purposes. The Knox product and its location shall be approved.

Transportation

090 - Transportation. 1 UTILITY INSTALL CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right of way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 2 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Chris Doheny/Smartlink LLC

Contact Person: Chris Doheny E-Mail: chris.doheny@smartlinkllc.com

Mailing Address: 2033 San Elijo Ave, # 600

Cardiff City CA State 92007 ZIP

Daytime Phone No: (619) 994-8528 Fax No: ()

Engineer/Representative Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

_____ Street
_____ City _____ State _____ ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: Duncan Bush

Contact Person: _____ E-Mail: _____

Mailing Address: 14670 Gilman Springs Rd

Moreno Valley City CA State 92555 ZIP

Daytime Phone No: (951) 333-3540 Fax No: ()

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

DUNCAN T. BUSH
PRINTED NAME OF PROPERTY OWNER(S)
KATHRYN A. BUSH
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)
Kathryn A. Bush
SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 422-150-006

Approximate Gross Acreage: 2.5 Acres

General location (nearby or cross streets): North of Gilman Springs Rd, South of _____, East of _____, West of McGeehee DR.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

70' faux monopine for a wireless communication facility with a storage facility.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: _____

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	TBD	6'	1	Equipment Facility
2	TBD	70'	7	Stealth Wireless Communication Facility (Faux Pine)
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____

Owner/Authorized Agent (2) _____ Date _____

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 Lemon St. Riverside, CA 92502-1409

This is a public notice that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

PLOT PLAN WIRELESS NO. 190011 (PPW190011) – Exempt from the California Environmental Quality Act (CEQA) – CEQ190104 – Applicant: Smartlink, LLC – Owner: Duncan Bush – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Reche Canyon/Badlands Area Plan – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location Northerly of Gilman Springs Road, easterly of Lisa Lane, and southerly of Ellis Timothy Lane – 2.5 Gross Acres – Zoning: Controlled Development Areas – 1 Acre Minimum (W-2-1). A new wireless telecommunication facility disguised as a palm tree (“monopalm”), consisting of a 70-foot-tall tower, nine (9) panel antennas, 27 remote radio units, two (2) microwave antennas, one (1) 30kw diesel generator, with accompanying ground equipment within a 912 sq. ft. lease area. APN: 422-150-006.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment or request a public hearing on the proposed project may submit their request or comments in writing to the Planning Department at the address listed above **no later than 5:00 p.m. on August 20, 2020.**

NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

All comments received, and any prepared responses to comments, will be submitted to the appropriate official, and will be considered, before making a decision on the proposed project. The official may take action on the project any time after August 20, 2020. A copy of the final decision will be mailed to anyone requesting such notification.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 17, 2020,

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

APN (s) or case numbers PPW190011 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

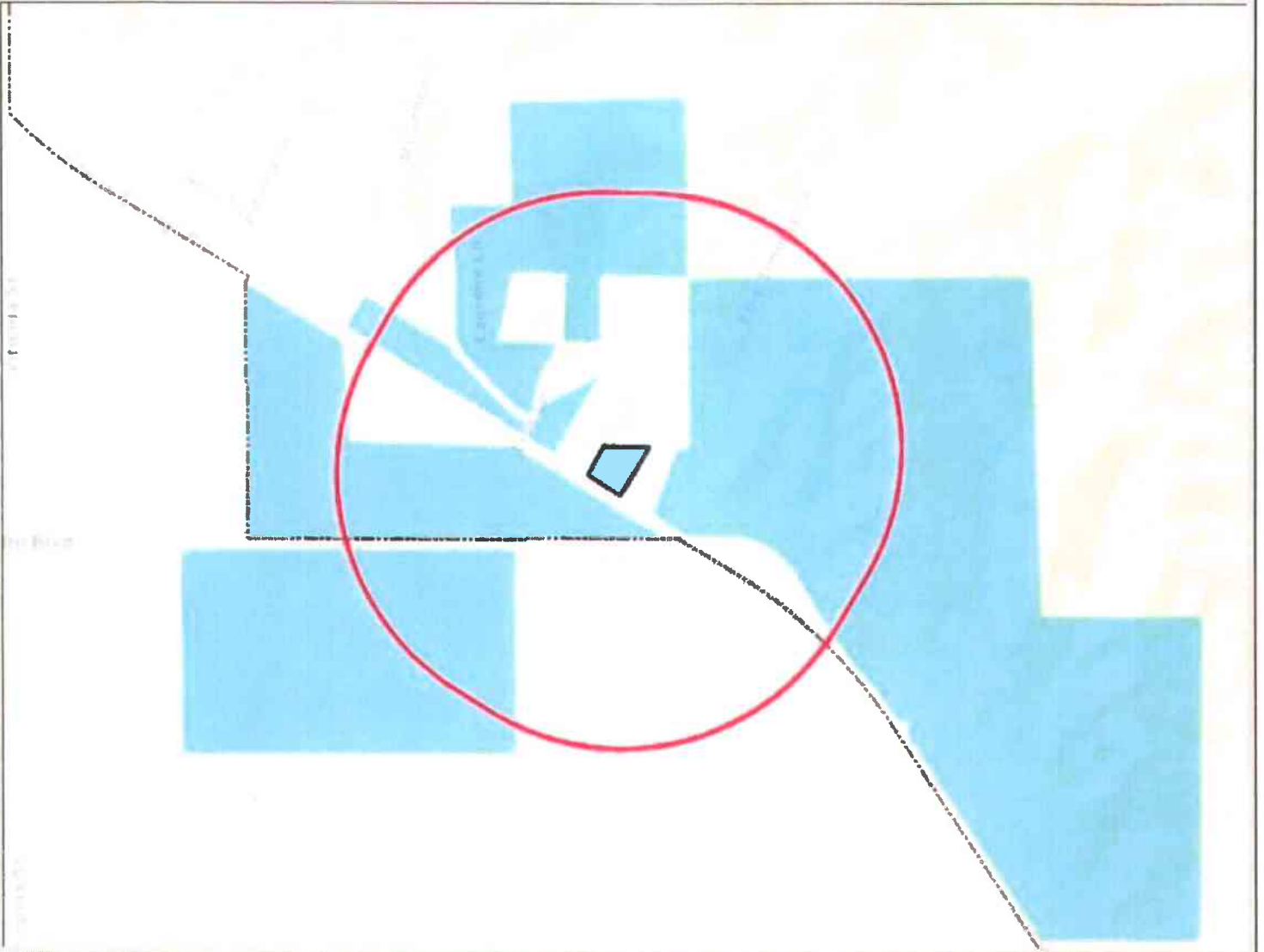
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

APN: 422-150-006 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 7/17/2020 12:45:13 PM

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422120010
JOSEPH CANALE
2605 SAN CLEMENTE TER
SAN DIEGO CA 92122

422120011
BEE LEE VANG
12947 MORENO BEACH 9101
MORENO VALLEY CA 92555

422120014
MURRAY VIRGIL O ESTATE OF
2702 HILLCREST DR
LA VERNE CA 91750

422130002
HIGHLAND FAIRVIEW PROP
17780 COLLINS AVE 2ND FL
SUNNY ISLES BEACH FL 33160

422140003
BUD R. DAVIS
P O BOX 3261
CRESTLINE CA 92325

422140004
AMRITPAL S. DHANJAL
6663 ALFONSO DR
CHINO CA 91710

422140006
DANNY GONZALES
9900 MICHAEL WAY
MORENO VALLEY CA 92557

422140007
A POLLY STEINPRESS
1501 TRIBUTE CT
MODESTO CA 95355

422140008
THEODORE W. ROSS
13360 SANTA ANITA AVE
MORENO VALLEY CA 92553

422140009
ARTEMIO VILICANA
13744 LAURENE LN
MORENO VALLEY CA 92555

422150002
REESHA MILLER
25592 FIR AVE
MORENO VALLEY CA 92553

422150004
MARIO E. MARTINEZ
6866 MOONFLOWER CT
EASTVALE CA 92880

422150006
DUNCAN T. BUSH
14670 GILMAN SPRINGS RD
MORENO VALLEY CA 92555

422150008
MARLA L. GALLEGOS
1755 PAPAYA TREE ST
HEMET CA 92545

422160008
WILLING ROBERT TRUST
P O BOX 3005
NAPA CA 94558

422180002
RADOS PROP
1993 BARBADOS CT
WINDOR CO 80550

423260003
EASTGATE PROP PARTNERS
17780 COLLINS AVE 2ND FL
SUNNY ISLES BEACH FL 33160

423260004
PROPERTIES HF
14225 CORPORATE WAY
MORENO VALLEY CA 92553

Applicant/Owner:

Smartlink Group
c/o Alisha Strasheim
3300 Irvine Ave, Suite 300
Newport Beach, CA 92660

Applicant/Owner:

Smartlink Group
c/o Alisha Strasheim
3300 Irvine Ave, Suite 300
Newport Beach, CA 92660

Engineer/Rep:

Engineer/Rep:

Owner:

Duncan Bush
14670 Gilman Springs Road
Moreno Valley, CA 92555

Owner:

Duncan Bush
14670 Gilman Springs Road
Moreno Valley, CA 92555

Non-County Agencies:

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Please charge deposit fee case#: ZEA No. CEQ190169 ZCFG No. XXXX - County Clerk Posting Fee
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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.1

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number(s):	TR36784, CZ07862	Applicant(s):	Rod Arsalan
EA No.:	42764	Representative(s):	AC Engineering Group Inc.
Area Plan:	Southwest		
Zoning Area/District:	Rancho California Area		
Supervisory District:	Third District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	917-310-034 & 917-310-035		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 7862 is a proposal to alter the zoning classification of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1).

TENTATIVE TRACT MAP NO. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into thirty (30) single-family residential lots with a minimum lot size of 7,200 square feet and a maximum lot size of 24,052 square feet.

The above is hereinafter referred to as the "project".

The project site is located northerly of Anza Road, southerly of Monte Verde Road, westerly of Cebalo Street, and easterly of Corte Mislanca. The project is located right outside of the City of Temecula's city boundaries to the west and the Pechanga Reservation to the south and east.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42764, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7862, to change the zoning of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1) in accordance with Exhibit No. 3, based upon the findings and conclusions adopted in the staff report and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36784, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions incorporated into the staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) (2 – 5 du/ac)
East:	Medium Density Residential (MDR) (2 – 5 du/ac)
South:	City of Temecula
West:	City of Temecula
Existing Zoning Classification:	Residential Agricultural, 5 Acre Minimum (R-A-5)
Proposed Zoning Classification:	One-Family Dwelling (R-1)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Open Area Combining Zone – Residential Developments (R-5) and One-Family Dwelling (R-1)
South:	City of Temecula
West:	City of Temecula
Existing Use:	Vacant
Surrounding Uses	
North:	Single-Family Residential
East:	Single-Family Residential
South:	Single-Family Residential
West:	Single-Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10.08 Gross Acres	N/A
Proposed Minimum Lot Size:	7,200 sq. ft.	Min. = 7,200 sq. ft.
Total Proposed Number of Lots:	30	50 maximum pursuant to Medium Density Residential maximum of 5 dwelling units per acre
Map Schedule:	Schedule "A"	

Located Within:

City's Sphere of Influence:	Yes – City of Temecula
Community Service Area ("CSA"):	Yes – CSA 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very Low
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone A
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

A Tentative Tract Map application for the proposed schedule "A" subdivision of 10.8 acres into thirty (30) single-family residential lots with a minimum lot size of 7,200 square feet was submitted on February 4,

2015. The original submittal package also included a Change of Zone, which proposes a change the zoning of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1), which would allow for a change in minimum lot size from 20,000 sq. ft. to 7,200 sq. ft. The Change of Zone application brings the proposed subdivision into consistency with the General Plan and the land use designation for the project site, Medium Density Residential (MDR), since the proposed zoning of R-1 would allow for 7,200 square feet that would achieve the density range between 2 to 5 dwelling units per acre for MDR whereas the 20,000 sq. ft. minimum potentially may not meet the minimum density when dedications, basins, and variation in actual lot sizes is considered.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

As of the date of writing of this staff report, no comment letters in response to the circulated IS and ND were received. Therefore, no new mitigation measures were required and the IS/ND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) which allows between 2 to 5 dwelling units per acre. The proposed Tentative Tract Map is consistent with this land use designation since the Tentative Tract Map proposes a residential use with a density of 2.97 dwelling units per acre, which is between the allowed density of 2 to 5 dwelling units per acre.
2. The existing zoning is Residential Agricultural – 5 acre minimum (R-A-5) and the Change of Zone proposes to change the zoning to One-Family Dwellings (R-1). The proposed Tentative Tract Map is consistent with the proposed zoning as the R-1 zone allows single family residential uses. Additionally, the proposed Tentative Tract Map is consistent with the development standards of the One-Family Dwellings (R-1) zone, which is detailed below in the Development Standards Findings.

Change of Zone

Change of Zone No. 7862 is a proposal to change the project site's Zoning Classification from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1) and is subject to the following findings, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The requested change of zone does not involve a change in or conflict with:

- a. The Riverside County vision because the proposed change in zone would make the project's zoning classification and proposed density consistent with the Riverside County's General Plan. The specified density of the Medium Density Residential (MDR) is 2 to 5 dwelling units per acre, the proposed project would implement a density of approximately 2.97 dwelling units per acre as there are 30 proposed sing-family residential lots over a 10.08 project site. The density of the proposed subdivision is consistent with the existing General Plan and the proposed zoning of One-Family Dwellings (R-1) which requires that lot areas shall not be less than 7,200 square feet.
 - b. Any General Planning Principle set forth in General Plan Appendix B, because the project has been developed in conformance with the Riverside County General Plan and Zoning Ordinances. The project in fact supports some of the General Planning Principles set forth in Appendix B, specifically Section I.G.1 which states the county should encourage compact and transit-adaptive development on regional and community scales by permitting and encouraging increased densities and intensities.
2. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed change would not add any additional environmental impacts to the general area that have not already been accounted for through the implementation of the General Plan and the proposed density/land use for the area. The Initial Study/Negative Declaration addresses the projects impacts to areas such as air quality, noise, and other potential health hazards to be considered as potential impacts of the project, and a determination was made that impacts would be less than significant.
 3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the project has been determined through the Initial Study/Negative Declaration of having a less than significant impact on the environment. The project has been designed and conditioned to address possible environmental impacts such as drainage and storm water runoff through the Best Management Practices (BMPs) to be implemented per the preliminary Water Quality Management Plan (WQMP) submitted for this project. In addition, through the biological resources assessments performed for this project site, it has also been determined to have a less than significant impact on fish or wildlife habitat as no riverine/riparian areas or wildlife habitats such as burrowing owl burrows were observed on-site.
 4. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of predominantly single-family homes on medium density residential lots meaning there shall be no more or less than 2 to 5 dwelling units per acre in the area. The proposed zoning change to One-Family Dwellings (R-1) would be consistent with the existing land use density and General Plan land use designation and thus would be consistent with the surrounding land uses.

Tentative Tract Map

Tentative Tract Map No. 36784 is a proposal to subdivide 10.08-acres into 30 residential lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Subdivision Ordinance No. 460, are as follows:

1. The proposed map, subdivision design, and improvements are consistent with General Plan, specifically General Planning Principle IV. A.1 which states that the intent is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse

community settings, emphasizing compact and higher density choices. In addition, the proposed development also adheres to General Planning Principle IV.A.4 which states communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Lastly, the proposed project also adheres to General Planning Principle IV.A.6 which states that existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Furthermore, the project is not located within a specific plan.

2. The site of the proposed map is physically suitable for the type of development and the proposed density of the development because the subdivision proposes to provide individual lots for single-family dwellings. Furthermore, the site is adjacent to existing single-family dwellings, and because the project will connect to the existing infrastructure in proximity to the project site (roads, sewer, water). The topography of the site is has slopes that would require some cut and fill to the proposed subdivision and development of the site, although the proposed grading will follow the natural landform that exists for the site.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, as detailed in the Initial Study/ Negative Declaration prepared for the project, which determined the project would not have a significant impact on the environment.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study/ Negative Declaration prepared for the project the project would not have a significant impact related to air quality, hazardous materials, hydrology, or noise. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the project Conditions of Approval and the Advisory Notification Document, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 36784 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - a. Streets. Streets are shown on the Tentative Map, which include frontage improvements to Anza Road. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District.
 - e. Fences. At minimum the project is required to install six-foot high chain link galvanized wire fencing along any canal, drain, expressway, or other feature deemed hazardous. There are no

canal, drain, expressway, or other feature deemed hazardous along the project, however, the project site will provide walls along the north, south, east, and west property lines to separate the project site from the surrounding area.

- f. **Electrical and Communication Facilities.** The project will provide electrical, telephone, street lighting, cable television service, which shall be installed in conformity with the provisions of Article XIII of Ordinance No. 460.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. There are currently two existing easements located on-site per PM25184 (P.M. 190/36), access is restricted in this slope easement.
 7. Tentative Tract Map No. 36784 is consistent with the minimum size allowed by the project site's proposed Zoning Classification of R-1, as proposed by the Change of Zone. The minimum lot sizes for R-1 is 7,200 square feet. The project is proposing a minimum lot size of 7,200 square feet.

Development Standards Findings:

1. The lots as shown on the Tentative Tract Map are consistent with Ordinance No. 348 in particular with the development standards of Planned Residential (R-1) Zone as stated in Section 6.2 as detailed below:
 - a. *Building height shall not exceed three stories, with a maximum height of 40 feet.* The proposed project is anticipated to consist of two-story single-family dwellings. The proposed project will be required to comply with the maximum height requirement at time of building permit review.
 - b. *Lot area shall be not less than 7,200 square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.* The project complies with this lot standard because the minimum lot size for the project site is 7,200 square feet.
 - c. *The minimum average width of that portion of a lot to be used as a building site shall be 60 feet with a minimum average depth of 100 feet. That portion of a lot used for access on flag lots shall have a minimum width of 20 feet.* The proposed project is consistent with the minimum lot dimension requirements of the R-1 zone shown on site plan, Exhibit A.
 - d. *The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sac may have a minimum frontage of 35 feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.* The proposed project is consistent with the minimum lot dimension requirements of the R-1 zone shown on site plan, Exhibit A.
 - e. *Minimum yard requirements are as follows:*
 1. *The front yard shall be not less than 20 feet, measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project will be required to comply with a 20-foot setback at time of building permit review.

2. *Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot. The project will be required to comply with the applicable setback at time of building permit review.*
 3. *The rear yard shall not be less than ten feet. The project will be required to comply with a 10-foot setback at time of building permit review.*
 4. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19. of this Ordinance. Structural encroachments, such as patio covers, will comply with setback requirements at the time of building permit review.*
- f. *Automobile storage space shall be provided as required by Section 18.12. of this ordinance. A two-car garage is anticipated for each individual lot to meet the parking requirements set forth in Ordinance No. 348 which would be verified at the time of building permit review.*
 - g. *Lot Coverage: In no case shall more than 50% of any lot be covered by dwelling. Lot coverage will be reviewed for compliance with this requirement at time of building permit review.*

Other Findings:

1. The project site is not located within Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The project site is located within the City of Temecula's Sphere of Influence. This project was provided to the City of Temecula for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
4. AB 52 - On August 17, 2015, the Pechanga Band of Luiseno Indians formally requested to be included in the discussions regarding the project due to the location of the project site within aboriginal territory deemed to be culturally sensitive. The Phase I Cultural Resources Assessment prepared for the project, referred to as PDA04988, was received by the Planning Department on May 26, 2016 but was not accepted by the County Archaeologist as revisions were requested and sent to the consultant. The Revised County Archaeological Report (PDA) No. 4988r1 was received by the county and accepted on October 7, 2016. The report recommended no further research or mitigation beyond what was stated in the report due to no cultural resources being observed within the boundaries of the project site. The Pechanga Tribe requested to be involved in the entire CEQA environmental review process and in developing all monitoring and mitigation plans and measures for the duration of the project. In addition, a request for professional Pechanga tribal monitors to be present during all ground-

disturbing activities, government to government consultation with the Lead Agency, and for an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the project applicant/developer and the Pechanga Tribe.

In total, notifications were sent to four separate tribes on July 14, 2015, including Pechanga, Soboba, Agua Caliente, and Rincon. Of the four tribes who were notified, three deferred consultation and only Pechanga initiated consultation which was concluded on September 28, 2017.

5. The project site is located within Zone A of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787 Section 5.D states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, such as road width, standards for signs identifying streets, roads and buildings, including blue dot reflectors, and requirements for minimum water supply reserves for emergency fire use for adequate water pressure and flow.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of

State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from residents who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07862 TR36784

Supervisor: Washington
 District 3

Date Drawn: 09/01/2020
 Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen

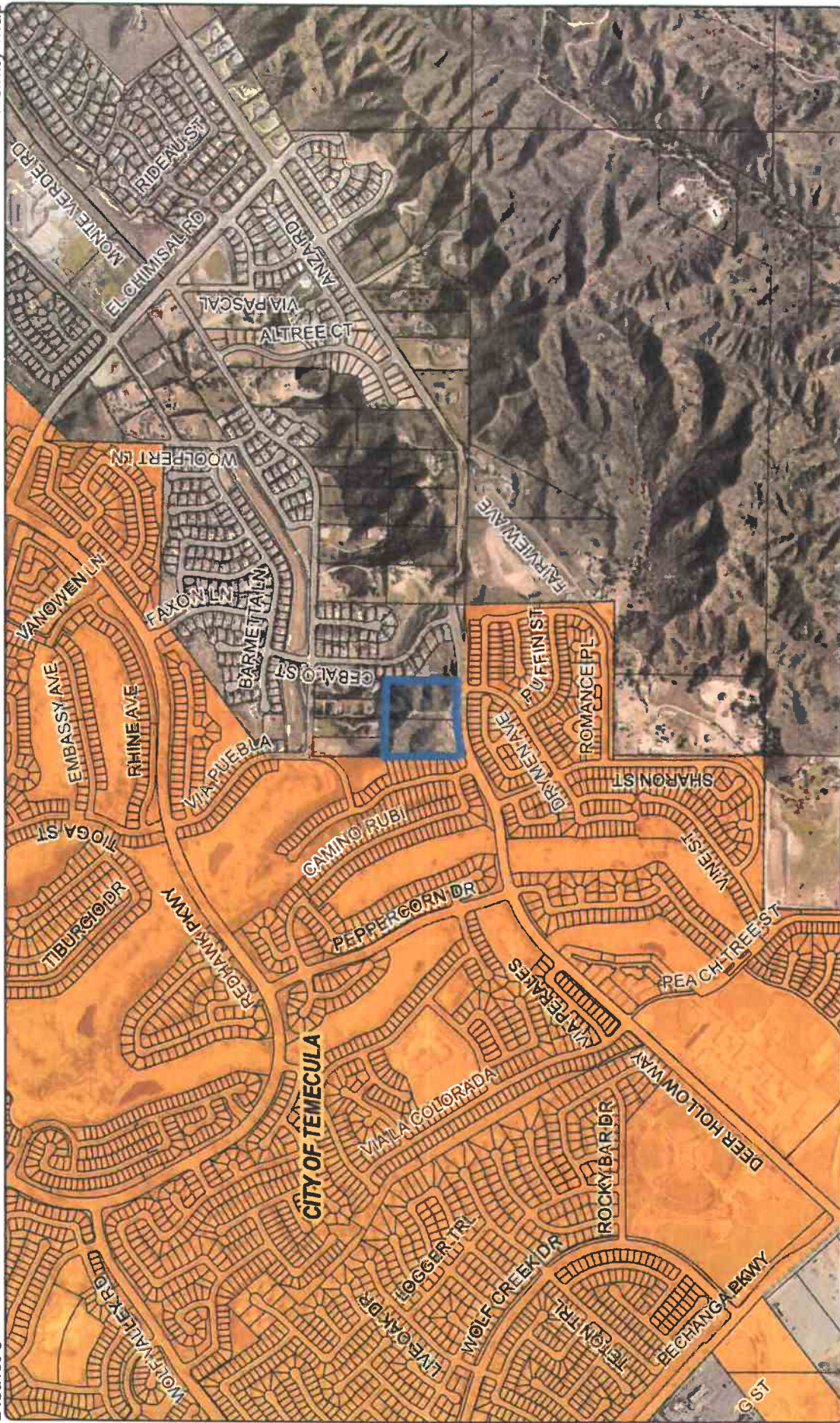


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)663-8277 (Eastern County) or Website <http://www.riversidecounty.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07862 TR36784
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 09/01/2020
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



Public Access: On October 7, 2009, 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 more information on the General Plan, please contact the Planning Department at (951) 261-2000 (Riverside County) or in Palm Desert at (760) 865-6777 (Palm Desert County) or visit the website www.riversidecounty.net

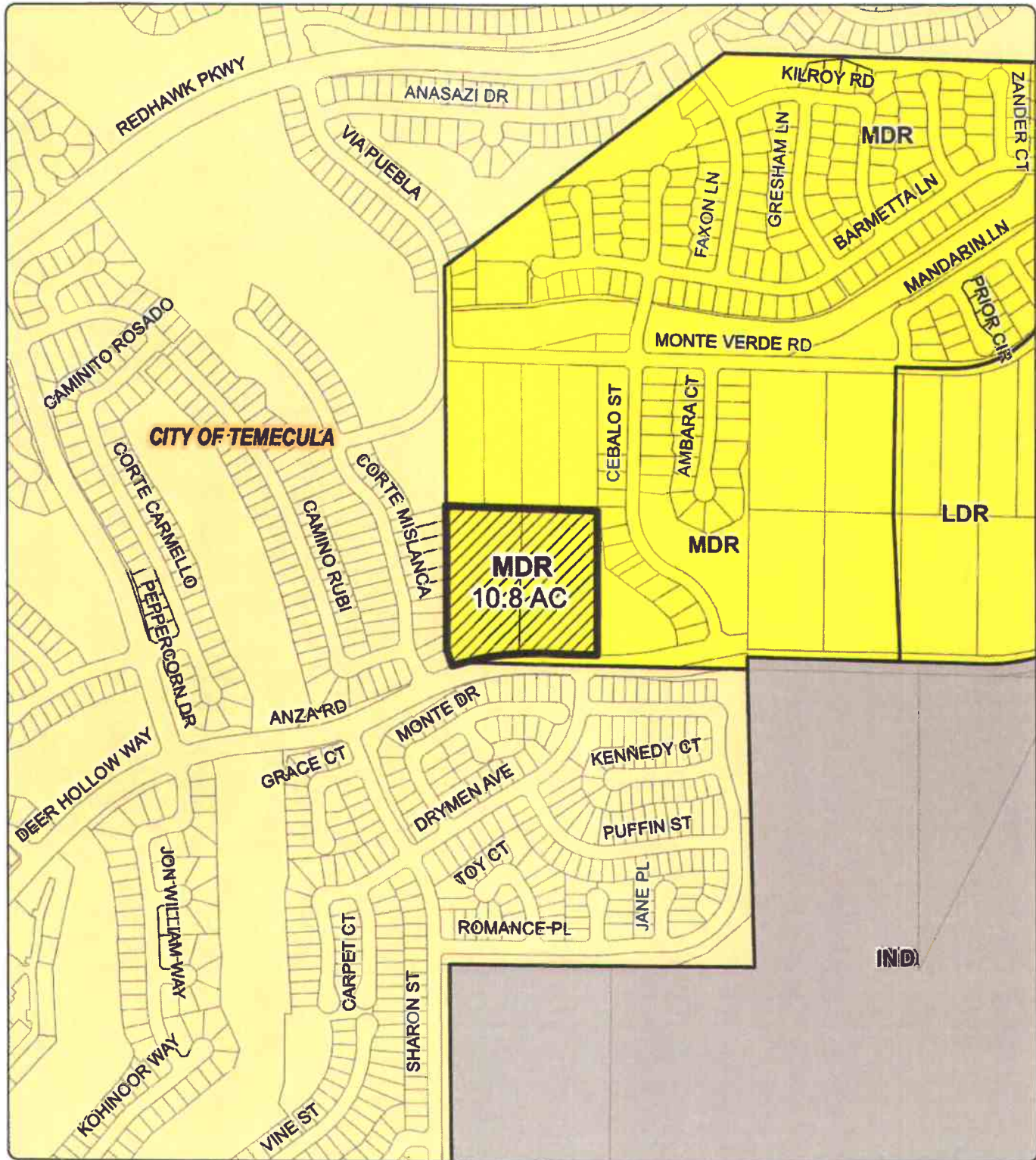
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07862 TR36784

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 09/01/2020
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

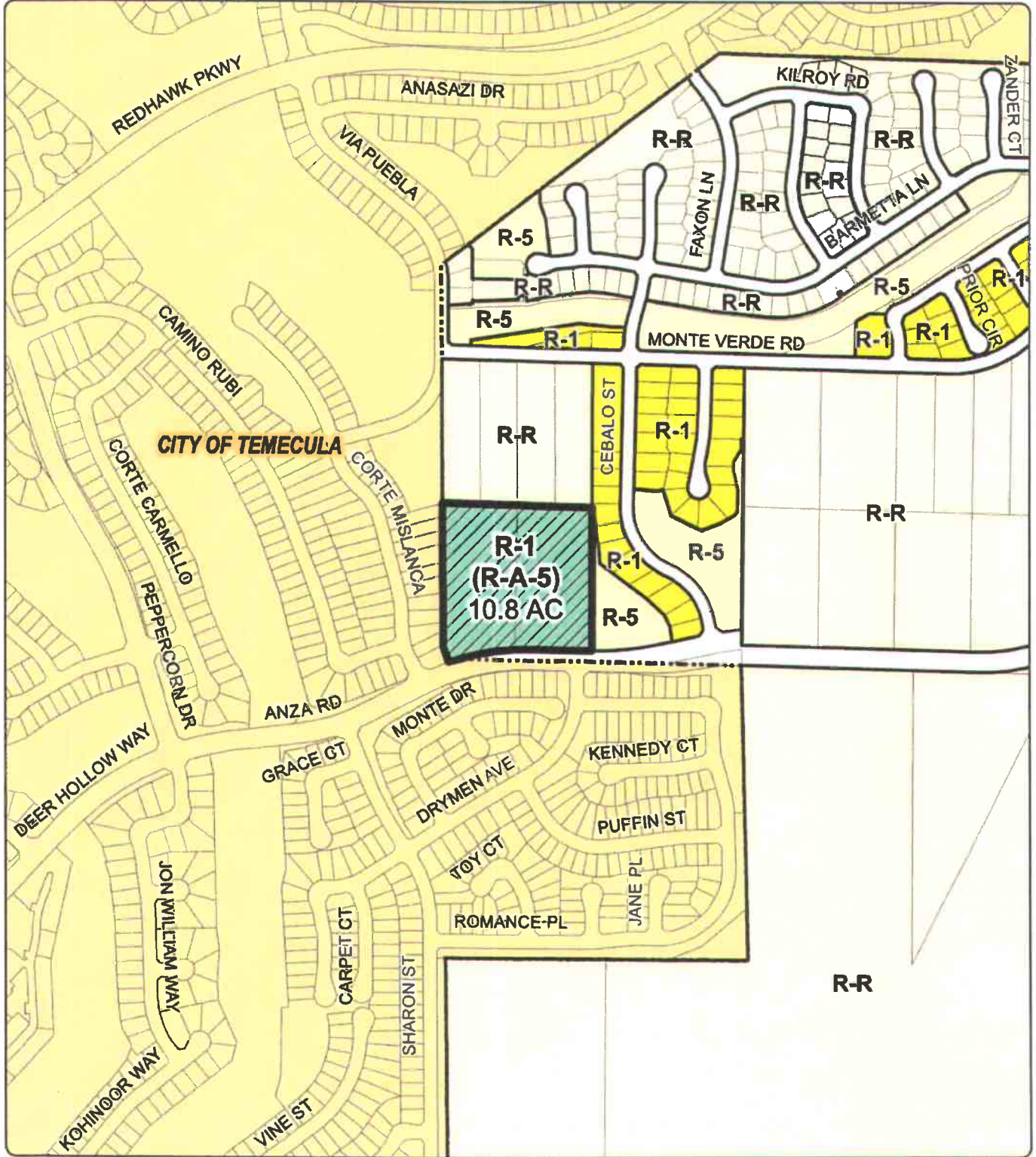
CZ07862 TR36784

Supervisor: Washington
District 3

Date Drawn: 09/01/2020

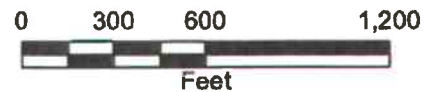
Exhibit 3

EXISTING ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



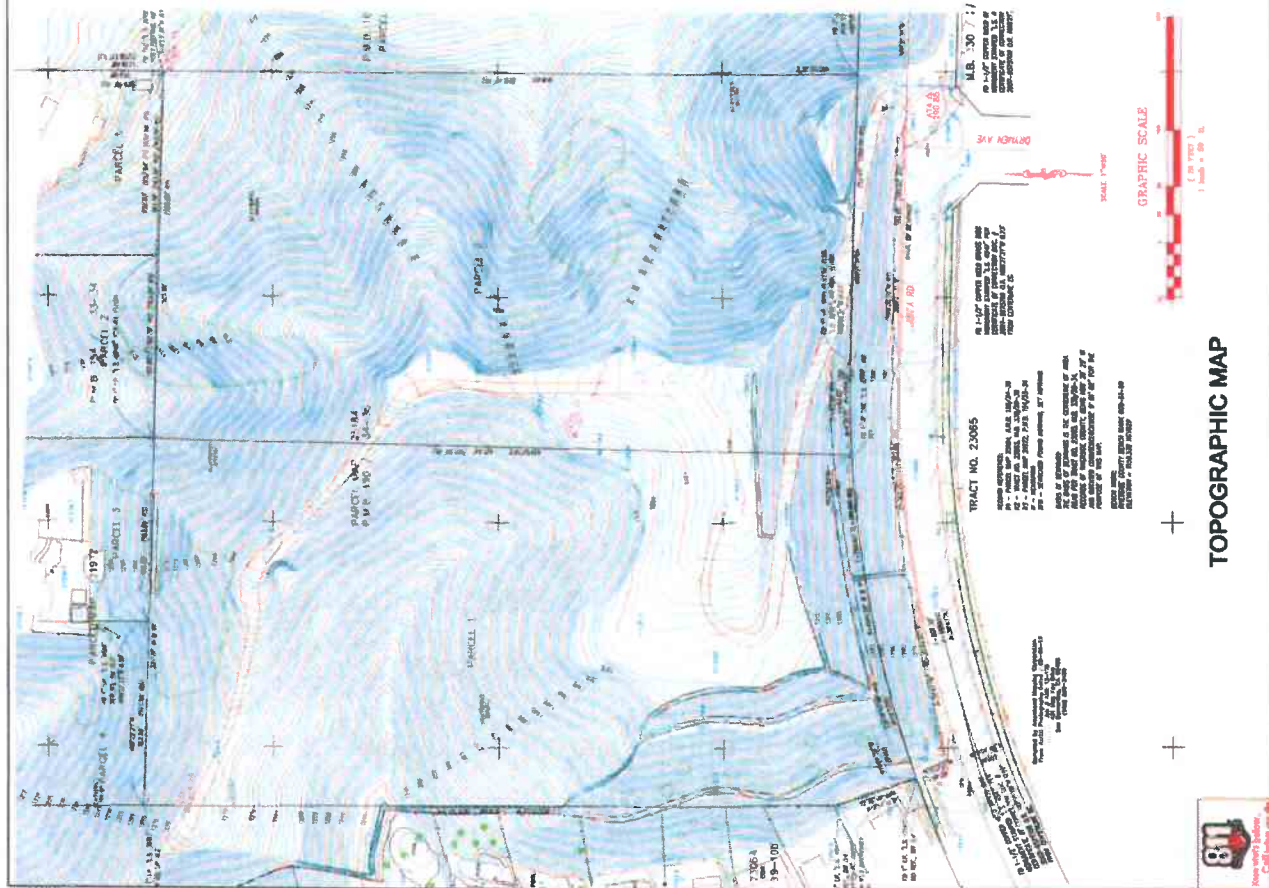
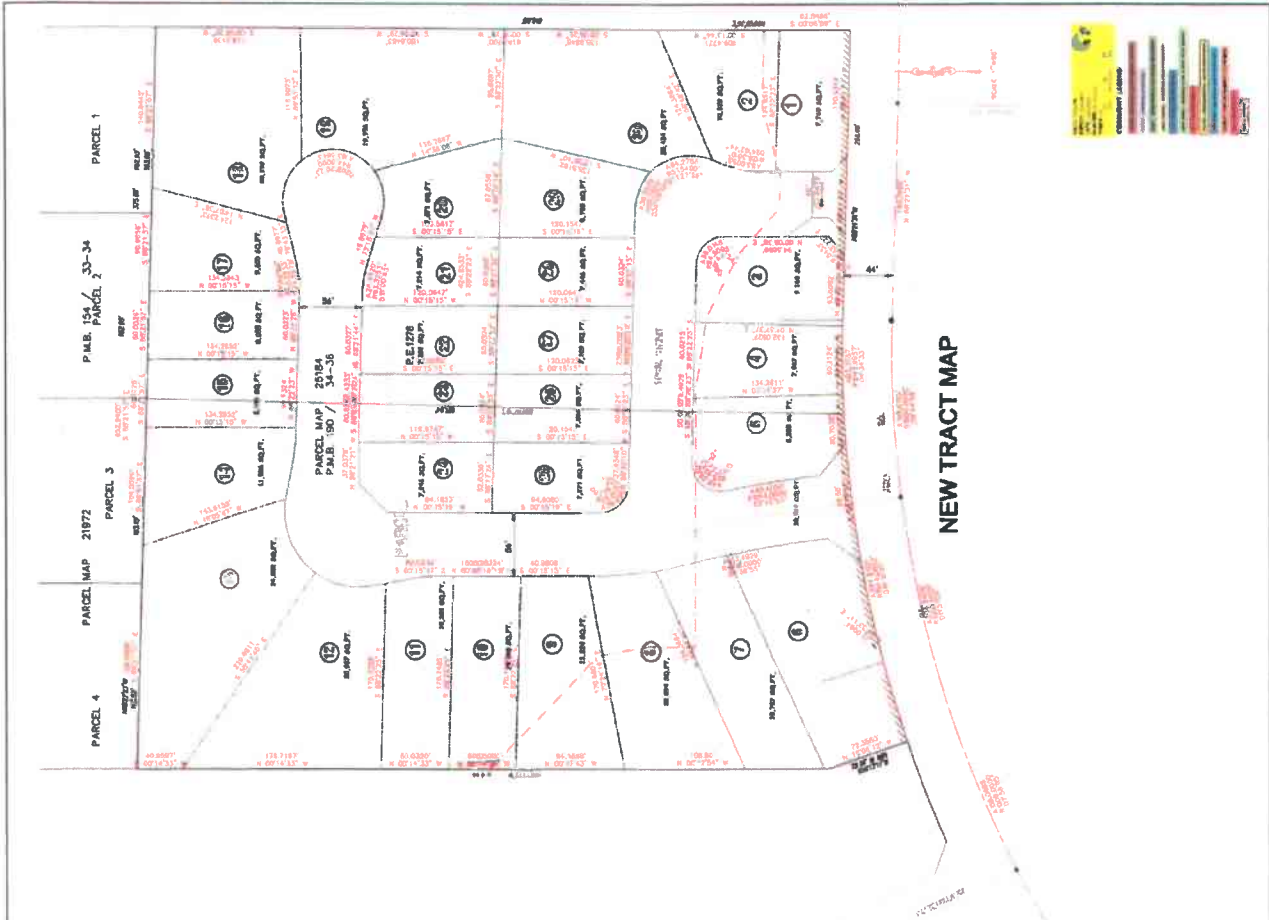
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ACE Group, Inc.
798 S. LINCOLN AVE. #104-107
CORONA, CA 92682
(951) 772-8181, (951) 772-8794 FAX



REVISIONS	DATE

TENTATIVE TRACT MAP
45385 ANZA ROAD
TEMECULA, CA 92682
04SD-3414-WD
DATE: 02/20/16
SCALE: N.T.S.
SHEET 2 OF 2



THESE PLANS ARE PREPARED BY
 R. B. ...
 C. ...
 (951) 772-8181, (951) 772-8794 FAX
ACE Group, Inc.
 750 S. LINCOLN AVE. #104-167
 CAROLINA, CA 92828

OWNER/DEVELOPER
 CHARTERED BARTARA
 14800 GARDENVIEW ST.
 BIRME, CA 92504
 (714) 384-2577

SITE ADDRESS
 4589 ANZA RD.
 TEMECULA, CA 92592

ASSESSOR PARCEL NO.
 970-018-001, 970-018-002, 970-018-003

ESTIMATED EARTH QUANTITIES
 CUT: 15,000 CY
 FILL: 15,000 CY
 EXPORT: 15,000 CY

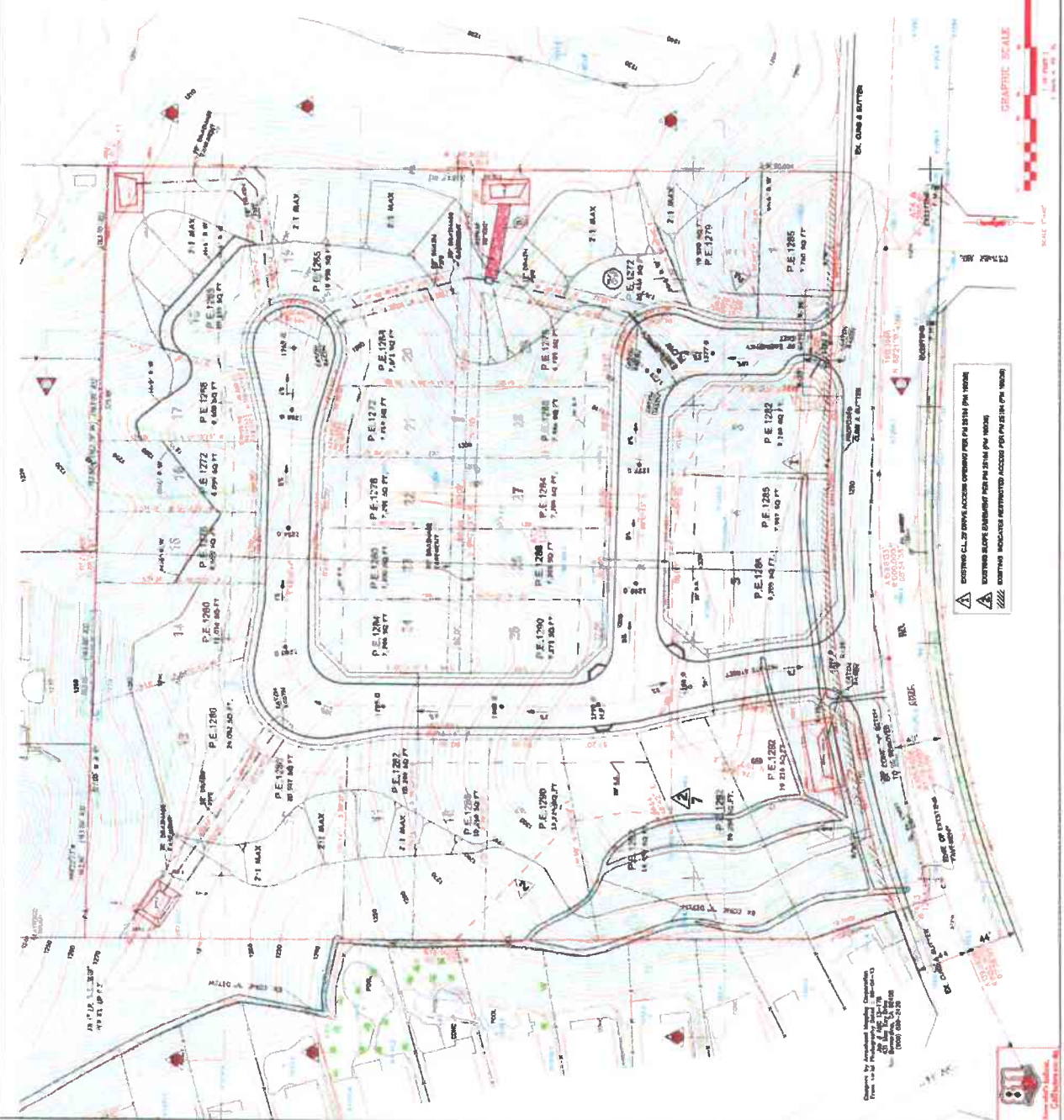
TOTAL ACRES: 16.48 ACRES-APPROX
TOTAL ACRES: 6.48 ACRES-APPROX
PERCENTAGE OF TOTAL ACRESAGE DISTURBED: 89%

VELOCITY REDUCES: (B)
 NOTE: THE VELOCITY REDUCES ARE TO BE CONSTRUCTED AT THE END OF EACH ROAD SECTION TO REDUCE VELOCITY TO 15 MPH.

NOTE:
 ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS NOT CONDUCTED ANY TESTING. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE UTILITIES.

UNAUTHORIZED CHANGES AND USES:
 THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS NOT CONDUCTED ANY TESTING. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE UTILITIES.

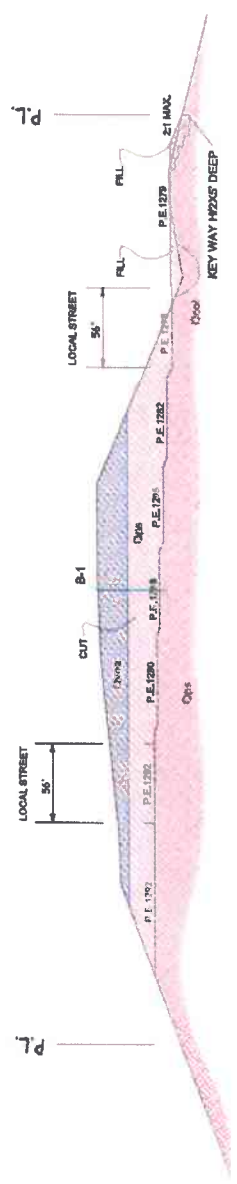
NOTE:
 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS NOT CONDUCTED ANY TESTING. THE ENGINEER HAS NOT CONDUCTED ANY TESTING OF THE UTILITIES.



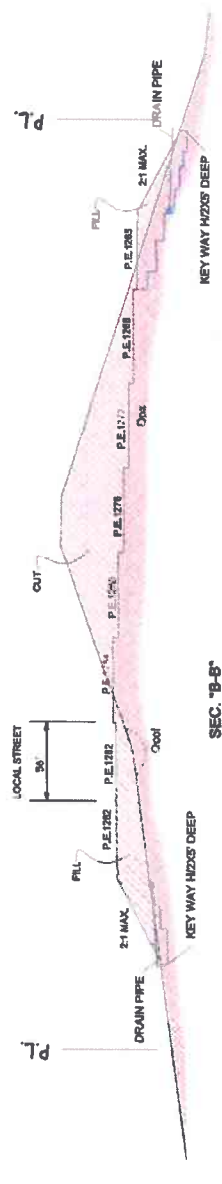


THIS PLAN AND ANY OTHERS
 UNDER THE DIRECTION OF

NO.	DATE	REVISIONS



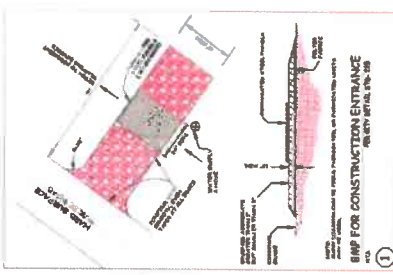
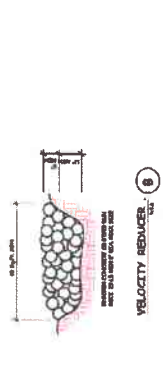
SEC. "A-A"
 1"=20'



OWNER/DEVELOPER
 60017450 BARBARO
 4400 SERRANO ST.
 TEMECULA, CA 92592
 (714) 264-2627

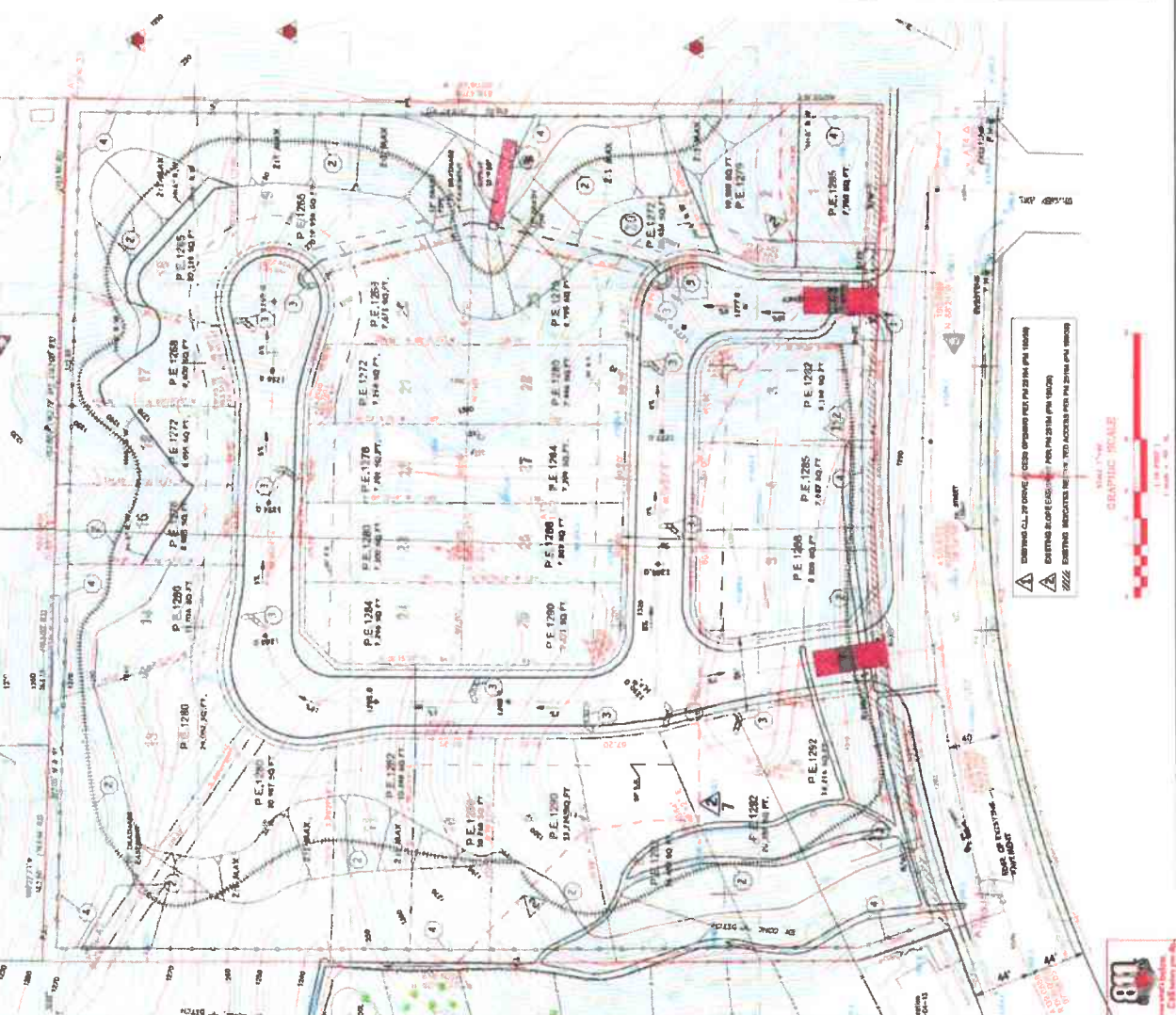
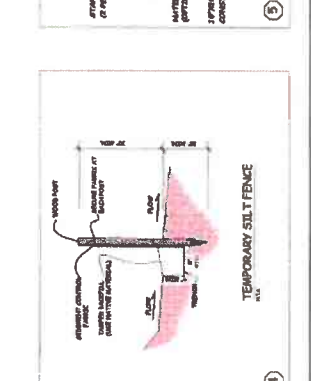
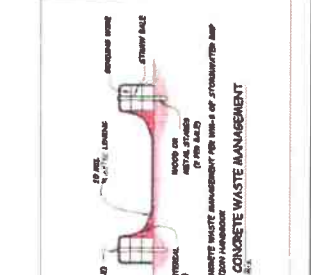
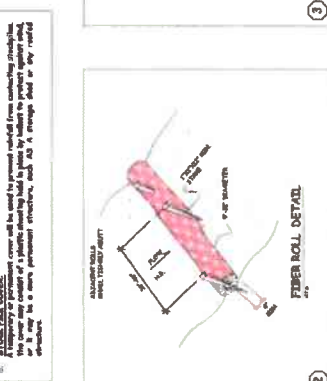
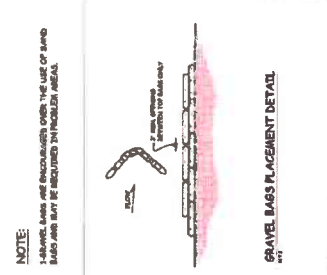
SITE ADDRESS
 46385 ANZA RD.
 TEMECULA, CA 92592

ASSESSOR PARCEL NO.
 871-218-024 & 818, 819, 820 COUNTY, CA



EROSION AND SEDIMENT GENERAL NOTES

1. BEST CONTROL OF SURFACE AND AIR MOVEMENT OF DUST, BURNING LAMP AND OTHER PARTICULATE MATTER SHALL BE MAINTAINED TO PREVENT SOIL LOSS AND REDUCE THE FREQUENCY AND SEVERITY OF NEIGHBORHOOD COMPLAINTS.
2. PROTECTIVE MATTER WILL BE INSTALLED TO PREVENT ACCESS BY THE PUBLIC TO ANY EXPOSED EROSION CONTROL MEASURES OR TO PREVENT ACCESS BY THE PUBLIC TO ANY EXPOSED CONSTRUCTION AREAS.
3. AT THE POINTS OF REDUCED VELOCITY, FIBER ROLL MATS SHALL BE USED TO REDUCE VELOCITY AND TRAP SEDIMENT. THE AMOUNT OF MAT TRANSPORTED SHALL BE LIMITED TO 10% OF THE TOTAL MAT AVAILABLE.
4. THE INSTALLATION OF gravel and/or other erosion control devices shall be done in accordance with the following:
 - a. The installation of gravel shall be done in accordance with the following:
 1. The gravel shall be placed in a layer of 1/2 inch depth.
 2. The gravel shall be placed in a layer of 1/2 inch depth.
 3. The gravel shall be placed in a layer of 1/2 inch depth.
 - b. The installation of other erosion control devices shall be done in accordance with the following:
 1. The devices shall be installed in a layer of 1/2 inch depth.
 2. The devices shall be installed in a layer of 1/2 inch depth.
 3. The devices shall be installed in a layer of 1/2 inch depth.
5. **STORM DRAIN SILENT FLOW** - All storm drains shall be equipped with a storm drain siphon or other device to prevent the discharge of storm water into the storm drain system. The siphon shall be installed in a layer of 1/2 inch depth.
6. **STORM DRAIN SILENT FLOW** - All storm drains shall be equipped with a storm drain siphon or other device to prevent the discharge of storm water into the storm drain system. The siphon shall be installed in a layer of 1/2 inch depth.
7. **STORM DRAIN SILENT FLOW** - All storm drains shall be equipped with a storm drain siphon or other device to prevent the discharge of storm water into the storm drain system. The siphon shall be installed in a layer of 1/2 inch depth.





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: CZ07862/TR36784

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Gabriel Villalobos Title: Project Planner Date: September 3, 2020

Applicant/Project Sponsor: Road Arsalan Date Submitted: February 4, 2015

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42764 ZCFG06148

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA42764
Project Case Type (s) and Number(s): Tentative Tract Map No. 36784 (TR36784), Change of Zone No. 7862 (CZ07862)
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Gabriel Villalobos – Project Planner
Telephone Number: (951) 955-6184
Applicant's Name: Rod Arsalan
Applicant's Address: 750 S. Lincoln Avenue, Suite 104-167, Corona, CA 92882

I. PROJECT INFORMATION

Project Description:

Tentative Tract Map No. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet and a maximum lot size of 24,052 square feet.

Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

The above is hereinafter referred to as the "project".

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

B. Total Project Area:

Residential Acres: 10.08	Lots: 30	Units:	Proj. No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 917-310-034 & 917-310-035

Street References: The project site is located northerly of Anza Road, southerly of Monte Verde Road, westerly of Cebalo Street, and easterly of Corte Mislanca.

D. Section, Township & Range Description or reference/attach a Legal Description:
T8SR2W SEC 21 SEC

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site for the proposed project is comprised of mostly undisturbed land as there has been no previous development on the two lots included in the project's scope of work meaning the entire site is vacant. The land is mostly comprised of coastal sage scrub and some chaparral vegetation. The topography of the site is varied with natural slopes as high as 30 feet tall. The surrounding area is mostly comprised of single-family residential homes to the north, south and west, with more homes under construction to the east. The general area is mostly developed and for the purposes of this document, is considered an urbanized area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The project, as conditioned, has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies.
- 7. Air Quality:** The proposed project meets all other applicable Air Quality element policies.
- 8. Healthy Communities:** The proposed project meets all applicable Healthy Community element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2 – 5 du/ac)

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

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

G. Adjacent and Surrounding:

- 1. General Plan Area Plan(s):** Southwest Area Plan
- 2. Foundation Component(s):** Community Development
- 3. Land Use Designation(s):** Medium Density Residential (MDR) (2 – 5 du/ac)
- 4. Overlay(s), if any:** N/A
- 5. Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5)

J. Proposed Zoning, if any: One-Family Dwellings (R-1)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, Open Area Combining Zone – Residential Developments (R-5) and One Family Dwelling (R-1) to the east, and the City of Temecula to the south and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are

necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Gabriel Villalobos

Signature

9/3/20

Date

Gabriel Villalobos, Project Planner
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County Southwest Area Plan Figure 9 "Scenic Highways"

Findings of Fact:

a) As indicated in Figure 9 of Riverside County's Southwest Area Plan, the project site is not located within a scenic highway corridor as the nearest county eligible scenic highway (Hwy 79) is located approximately 1.5 miles north of the proposed project site. Views of the Project site from SR-79 are not possible due to existing development and intervening topography. Therefore, the proposed project will not have a substantial effect on a scenic highway and is considered to have no impact.

b) The project site does not include any scenic resources including trees, rock outcroppings and unique or landmark features and will not obstruct any prominent scenic vista or view open to the public. The proposed project is a subdivision of 10.8 acres into 30 single-family residential lots which for the purposes of this document are not considered to be aesthetically offensive to the public view. As such, the project is considered to have a less than significant impact.

c) The proposed project is located within an "urbanized" area and has complied with all applicable zoning and development standard regulations. As such, the project is considered to not conflict with zoning and other regulations governing scenic quality and will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located approximately 14 miles from the Mt. Palomar Observatory; which is within Zone A of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions to reduce light pollution in the area. The project shall be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. Through the incorporation of lighting requirements, as outlined in Ordinance No. 655, the impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will result in a new source of light and glare from the addition of street lights, as well as, vehicular lighting from cars traveling on adjacent roadways and home lighting. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to the California Environmental Quality Act (CEQA). As such, this project shall be considered to have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The proposed project as specified through the County of Riverside's GIS database is shown to be comprised as "other lands" and "urban-built up land" and is not considered to be Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As such, the project will have no impact.

b) The current zoning classification of the project is Residential Agricultural – 5 Acre Minimum (R-A-5), however, a change of zone application is also being processed concurrently with the proposed subdivision changing the zoning from R-A-5 to One-Family Dwelling (R-1). In addition, the project site is not located on land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. As such, the project will have a less than significant impact.

c) The project site is not located within close proximity to any property which has an existing agricultural zoning classification and will not cause the development of non-agricultural uses within 300 feet of agriculturally zone property. As such, the project will have no impact.

d) The proposed project shall not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses as the project site is surrounded in all directions by residential properties. As such, the project has been deemed to have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a) The project is not located within an area with existing zoning for forest land (as defined in Public Resources Code 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). As such, the project is considered to have no impact.

b) Per Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas" the proposed project site is not located within forest land and will not result in the conversion of forest land to non-forest use. As such, the project shall have no impact.

c) The project does not involve any other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use as there are no "forest lands" in the immediate area. As such, the project shall have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

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

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. The proposed project did not submit a project-specific air quality analysis, but an approved project with a similar scope of work that did submit one was used for the purposes of filling out this section. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the similar project; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve any changes that would otherwise impact the goals established through the General Plan as it is consistent and only requires a change of zone to address minimum lot sizes. For all intents and purposes the implementation of the project is small-scale and would not have substantial impacts to the overall South Coast Air Basin.

According to the Air Quality Analysis prepared for the similar project, as well as, the consistency analysis presented above used in the context of air quality for the region in which both the similar project and proposed project site are located, the proposed project will not conflict with the AQMP; the project impacts will be less than significant.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants.

Construction Emissions

The proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Although a project specific air quality analysis was not performed for the proposed project, such analysis has been performed for other similar projects within the County, with similar characteristics related to size and scale of the proposed project, that were also located within the South Coast Air Basin. Emissions for the purposes of this section are not necessarily dependent on a specific location but on the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis performed by Urban Crossroads was a single-family residential project in the French Valley area of the unincorporated County (the "sample project"). The sample project consisted of 20.3 acres, 34 units with similar minimum lot sizes, and similar amounts of grading as the proposed project.

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations that would apply to the proposed project, were also applied to the air quality analysis and are reflected in the emission estimates of the sample project. The table below titled Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the sample project will not exceed established SCAQMD thresholds for regional criteria pollutant emissions.

Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2018	62.23	29.07	24.93	0.04	2.53	1.92
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: Urban Crossroads

Operational Emissions

Long-term emissions are evaluated at build-out of a project. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sample project. Based on the results of the model, maximum daily emissions from the operation of the sample project will not exceed established SCAQMD thresholds. Therefore, since the proposed project has less units and can be reasonably assumed it would result in reduced emissions from the sample project, long-term operational emissions from the proposed project will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	4.06	0.03	2.84	0.00	0.06	0.06
Energy Sources	0.03	0.27	0.12	0.00	0.02	0.02
Mobile Sources	1.15	3.74	12.74	0.04	2.54	0.71
Total Emissions	5.24	4.04	15.70	0.04	2.62	0.79
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: Urban Crossroads						

Based on the above analysis on regional and local impacts from construction and operation of the project, no threshold is anticipated to be exceeded; therefore a less than significant impact is anticipated for the Project to result in a cumulatively considerable net increase of any criteria pollutant. Similar to the sample project, the proposed project will be required to adhere to the same regulations as any other project located within the South Coast Air Basin.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Helen Hunt Jackson Elementary School) is located approximately ½-mile to the west of the project site. The project will not include major transportation facilities, manufacturing uses, or generate significant odors that would affect the school.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Temecula Valley SRA.

Project specific LST analysis was not prepared, but the same sample project of 20.3 acres and 34 units and air quality analysis prepared by Urban Crossroads is used as well for this project's LST analysis. The sample project is near the proposed project that it is within the same ambient air quality levels, the sample project is larger in size (20.3 acres compared to 10.08 acres for the proposed project) and the sample project has a similar amount of grading proposed to the proposed project that the use of the sample project's LST analysis to indicate the proposed project's maximum level of impacts is applicable. The tables below titled On-Site Preparation Construction LST Emissions and On-Site Grading Construction LST Emissions, are also derived from the sample project and identify the emissions during construction at the nearest residences from that sample project were well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the LST analysis for the sample project and the low on-site emissions compared to the thresholds, coupled with the similarities between the sample project and the proposed project, impacts to sensitive receptors for the proposed project are considered less than significant.

On-Site Preparation Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	27.16	30.44	8.90	4.99
LST Threshold	303	1,533	10	6
Potential Impact?	No	No	No	No

Source: Urban Crossroads

On-Site Grading Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	33.63	41.46	5.15	2.81
LST Threshold	325	1,677	11	7
Potential Impact?	No	No	No	No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Urban Crossroads

d) The project proposes a residential development which is not typically a use that will create objectionable odors affecting a substantial number of people. The project does not include the construction of any detention basins, or any other features that would create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, PDB190002 "Western Riverside County MSHCP Compliance Document", PDB06260 "Burrowing Owl Habitat Assessment"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project shall not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plans as the project has been found to be in compliance with Riverside County's Multiple Species Habitat Conservation Plan (MSHCP).

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

According to the "Western Riverside County MSHCP Compliance Document" prepared by Searl Biological Services on January 10, 2019, the project site does not contain riparian/riverine or suitable habitat for Least Bell's Vireo, Southwestern Willow Flycatcher, or Yellow-billed Cuckoo on the project site. No vegetation typically associated with riparian habitats (i.e. willow, cottonwood, mule fat) were detected on site.

In addition, no evidence of vernal pools or other wetland features were recorded on site. The project site consisted entirely of sandy loam soils and no evidence of long-lasting ponds (i.e. cracked mud, crusty soil, hydric soils, etc.) were detected on site. No suitable habitat for fairy shrimp was detected on the project site as no standing water or other signs of areas that allow for pond water were detected.

The project is consistent with Section 6.1.2 of the MSHCP without mitigation.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Section 6.1.4 of the MSHCP provides recommendations and guidelines to minimize potential "edge effects" resulting from locating development projects in close proximity to the MSHCP Reserve Assembly. Measures such as buffers and/or barriers, are typically put in place to control drainage, toxins, lighting, noise, and invasive species. The project site is located approximately 1.36 miles north of the nearest criteria cell and as such, compliance with MSHCP Section 6.1.4 was not required.

6.3.2 Additional Survey Needs and Procedures – Burrowing Owl

A Burrowing Owl (BUOW) assessment was required and was conducted by AECOM initially in May 2015 and subsequently updated in May 2018. No BUOW habitat was determined to be present on the project site as the site is not flat enough and does not contain small mammal burrows which indicate that the project site is not considered to be a potentially suitable habitat.

There were no burrows or signs of California ground squirrels on-site. No holes or burrows were observed on-site that could be utilized by burrowing owls. There is a small cleared hill top area at the southern end of the parcels that could feasibly provide foraging habitat for burrowing owls, however, the area is deemed to not be large enough to sustain a resident owl. Due to tall, dense vegetation, steep slopes, and a lack of burrows, it is unlikely that burrowing owls have utilized the site previously or will utilize the study area in the future. As such, no BUOW preconstruction survey is required and no further conditions for the purposes of mitigation are required per CEQA.

Based off of the findings and conclusions presented in both the MSHCP compliance document and BUOW assessment, the project is considered to have a less than significant impact.

b) No endangered or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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been located on site per the MSHCP compliance document submitted and approved for the project. As such the project will have a less than significant impact.

c) The project shall not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service as none were determined through the MSHCP compliance and burrowing owl assessment conducted on site. A pre-construction nesting bird survey is conditioned for the project prior to Grading Permit issuance to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). With compliance with this standard condition of approval, the project shall have a less than significant impact.

d) The project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites as none were observed on site through the survey and report conducted for the project site. The project will have a less than significant impact.

e) The proposed project shall not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none were observed on site. The project shall have no impact.

f) The proposed project shall not have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means as no wetlands were observed on site. The Project shall have no impact.

g) The proposed project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, as no species of vegetation or wildlife protected by local policies or ordinances were observed on site. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, PDA 4988R1 "Phase I Cultural Resource Assessment of Tract 36784"

Findings of Fact:

a) The proposed project has been deemed to not have the potential to alter or destroy a historic site through the findings contained within the Phase I Cultural Resources document submitted to and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approved by the County of Riverside. The results of the records search conducted at the Eastern Information Center at UC Riverside indicated that no historic archaeological sites or historic buildings had been previously recorded within the project area. Results of the historic map research were also negative and no historic archaeological sites or historic period buildings were discovered during the course of the investigation. In addition, an intensive pedestrian survey of the study area was conducted in 2016 resulting in a thorough examination of all accessible portions of the study area. The records search and field survey failed to indicate the presence of any prehistoric or historic archaeological resources within the study area, as such, the project shall have a less than significant impact.

b) The proposed project shall not cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5 as no historical resources were observed during the study of the project site per the Phase I report. As such, the project shall have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, PDA 4988R1 "Phase I Cultural Resource Assessment of Tract 36784"

Findings of Fact:

a) The proposed project has been deemed to not have the potential to alter or destroy an archaeological site through the findings contained within the Phase I Cultural Resources document submitted to and approved by the County of Riverside. The results of the records search conducted at the Eastern Information Center at UC Riverside indicated that no historic archaeological sites or historic buildings had been previously recorded within the project area. Results of the historic map research were also negative and no historic archaeological sites or historic period buildings were discovered during the course of the investigation. As such, the project shall have a less than significant impact.

b) The proposed project shall not cause a substantial adverse change in the significance of an archaeological resources, pursuant to California Code of Regulations, Section 15064.5 as no archaeological resources were observed during the study of the project site per the Phase I report. In addition, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the appropriate tribe prior to the issuance of any grading permits. This monitor shall be on site for all initial ground disturbing activities and excavations and shall have the authority to temporarily halt the ground disturbance activities to allow for identification and potential recovery of cultural resources. This is a standard Condition of Approval and is not considered a mitigation measure for the purposes of CEQA. As such, the project shall have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) No human remains are believed to be located on site. Regardless the project has been conditioned, if human remains are encountered during earth moving activities, for no further disturbance to occur until the County Coroner has made the necessary findings as to the origin. This is a standard Condition of Approval and is not considered a mitigation measure for the purposes of CEQA. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a) The proposed Project would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the proposed Project can be accommodated within the context of available resources and energy delivery systems. As such, the Project would not cause or result in the need for additional energy producing or transmission facilities. Additionally, neither scenario proposed by the Project would engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. Any impacts will be less than significant

b) The Project would provide for, and promote, energy efficiencies beyond those required under other applicable federal and State of California standards and regulations, and in so doing would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other residential uses of similar scale and intensity that are constructed and operating in California. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy producing facilities or energy delivery. Any impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) Soil liquefaction is a phenomenon which occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increase pore-water pressure. Soil liquefaction primarily occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lost strength during liquefaction and foundation failure can occur.

According to the Preliminary Geotechnical Investigation, there is a very low probability for liquefaction. Future development of the project site will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to residential development will limit the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact from seismic ground shaking would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Findings of Fact:

a) The Geotechnical Investigation performed on the project site indicates that there is a very low potential for lateral spreading to occur at the project site. In addition, the project site is not located within an area that is susceptible to landslide or rockfall hazards. Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The topography within the site is a natural hillside ridge with a max elevation of approximately 1,326 feet above mean sea level (within the central portion of the project site) which is followed by descending slopes at an inclination of 2:1 or flatter on all sides toward the property boundaries. Existing sloping grades within the project site vary from about 1,210 to 1,326 feet. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. The topography and/or ground surface relief features will be changed but the impacts are anticipated to be less than significant.

b) All manufactured cut or fill slopes shall be at a grade of 2:1 and the heights shall vary depending upon the existing topography. As such, the impacts shall be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in grading that affects or negates subsurface sewage disposal systems since the project will not utilize septic systems and will be served by domestic sewer service. The project shall have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The soils conditioned on site have been determined to have a low potential for expansion and is described as silty, clayey fine to coarse sand. The project would not create a substantial direct or indirect risk to life or property and impacts shall be less than significant.

c) The proposed project will receive wastewater service through an existing sewer line with the Eastern Municipal Water District (EMWD). As such, the project shall have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) As indicated on Figure S-8 "Wind Erosion Susceptibility Map", the project site is located within an area with a Moderate Wind Erodibility rating. The Riverside County General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). BMPs shall be implemented to reduce surface and air movement of dust during land disturbance, demolition, or construction will be used in areas subject to dust problems to prevent soil loss and reduce the presence of potentially harmful airborne substances. With such compliance, the project will not result in an increase in wind erosion and blow sand either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials, "Benton Road Residential Greenhouse Gas Analysis", dated 11/2/16, prepared by Urban Crossroads

Findings of Fact:

a-b) The proposed project has not submitted a project specific greenhouse gas emissions report. For CEQA purposes, the following emissions statistics were also used from the sample project referenced in the air quality analysis. As discussed prior, the sample project consists of 20.3 acres and 34 single-family residential units with similar minimum lot sizes, and similar amount of grading compared to the proposed project. Using all of the emissions quantified, the total construction Greenhouse Gas emissions generated from the sample project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO_{2e}) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the Project are below the threshold of 3,000 MT CO_{2e} per year for residential projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD) and in conformance with the County's Climate Action Plan (CAP).

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

Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Source: Urban Crossroads				

Given the similarities of the sample project compared to the proposed project, coupled with the low anticipated GHG emissions, any GHG impacts are anticipated to remain less than significant. Since the project will not exceed the screening threshold proposed by the SCAQMD or the County's CAP, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. The project proposes a subdivision of 10.8 acres into 30 single-family residential lots; the project will not introduce activities that will cause substantial hazard to the public. The development and regular operation and cleaning of the eventual residential units will not present a substantial health risk to the community. Impacts associated with the routing transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as previously addressed in finding no. 21(a), the project will not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore the project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. As such, impacts will be less than significant.

d) The proposed project shall not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school as the proposal does not include the handling of such materials. In addition, the nearest school is located approximately half (1/2) a mile to the west of the project site. As such, there will be no impacts.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Section 65962.5. As such, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-d) The project site is not located within an Airport Influence Area and is not located within close vicinity to an existing public airport or private airstrip. The project will not be incompatible with an existing Airport

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Land Use Plan and will not require review from the Airport Land Use Commission. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Ana

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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River Watershed and is within the jurisdiction of the California Regional Water Control Board, Santa Ana Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed storm drain system is designed to route the first flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

b) The Project will be served by Rancho California Water District (RCWD) for domestic water. RCWD has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The project is consistent with the General Plan land use designation that is utilized by RCWD in its water demand projections with its Urban Water Management Plan and the project is consistent with growth projections in the region. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas as well as the proposed water quality basins. There are three proposed basins on-site following the natural drainage patterns of the project site to the northerly and eastern portions. Each basin includes a drainage easement to direct run-off for natural filtration. The project proposes to collect drainage on the surface via the internal streets and direct the drainage to the east and northwest where it is conveyed to a storm drain that outlets to one of the three basins. The bottom of each basin would also function to limit any potential increase in runoff and for water quality treatment. Final engineering of the development will require further calculation and certainty that the resulting drainage from the site would not increase any flows downstream to levels greater than existing. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

c) The grading and drainage design has been developed to maintain the natural discharge patterns as much as practical. The existing pattern discharges storm water to the easterly and northerly adjacent vacant lands. The proposed detention basins will attenuate any increased flows generated from the construction of impervious surfaces on the site to not increased flows on- or off-site that could potentially result in increased erosion. There will also be no alteration of the course of a stream or river or through the addition of impervious surfaces as there are no evidence of any streams or rivers being located on site. Therefore, this impact is considered less than significant.

d) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

e-f) With required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems and would not result in flooding either on or off site or polluted runoff. Thus, impacts would be less than significant and no mitigation is required

g) The proposed project is not within a flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.

h) The proposed project is not located in flood hazard, tsunami, or seiche zones, and as such, would not risk the release of pollutants due to project inundation. The project will have no impact.

i) The proposed project includes a project specific water quality management plan for the purposes of addressing this issue. As such, there will be no conflict or obstruction of any plan and the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

a) The proposed project shall not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect as the proposed land use is residential and is consistent with regulations as established for the subject property. The only potential conflict would be the proposed change of zone from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1), which would allow for a change in the minimum lot size of the subdivision from 20,000 sq. ft. to 7,200 sq. ft. This change would bring the proposed subdivision into consistency with the General Plan Land Use Designation of Medium Density

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Residential (MDR), which allows for single-family residences with a density range between 2 – 5 density units per acre on lots no less than 7,200 sq. ft. As such, the project impact will be less than significant.

b) The proposed project shall not disrupt or divide the physical arrangement of an established community, including a low-income or minority community, as the proposed project is on vacant land. The surrounding environment is comprised of already existing or soon to be existing single-family residences, and the proposed project will only add to that similar housing stock as the project will be similar in nature to the surrounding developments. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. Mineral Resources

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

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-c) According to Figure OS-5 Mineral Resources, the project site is categorized as MRZ-3, areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. There are no mining operations within vicinity of the project site. In addition, the land uses in the vicinity are all residential and would not accommodate mining operations. The project includes no component that would result in mining operations or use of any existing or abandoned mines. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project site is located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive noise levels. As such, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), United States Department of Housing and Urban Development Site DNL Calculator; Urban Crossroads, Project Application Materials

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

The project is estimated to generate a total of 283 average daily trips onto Anza Road with the majority of the trips assumed to be directed towards the 15 freeway. Utilizing the United States Department of Housing and Urban Development Site DNL Calculator, based on the existing approximately 2,000 trips on Anza Road, existing noise levels are anticipated to be approximately 53 dBA CNEL at a distance of 100 feet and a posted speed of 40 miles per hour. With the additional approximately 285 trips on Anza Road, noise would be anticipated to remain 53 dBA CNEL with no perceptible increase in ambient noise. Increases in other area roadways that currently accommodate larger amounts of traffic (i.e. Pala Road and Temecula Parkway) would have a similar level of change in ambient levels of noise since the same level of traffic added to these roads represents a lower proportion of the existing traffic and resulting noise levels. Since the increase in ambient noise would be barely perceptible and would not likely exceed even the most conservative ambient noise thresholds, the impact to ambient noise levels would be less than significant.

The project will result in temporary construction-related noise increases due to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance No. 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. The closest sensitive receptors are residences to

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

the west, north, and east, with the closest residence approximately 35 feet from the project site western boundaries. Noise levels associated with the various construction phases range between 62 dBA to above 80 dBA at 50 feet, see below reference noise level table from Urban Crossroads.

ID	Noise Source	Reference Distance From Source (Feet)	Reference Noise Levels @ Reference Distance (dBA Leq)	Reference Noise Levels @ 50 Feet (dBA Leq) ⁶
1	Truck Pass-Bys & Dozer Activity ¹	30'	63.6	59.2
2	Dozer Activity ¹	30'	68.6	64.2
3	Construction Vehicle Maintenance Activities ²	30'	71.9	67.5
4	Foundation Trenching ²	30'	72.6	68.2
5	Rough Grading Activities ²	30'	77.9	73.5
6	Framing ³	30'	66.7	62.3
7	Two Scrapers Pass-By ⁴	30'	83.7	79.3
8	Concrete Mixer Truck Movements ⁵	50'	71.2	71.2
9	Concrete Paver Activities ⁵	30'	70.0	65.6
10	Concrete Mixer Pour & Paving Activities ⁵	30'	70.3	65.9
11	Concrete Mixer Backup Alarms & Air Brakes ⁵	50'	71.6	71.6
12	Concrete Mixer Pour Activities ⁵	50'	67.7	67.7

¹ As measured by Urban Crossroads, Inc. on 10/14/15 at a business park construction site located at the northwest corner of Barranca Parkway and Alton Parkway in the City of Irvine.

² As measured by Urban Crossroads, Inc. on 10/20/15 at a construction site located in Rancho Mission Viejo.

³ As measured by Urban Crossroads, Inc. on 10/20/15 at a residential construction site located in Rancho Mission Viejo.

⁴ As measured by Urban Crossroads, Inc. on 10/30/15 during grading operations within an industrial construction site located in the City of Ontario.

⁵ Reference noise level measurements were collected from a nighttime concrete pour at an industrial construction site, located at 27334 San Bernardino Avenue in the City of Redlands, between 1:00 a.m. to 2:00 a.m. on 7/1/15.

⁶ Reference noise levels are calculated at 50 feet using a drop off rate of 6 dBA per doubling of distance (point source).

Since the County of Riverside General Plan and Municipal Code do not identify specific construction noise level thresholds, a threshold is identified based on the National Institute for Occupational Safety and Health (NIOSH) limits for construction noise. NIOSH identifies 85 dBA Leq as a level of significant impacts for an 8 hour period. Per the above table with reference noise sources and due to the nearest sensitive receptor not being located less than the 30' distance for reference sound, the noise generated from construction would not be expected to exceed the 85 dBA Leq threshold from NIOSH. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

b) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 430 feet from the center of the project site that would generate an average level of 0.09 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will be somewhat perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) According to Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", the project site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. As such, the project has been conditioned so that prior to the issuance of grading permits the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). In addition, the project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

The project shall not directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature through the implementation of this condition. This is a standard Condition of Approval and is not considered a mitigation measure for the purpose of CEQA, as such, the project shall have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

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

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

Findings of Fact:

a) The project site is currently vacant and proposes to construct a 30 lot single-family residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project proposes to construct a 30-lot residential subdivision. The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

c) Riverside County's population is projected to increase by 277,000 from 2008 to 2020 and by 155,000 from 2020 to 2025. The population growth generated by the proposed project is well within the growth forecasts developed for the RTP. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

30. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, GIS database

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The nearest school to the project site is Helen Hunt Jackson Elementary, located at 32400 Camino San Dimas in Temecula, and is approximately half a mile west of the project site. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project proponent is required to pay park and recreation fees and/or dedicate land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). The project shall not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment as no facilities are proposed. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

b) The proposed project shall not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. As such, the proposed project shall have less than significant impact.

c) The project is subject to Quimby Fees per Section 10.35 of County Ordinance No. 460. The project impacts shall be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

a) The proposed project, although it is located near a General Plan designated combination trail located along Anza Road, is not subject to the construction or expansion of a trail system as determined by planning staff. As such, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) where the projected vehicle miles traveled for the project exceed an applicable threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The proposed project will increase vehicular traffic. However, due to the relatively low amount of units proposed, the generation of 285 daily trips, and the maximum peak hour trips anticipated to be 30 trips pursuant to the Institute of Transportation Engineers, Trip Generation Manual, the project does not meet the threshold of 100 peak hour trips to justify a requirement for a traffic study. Although the project would create additional trips on the surrounding roads, such a low amount of peak hour trips would not be anticipated to result in any exceedance of capacity of a roadway or intersection. Therefore, the impact is considered less than significant.

b) Transportation impact analyses prepared by the County have historically been based level of service (LOS) and similar vehicle delay/congestion metrics. The LOS analytic model provides a reasonable assessment of vehicle congestion and driving conditions that may result from a given development project. LOS analyses do not however evaluate the range and magnitude of other environmental effects attributable to development traffic, including fuel consumption, criteria air pollutant emissions, and greenhouse gas emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In the fall of 2013, Senate Bill 743 (SB 743) was passed by the legislature and signed into law by the governor. This legislation has changed the way that transportation studies are conducted for environmental documents. In the areas where SB 743 is implemented, delay-based metrics such as roadway capacity and level of service will no longer be the performance measures used for the determination of the transportation impacts of projects in studies conducted under CEQA. Instead, new performance measures such as vehicle miles travelled (VMT) or other similar measures will be used.

In December 2018 CEQA Guidelines were updated to include a threshold for evaluating traffic impacts using the VMT methodology. This new methodology is required to be used statewide after July 2020. During the preparation of this initial study, VMT thresholds were not yet adopted by the lead agency but have been drafted. Although not adopted, these draft thresholds and the methodology they are based on include substantial evidence to rely on for the purposes of this initial study to analyze this project's traffic impacts based on VMT.

The California Governor's Office of Planning and Research (OPR) prepared a Technical Advisory for evaluation transportation impacts in CEQA based on VMT. This Technical Advisory notes that projects that generate or attract fewer than 110 trips per day generally may be assumed to create a less than significant impact. As noted previously, the project is anticipated to generate approximately 283 average daily trips, so the project does not meet OPR's initial guidance for screening out small projects.

The County is currently in the process of adopting County specific guidelines and threshold of significance for VMT. The current draft guidelines utilize a significance threshold of county-wide average VMT, which is an approach adopted by several jurisdictions within the County due to the County's and cities within the County need to address housing needs and lack of economic growth in the region. Although no specific VMT analysis was prepared for the project to calculate expected VMT, the proposed project is located within a highly developed area located near job centers within the City of Temecula and other nearby cities and areas within unincorporated Riverside County. Due to this relatively close location to job centers and other destinations for trips from the proposed residential units, the project is not expected to result in a greater than the county-wide average VMT due to the fact that many if not most residential units within the County are located further from trip destinations compared to the proposed project.

Associated with the County's VMT draft guidelines and the foundation for them, since a large part of the reasoning for SB 743's shift from an LOS to VMT based analysis for traffic analysis per CEQA is based on a better relationship and accounting to greenhouse gas emissions, the County has developed screening thresholds that are tied to Riverside County's Climate Action Plan (CAP) thresholds for greenhouse gas emissions. The CAP Screening Tables identifies a 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO_{2e}) per year screening level threshold to identify projects that require the use of the Screening Tables or a project-specific technical analysis to quantify and mitigate project greenhouse gas emissions. The County determined the size of development that is too small to be able to provide the level of greenhouse gas (GHG) emission reductions expected from the Screening Tables or alternate emission analysis method. To do this the County determined the GHG emission amount allowed by a project such that 90 percent of the emissions on average from all projects would exceed that level and be "captured" by the Screening Table or alternate emission analysis method. The GHG emissions calculations from the VMT Tool should be used in conjunction with the County's GHG emissions screening tables.

As is indicated in the Greenhouse Gas Emissions section of this analysis, the proposed project would not exceed the 3,000 MTCO_{2e} threshold of the CAP. Furthermore, the draft VMT thresholds and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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methodology developed by the County utilizing the California Emissions Estimator Model (CalEEMod) indicate that a single-family residential project up to 110 dwelling units would not exceed the 3,000 MTCO₂e threshold and therefore would also not exceed the VMT threshold pursuant to SB 743. Therefore, the project is not anticipated to conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) or the County's current draft VMT thresholds.

c) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

d) The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

e) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project includes two access points leading from Anza Road and ending in cul-de-sacs within the subdivision. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. Therefore, this impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

a) The proposed project, although it is located near a General Plan designated combination trail located along Anza Road, is not subject to the construction or expansion of a trail system as determined by planning staff. As such, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) The proposed project would not cause a substantial effect to listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) as no archaeological resources or tribal cultural resources have been recorded within the project area and are not located on the project site. In addition, the project was subject to AB52 tribal consultation and of the four tribes notified, only the Pechanga Tribe requested consultation. Through various meetings and review of the approved Phase I Cultural Resources document (PDA 4988R1), the County and Tribe determined no mitigation was required and that the project would be conditioned to require a tribal monitor on site to address tribal cultural resources extraction in the event that a resource is found during earthmoving activities. This is a standard condition of approval for the project and is not considered a mitigation measure for the purpose of CEQA. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

a) The applicant of the proposed subdivision shall initiate and compete a LAFCO annexation for the purposes of obtaining water service from the Rancho California Water District (RCWD) as the infrastructure is available locally. The project has been conditioned to handle this prior to issuance of grading permits or map recordation and is not considered a mitigation measure for the purposes of CEQA. The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. As such the impact shall be less than significant.

b) The project shall have the ability to have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years as the project will be served by RCWD. The applicant has been conditioned to obtain will-serve letters from the water district and will be required to do so prior to grading permits. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a) The applicant of the proposed subdivision shall initiate and compete a LAFCO annexation for the purposes of obtaining sewer service from the Eastern Municipal Water District (EMWD) as the infrastructure is available locally. The project has been conditioned to handle this prior to issuance of grading permits or map recordation and is not considered a mitigation measure for the purposes of CEQA. The project will not require or result in the construction of new wastewater treatment facilities. Any future construction of new facilities required by the cumulative effects of the project and surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects will have to meet all applicable environmental standards. As such the impact shall be less than significant.

b) The project has been conditioned to obtain will-serve letters from the local water district (EMWD) for the purposes of securing sewer services for the purposes of this proposed project. In order for the project applicant to obtain grading permits, first a determination will need to be made by the wastewater treatment provider that's serves or may service the project that it has adequate capacity to serve the projects projected demand. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project shall not generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals as the project is consistent with the projected growth for the area. The project must obtain a will-serve letter prior to grading to secure sewer services to the project site. As such, the impact shall be less than significant.

b) The project shall comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste management Plan). The project shall have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a) Electricity services are to be provided by Southern California Edison for the purposes of the proposed project. No construction of new facilities or expansion of existing facilities are anticipated as a result of this project. As such, the project will have a less than significant impact.

b) Natural gas services are to be provided by the Southern California Gas Company for the purposes of this proposed project. No construction of new facilities or expansion of existing facilities are anticipated as a result of this project. As such, the project will have a less than significant impact.

c) Communication systems including telephone services are to be provided by Verizon for the purposes of this proposed project. No construction of new facilities or expansion of existing facilities are anticipated as a result of the project. As such, the project will have a less than significant impact.

d) Street lighting shall be implemented by the developer in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. Street light annexation into L&LMD or a similar mechanism as approved by the Transportation Department. As such, the impacts will be less than significant.

e) There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

f) There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The proposed project shall not substantially impair an adopted emergency response plan or emergency evacuation plan as Fire Department emergency vehicle apparatus access road locations and designs shall be in accordance with the California Fire Code, Riverside County Ordinance No. 460, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Impacts will be less than significant.

b) The proposed project shall not expose project occupant's to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, or other factors as the proposed project would develop currently vacant 10.08 acres of land containing vegetation/fuel that would otherwise exacerbate pollutant concentrations in a wildfire scenario. With the development of the proposed project, the vacant land shall be modified and the vegetation/fuel removed which in turn would limit risks for the immediate area. The impacts shall be less than significant.

c) As conditioned by the Fire Department, setbacks for homes in the high fire hazard zone shall provide a minimum 30' setback from property lines. No additional installation or maintenance of associated infrastructure such as roads, fuel breaks, emergency water sources, power lines or other utilities that may exacerbate fire risk or may result in temporary or ongoing impacts to the environment are proposed. As such, the impacts will be less than significant.

d) The proposed project is not located downslope or downstream and as such, shall not subject the project occupants to downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. The project will have a less than significant impact.

e) As indicated on Riverside County General Plan Figure S-11 "Wildfire Susceptibility," the project site is located within an area of very high potential for wildland fires. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands because standard conditions of approval have been added to the project that will assure adequate infrastructure exists on site to address fire suppression needs. In addition, the project will be required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources, Cultural Resources, Tribal Cultural Resources, and Paleontological Resources, implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts are less than significant.

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

Source(s): Staff Review, Project Application Materials

Findings of Fact: There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



09/14/20, 1:43 pm

TR36784

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36784. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - 90 Days To Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Advisory Notification. 2 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TENTATIVE TRACT MAP NO. 36784 (TR36784) and CHANGE OF ZONE NO. 7862 (CZ07862) or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning TENTATIVE TRACT MAP NO. 36784 (TR36784) and CHANGE OF ZONE NO. 7862 (CZ07862), including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Hold Harmless (cont.)

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this plan Tentative Tract Map No. 36784 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4 AND - Project Description & Operational Limits

Tentative Tract Map No. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet.

Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1).

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT(S)

Tentative Tract Map No. 36784, Amended No. 2, dated 2/19/18.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 COUNTY WEB SITE

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

Transportation. 3 DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 4 DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 5 OFF-SITE. PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 6 STD INTRO (ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

STD INTRO (ORD 460/461) (cont.)

provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: TR36784

Parcel: 917310034

50. Prior To Map Recordation

E Health

050 - E Health. 1 Sewer Will Serve Not Satisfied

A Will Serve letter is required from the agency providing sewer service. The project is in close proximity to EMWD service boundaries and is considered to be in EMWD's sphere of influence. To obtain sewer service from EMWD, you must complete the Local Area Formation Commission (LAFCO) fringe annexation process with Ranch California Water District. Once the annexation process is complete, EMWD will then be able to issue a Will Serve letter.

Planning

050 - Planning. 1 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 2 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 3 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 7862 (CZ07862) have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

050 - Planning. 5 Map - Quimby Fees (1) Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

Survey

050 - Survey. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Anza Road and so noted on the final map.

050 - Survey. 2 EASEMENT Not Satisfied

Plan: TR36784

Parcel: 917310034

50. Prior To Map Recordation

Survey

050 - Survey. 2 EASEMENT (cont.) Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 0050-Transportation-MAP-LC LNDSCP COMMON AREA MA Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 2 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Anza Road.
2. Streetlights on Anza Road.
3. Street sweeping.
4. Graffiti abatement of walls and other permanent structures along Anza Road.

Plan: TR36784

Parcel: 917310034

50. Prior To Map Recordation

Transportation

050 - Transportation. 6 EXISTING MAINTAINED/PART-WIDTH (cont.) Not Satisfied

2. Gate shall be installed 35' from Anza Road curb-line.
3. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 12' parkway.
4. Match-up Curb and gutter with the existing curb & gutter to the west and east project boundaries as directed by the Director of Transportation.

050 - Transportation. 7 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, All details necessary to build BMPs per the WQMP shall be included on the grading plans. Since this project's development occurred during the implementation of the July 5, 2018 WQMP, discussions were made with the engineer to include the use of Biofiltration and Drywell BMPs for this project due to the sensitivity of the drainage outlets and to avoid "perched" basins in poor soils.

050 - Transportation. 8 IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE:

Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 9 INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 10 LANDSCAPING/TRAIL Not Satisfied

The project proponent shall comply in accordance with landscaping (and/or trails) requirements within public road right-of-way (or within easement adjacent to the public road right-of-way in accordance with Ordinance 461 Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping plans shall be designed within Anza Road.

Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be

Plan: TR36784

Parcel: 917310034

50. Prior To Map Recordation

Transportation

050 - Transportation. 10 LANDSCAPING/TRAIL (cont.) Not Satisfied
placed within the public road rights-of- way.

050 - Transportation. 11 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No . 1001.

050 - Transportation. 12 SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 13 SOILS Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 14 ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR31597.

050 - Transportation. 15 STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 16 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 17 WQMP ACCESS AND MAINT (SURVEY) Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

60. Prior To Grading Permit Issuance

BS-Grade

Plan: TR36784

Parcel: 917310034

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - LOT TO LOT DRN ESMT Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

Plan: TR36784

Parcel: 917310034

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 12 0060-BS-Grade-MAP - SLOPE STABIL'TY ANLY Not Satisfied

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW (cont.) Not Satisfied

060 - BS-Grade. 14 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 7862 has been approved and adopted by the Board of Supervisors.

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 4 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the appropriate tribe.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this
resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied
12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 6 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES (con Not Satisfied
total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Surveys - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx> . All details necessary to build BMPs per the WQMP shall be included on the grading plans. Since this project's development occurred during the implementation of the July 5, 2018 WQMP, discussions were made with the engineer to include the use of Biofiltration and Drywell BMPs for this project due to the sensitivity of the drainage outlets and to avoid "perched" basins in poor soils.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 SUBMIT GRADING PLANS (cont.) Not Satisfied
required prior to issuance of a grading permit.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL REQ. Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

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

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

Planning

080 - Planning. 1 0080-Planning-MAP - BUILDING SEPARATION 2 Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 3 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 4 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 5 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 6 0080-Planning-MAP - Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. All lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns.

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 7 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN (coi Not Satisfied

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as CSA/LMD/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Waste Recycling Plan (cont.) Not Satisfied
Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. 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.
4. 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 control 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.

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

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

1. Precise grade inspection.
 - a. Precise Grade Inspection can include but is not limited to the following:
 1. Installation of slope planting and permanent irrigation on required slopes.
 2. Completion of drainage swales, berms and required drainage away from foundation.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

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 control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP 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 control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

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

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 4 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-MAP- ROLL-UP GARAGE DOORS (cont.) Not Satisfied
All residences shall have automatic roll-up garage doors.

090 - Planning. 5 Map - Quimby Fees (2) Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from this Quimby Fee authorized organization. If no such organization or authority is in effect at building permit final inspection, this condition shall not apply.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80, TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90, TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-MAP-LC LNDSCP INSPECT DEPOSIT Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation

Plan: TR36784

Parcel: 917310034

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-MAP-LC LNDSCP INSPECT DEPOSIT (Not Satisfied
Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 4 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 5 LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Anza Road.

090 - Transportation. 6 STREET LIGHTS INSTALL Not Satisfied

Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Plan: TR36784

Parcel: 917310034

90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 6 STREET LIGHTS INSTALL (cont.) Not Satisfied
Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that street-lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

- 090 - Transportation. 7 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

- 090 - Transportation. 8 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

- 090 - Transportation. 9 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

- 090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

August 17, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for TR 36784

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

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

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

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 re TR 36784
August 17, 2015
Page 2

cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

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

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

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

PP Shannon M. Smith

Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



May 16, 2019

Mehraban Yazdani Buicki
14865 Greenbrae St.
Irvine, CA 92604

To Whom It May Concern:

Re: APN: 917-310-034 & 035

Eastern Municipal Water District (EMWD) is responding to your request for information regarding the Sewer system capability in the vicinity of the subject parcel.

Due to the subject parcel's close proximity to EMWD service area boundary, the subject parcel is considered to be in EMWD's sewer sphere of influence. To obtain sewer service from EMWD, you must complete the Local Area Formation Commission (LAFCO) fringe annexation process with Rancho California Water District (RCWD) first. Once you have completed the annexation process, then EMWD will be able to issue a Will Serve letter for your property.

For your information, the following are EMWD's Requirements for projects annexing to EMWD directly. Since your annexation will be processed by RCWD, this information should help you in defining some of the scope and costs associated with fringe annexation.

1. Letter requesting annexation of the subject property to EMWD;
2. EMWD's Petition (enclosed) executed by the owners of record;
3. Copy of current vesting deeds(s);
4. Completed LAFCO application form (enclosed);
5. Map(s) and legal description(s) prepared by a registered surveyor per MWD and LAFCO requirements;
6. Check payable to Eastern Municipal Water District for the following:
 - \$5,000 MWD annexation processing fee
 - \$4,000 (\$5,500 if Neg Dec Needed) EMWD annexation processing fee
 - \$9,030 (btwn 10-200 acres) or \$6,450 (if 10 or less acres) LAFCO annexation

Mr. Mehraban Yazdani Buicki
May 16, 2019
Page 2

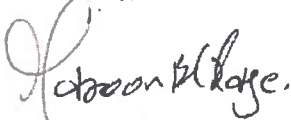
- processing fee.
- \$1,000 Deposit for the Riverside County Surveyor

MWD's per acre annexation charge (currently \$5,965/acre for CY 2019) and State Board of Equalization's processing fee will be due and payable upon final approval of the annexation by MWD.

It is important to note that most fringe area annexation requests require environmental approvals such as CEQA. Documentation of such approvals are required early in the fringe area application process which ultimately impacts the overall processing timeline.

The annexation process involves several agencies and takes approximately 18 months to Complete. Should you have any questions regarding this letter or if you need additional Information pertaining to other charges associated with this annexation, please contact me at (951) 928-3777, extension 4468

Sincerely,



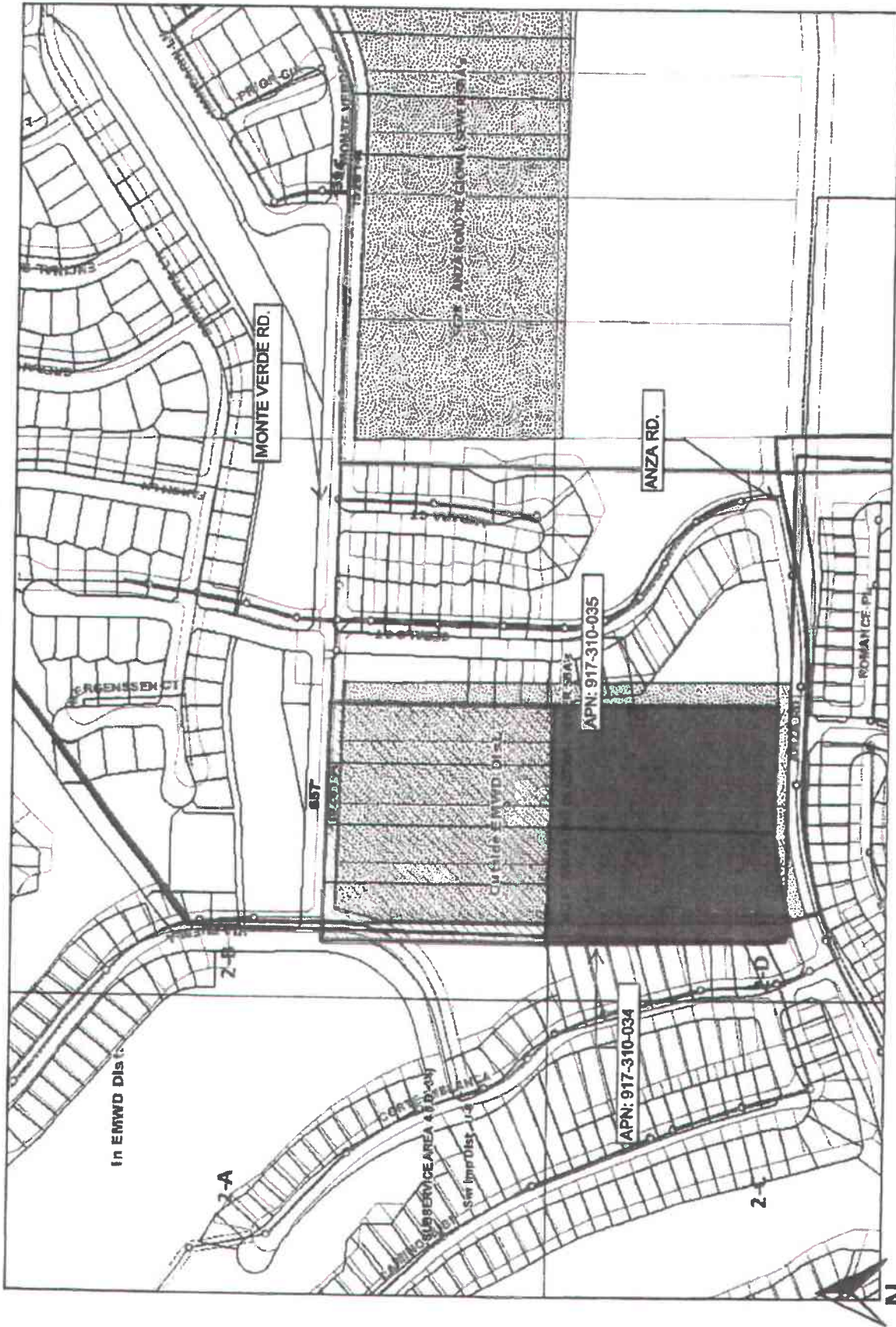
Maroun El-Hage, MPA, MS, PE
Senior Civil Engineer
Development Services Department
Eastern Municipal Water District

MEH:km

Attachment(s)/Enclosure(s): Copy of exhibit outside of EMWD Sewer.

c:

Eastern Municipal Water District



DISCLAIMER

LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. EASTERN MUNICIPAL WATER DISTRICT ASSUMES NO LIABILITY FOR ANY DAMAGE AND/OR EXPENSE RESULTING FROM INADEQUATE VERIFICATION.

Time of plot : 4/29/2019 7:57:18 AM



**Rancho
Water**

May 15, 2019

Case Planner
County of Riverside
Department of Environmental Health
Post Office Box 7909
Riverside, CA 92513-7909

**SUBJECT: WATER AVAILABILITY
TENTATIVE TRACT MAP NO. 36784
APNS 917-310-034 AND 917-310-035
PARCEL NOS. 1 AND 2 OF PARCEL MAP NO. 25184
[GOSHTASB DASHTAKI]**

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Eileen Dienzo
Director of Human Resources

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Case Planner:

Rancho California Water District (RCWD/District) is prepared to provide water service to the above-referenced properties upon the property owner's completion of Riverside County Local Agency Formation Commission's annexation process involving RCWD, Eastern Municipal Water District, and Metropolitan Water District of Southern California; completion of all financial arrangements to include the extension of water facilities and installation of water services; destroying all on-site wells, if applicable; and signing an Agency Agreement that assigns water management rights, if any, to RCWD.

If you should have any questions or need additional information, please contact me at the District office at (951) 296-6993.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

Corry Smith
Engineering Services Supervisor

Enclosure: Exhibit Map

cc: Jeff Kirshberg, Water Resources Manager
Jake Wiley, Engineering Manager-CIP & Development
Goshtasb Dashtaki, Owner

19\CS:hab011\WaterAvailability

MONTE VERDE Road

ANZA Road

ROMANCE Place
8" PVC
RC732 - 1485 Zone

PUFFIN Street
8" PVC
RC732 - 1485 Zone

917310034
917310035

16" PVC
RC731 - 1485 Zone

8" PVC
RC731 - 1485 Zone

9" PVC
RC731 - 1485 Zone

8" PVC
RC732 - 1485 Zone

8" PVC
RC731 - 1485 Zone

8" PVC
RC731 - 1485 Zone

8" PVC
RC731 - 1485 Zone

8" PVC
RC588 - 1485 Zone

KARIBLA Court
8" PVC
RC871 - 1485 Zone

8" PVC
RC871 - 1485 Zone

CORTEMISLANCA

8" PVC
RC871 - 1485 Zone

CAMINITO LORES

16" PVC
RC731 - 1485 Zone

MONTE VERDE

8" PVC
RC731 - 1485 Zone

SHARIC
8" PVC
RC731 - 1485 Zone

8" PVC
RC871 - 1485 Zone

CAMINO RUBI

8" PVC
RC871 - 1485 Zone

16" PVC
RC731 - 1485 Zone

GRACE Court
8" PVC
RC731 - 1485 Zone

GALAXY Court

8" PVC
RC731 - 1485 Zone

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Carolyn Syms Luna · Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 30784 DATE SUBMITTED: 2/4/2015

APPLICATION INFORMATION

Applicant's Name: Rod Arsalan E-Mail: aeenguel@gmail.com

Mailing Address: 750 S. LINCOLN AVE. #104-167
CORONA CA 92882
City State ZIP

Daytime Phone No: (951) 272-8181 Fax No: (951) 272-8794

Engineer/Representative's Name: _____ E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: MEHRBAN YAZDANI E-Mail: _____
MOSHATAB DASHTAKI

Mailing Address: 14865 GREENBARK ST.
IRVINE CA 92604
City State ZIP

Daytime Phone No: (714) 390-4837 Fax No: (949) 786-8753
949-735-5292

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those 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.

C2 07862 EA 42764 CF606148

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

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

Red Arsalan
PRINTED NAME OF APPLICANT [Signature]
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.

Dilshad M.Y. Davidi
MEHRBAN YAZDANI
PRINTED NAME OF PROPERTY OWNER(S) [Signature]
SIGNATURE OF PROPERTY OWNER(S)
Payin DASHAKI
GOSATAS B DASHAKI
PRINTED NAME OF PROPERTY OWNER(S) [Signature]
SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 917-310-034 #035
Section: 22 #27 Township: 8 S Range: 2 W
Approximate Gross Acreage: 10.08
General location (cross streets, etc.): North of ANZA RD, South of REDHOUK PKWY, East of PEPPER CORN DR, West of EL CHIMISAL RD.
Thomas Brothers map, edition year, page number, and coordinates: 979-65

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDE THE LOTS TO RESIDENTIAL USE. 30 SFR

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 700'

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 52,200

Estimated amount of fill = cubic yards 28,500

Does the project need to import or export dirt? Yes No

Import N/A Export 23,700 Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 8,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE TRACT MAP NO. 36784, CHANGE OF ZONE NO. 7862 – Intent to Adopt a Negative Declaration – Intent to Adopt a Negative Declaration – EA42764 – Applicant: Rod Arsalan – Engineer/Representative: AC Engineering Group – Owner: Mehraban and Dilshad Yazdani – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2 – 5 du/ac) – Location: North of Anza Road, East of Corte Mislanca, South of Monte Verde Road, West of Via Pascal – 10.08 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – REQUEST: Tentative Tract Map No. 36784 is a schedule “A” subdivision of 10.08 acres (gross) into 30 single-family residential lots with a minimum lot size of 7,200 square feet. Change of Zone No. 7862 is a proposal for a modification to the existing zoning classification of the project site from Residential Agricultural – 5 Acre Minimum (R-A-5) to One-Family Dwellings (R-1) – APN: 917-310-034, 917-310-035.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	September 23, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. Public access to this meeting will not be available. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Gabriel Villalobos, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 28, 2020,

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

APN (s) or case numbers CZ07862 / TR36784 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ07862 / TR36784

(600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map



Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 8/28/2020 4:01:36 PM

© Riverside County RCIT

917310027
THANH VINH NGUYEN
33229 MONTE VERDE RD
TEMECULA CA 92592

917310028
KYUNG SUN KANG
3530 AUSTIN BLUFFS PKWY
COLORADO SPGS CO 80918

917360002
ALASTAIR BROWN
45795 CEBALO ST
TEMECULA CA 92592

917360010
ROMI S. SHABAN
45891 CEBALO ST
TEMECULA CA 92592

917361001
ANTONIO DANIEL RAMOS
45856 CEBALO ST
TEMECULA CA 92592

917361010
JENNIFER LEVY
45781 AMBARA CT
TEMECULA CA 92592

917361019
JEFFREY D. BUTTEMER
45830 AMBARA CT
TEMECULA CA 92592

917361020
GINO REYNOSO
45814 AMBARA CT
TEMECULA CA 92592

917360006
THOMAS C. SMITH
45843 CEBALO ST
TEMECULA CA 92592

917360008
ARCINASFAMILY LIVING TRUST 12/21/19
45867 CEBALO ST
TEMECULA CA 92592

917310034
MEHRABAN YAZDANI BUICKI
14865 GREENBRAAE ST
IRVINE CA 92604

917361013
ERIC J. CHARRETTE
45817 AMBARA CT
TEMECULA CA 92592

917310029
JANESE M. REYES
27430 ENTERPRISE CIR W 101
TEMECULA CA 92590

917360001
BROWN FAMILY REVOCABLE TRUST DTD
45783 CEBALO ST
TEMECULA CA 92592

917360004
ROGER FITNESS
45819 CEBALO ST
TEMECULA CA 92592

917361018
HAIBO YAO
45846 AMBARA CT
TEMECULA CA 92592

917360003
FANG CHEN
45807 CEBALO ST
TEMECULA CA 92592

917360012
LS TERRACINA
15360 BARRANCA PKY
IRVINE CA 92618

917361012
OSCAR MANUEL MADRIGAL
45805 AMBARA CT
TEMECULA CA 92592

917361014
LEN PERSAUD
45833 AMBARA CT
TEMECULA CA 92592

917361015
PATRICK M. RYAN
45849 AMBARA CT
TEMECULA CA 92592

917360005
MARCUS VIRAK TOUCH
45831 CEBALO ST
TEMECULA CA 92592

962361002
WING KWAN RICHARD TUNG
25240 HANCOCK AVE NO 330
MURRIETA CA 92562

962363014
AUSTIN MYERS
45931 CAMINO RUBI
TEMECULA CA 92592

962410034
DINGBO LIANG
11 E YALE LOOP
IRVINE CA 92604

962413005
CHRISTOPHER A. EVANS
32922 MONTE DR
TEMECULA CA 92592

962413008
ARNOLD F. ALDANA
32952 MONTE DR
TEMECULA CA 92592

962361016
MATTHEW R. BROOKS
45949 CORTE MISLANCA
TEMECULA CA 92592

962362006
STEVEN G. DAVIS
45944 CORTE MISLANCA
TEMECULA CA 92592

962363003
JIZI DENG
44279 ECHELON CT
TEMECULA CA 92592

962363004
ERIC WARREN FRANKLIN
32943 CAMINITO LORCA
TEMECULA CA 92592

962363005
THOMAS D. COLLETTE
32933 CAMINITO LORCA
TEMECULA CA 92592

962363011
RODNEY D. LYKINS
45961 CAMINO RUBI
TEMECULA CA 92592

962352012
STEVE H. NGUYEN
114 MOUNTAIN SKY
IRVINE CA 92602

962353005
PAUL ANTHONY MERRILL
45874 CORTE MISLANCA
TEMECULA CA 92592

962361007
SCOTT B. PADGETT
45936 CAMINO RUBI
TEMECULA CA 92592

962413012
FERNEL BASTO VALLEJO
32992 MONTE DR
TEMECULA CA 92592

962414002
SULIMAN B. SHAMALI
32907 MONTE DR
TEMECULA CA 92592

962420011
GERHARDUS JOHANNES STOLTZ
33077 MONTE DR
TEMECULA CA 92592

962420018
RACHEL WITTENBERG
46013 DRYMEN AVE
TEMECULA CA 92592

962421015
ROCKY ERIK BRADY
33054 PUFFIN ST
TEMECULA CA 92592

962421030
GORDON SCOTT
33192 KENNEDY CT
TEMECULA CA 92592

962421036
SERGIO HINOJOSA
33132 KENNEDY CT
TEMECULA CA 92592

962422005
BRANDON BELFIELD
33168 ROMANCE PL
TEMECULA CA 92592

962422006
MARIA E. MORALES
33178 ROMANCE PL
TEMECULA CA 92592

962361019
LIAM MURPHY
6708 OLD PEAK LN
CORONA CA 92880

962362007
DAVID BRIAN ARTHUR
45954 CORTE MISLANCA
TEMECULA CA 92592

962362009
LEWIS G. GREEN
45974 CORTE MISLANCA
TEMECULA CA 92592

962421017
JUAN CARLOS GARCIA
33034 PUFFIN ST
TEMECULA CA 92592

962421018
VANESSA SACMAN EVANGELISTA
33123 ROMANCE PL
TEMECULA CA 92592

962421019
DONALD CATALANO
45664 HOPACTONG ST
TEMECULA CA 92592

962421033
KURTZ FAMILY REVOCABLE TRUST DATED
33162 KENNEDY CT
TEMECULA CA 92592

962421037
DANNY S. SANTOS
33122 KENNEDY CT
TEMECULA CA 92592

962421038
JESSICA D. HECKLINGER
33112 KENNEDY CT
TEMECULA CA 92592

962422003
AARON C. TANI
33148 ROMANCE PL
TEMECULA CA 92592

962422007
GREG SEGURA
33188 ROMANCE PL
TEMECULA CA 92592

962413007
RUEL H. PAA
32642 MONTE DR
TEMECULA CA 92592

962420001
ALFREDO ROMERO
33012 MONTE DR
TEMECULA CA 92592

962420005
SUKANTAWANICH PAIBOON & SUTHIPORN
7018 W SEWARD ST
NILES IL 60714

962420022
KYLE A. CLARKE
46053 DRYMEN AVE
TEMECULA CA 92592

962420024
MICHAEL A. STEWART
46079 GALAXY CT
TEMECULA CA 92592

962421016
JASON R. DAFFORN
33044 PUFFIN ST
TEMECULA CA 92592

962421023
GREGORY E. DUTY
20037 PALOMAR ST
WILDOMAR CA 92595

962351016
MICHAEL H. WU
45846 CAMINO RUBI
TEMECULA CA 92592

962351017
YORAM ISRAEL
13217 JAMBOREE RD NO 318
TUSTIN CA 92782

962352013
JAMES HOWE
45794 CORTE MISLANCA
TEMECULA CA 92592

962352014
DAVID K. HIRAI
45804 CORTE MISLANCA
TEMECULA CA 92592

962422008
HPA BORROWER 2016 2
180 N STETSON AV STE 3650
CHICAGO IL 60601

962422009
JOHN M. LONG
33208 ROMANCE PL
TEMECULA CA 92592

962421028
GRIMILDA ONEIL
33212 KENNEDY CT
TEMECULA CA 92592

962421035
GRUHAN HOLDINGS
1155 CAMINO DEL MAR
DEL MAR CA 92104

962421042
DAVID A. ARROYO
33137 KENNEDY CT
TEMECULA CA 92592

962421044
MONICA ANN SMITH
33157 KENNEDY CT
TEMECULA CA 92592

962351014
NADER N. MATTI
45826 CAMINO RUBI
TEMECULA CA 92592

962353006
CHRISTOPHER MICHAEL ODELL MCNAMARA
45884 CORTE MISLANCA
TEMECULA CA 92592

962361006
JOHN JUN
45926 CAMINO RUBI
TEMECULA CA 92592

962361009
BAOFEN GUAN
32033 HUMMINGBIRD WAY
TEMECULA CA 92592

962361020
MIKE A. MORENO
45909 CORTE MISLANCA
TEMECULA CA 92592

962361022
JASON MICHAEL CARTER
45889 CORTE MISLANCA
TEMECULA CA 92592

962413004
RAYMUNDO PEREZ
32912 MONTE DR
TEMECULA CA 92592

962413009
SUNSET GROVE PROP
27475 YNEZ RD STE 248
TEMECULA CA 92591

962413011
MICHAEL J. BRUNNER
32982 MONTE DR
TEMECULA CA 92592

962414001
JAMES EVERETT
32917 MONTE DR
TEMECULA CA 92592

962420012
ROBERT PATERSON
33057 MONTE DR
TEMECULA CA 92592

962420017
STEVEN JOSEPH RAMSTHALER
46003 DRYMEN AVE
TEMECULA CA 92592

962361004
MICHAEL D. FRANKS
45906 CAMINO RUBI
TEMECULA CA 92592

962361017
CRAIG HAUENSTEIN
45939 CORTE MISLANCA
TEMECULA CA 92592

962363001
STEPHEN P. DONVITO
32973 CAMINITO LORCA
TEMECULA CA 92592

962363002
MONICA SHEA PRICE
32963 CAMINITO LORCA
TEMECULA CA 92592

962363008
NATHANIEL ADAM PRICE
45991 CAMINO RUBI
TEMECULA CA 92592

962363010
MICHEL FAMILY TRUST DATED 06/23/2020
45971 CAMINO RUBI
TEMECULA CA 92592

962363013
WEI GUO
44279 ECHELON CT
TEMECULA CA 92592

962363015
DANIEL M. BUCKLAND
45921 CAMINO RUBI
TEMECULA CA 92592

962420019
GUADALUPE R. GALINDO
46023 DRYMEN AVE
TEMECULA CA 92592

962420020
BRENT W. BOGARDUS
46033 DRYMEN AVE
TEMECULA CA 92592

962421034
KRISTOFOR P. FORBERG
33152 KENNEDY CT
TEMECULA CA 92592

962421040
JOHNATHAN A. CARR
33117 KENNEDY CT
TEMECULA CA 92592

962422004
MARY A. BENJAMIN
33158 ROMANCE PL
TEMECULA CA 92592

962413002
DANNY DANNEWITZ
32892 MONTE DR
TEMECULA CA 92592

962413003
BRIAN W. KEMBLE
32902 MONTE DR
TEMECULA CA 92592

962420003
CRAIG VEATCH
33032 MONTE DR
TEMECULA CA 92592

962420006
CYNTHIA J. PARRIS
33062 MONTE DR
TEMECULA CA 92592

962420007
CARLOS TRACONIS
33072 MONTE DR
TEMECULA CA 92592

962420008
CHENCHEN PAN
45239 WILLOWICK ST
TEMECULA CA 92592

962420009
SHAMSHOUM S. BENYAMIN
41505 VIA DEL MONTE
TEMECULA CA 92592

962410035
REDHAWK COMMUNITY ASSN
31608 RAILROAD CANYON RD
CANYON LAKE CA 92587

962420013
KRISHTOPHER FREEMAN
33047 MONTE DR
TEMECULA CA 92592

962420016
ROBERT A. ARBAN
46084 GALAXY CT
TEMECULA CA 92592

962421021
PAMELA G. REEDER
37785 BEARING CIR
TEMECULA CA 92592

962421022
MICHAEL GIECK
33163 ROMANCE PL
TEMECULA CA 92592

962422010
ZHIYING LIU
33218 ROMANCE PL
TEMECULA CA 92592

962420002
JOSHUA C. HAMILTON
33022 MONTE DR
TEMECULA CA 92592

962420004
JOHNSON NARONG
33042 MONTE DR
TEMECULA CA 92592

962420021
JINWU MA
15495 SOLSTICE CT
LAKE ELSINORE CA 92530

962420025
CARL A. ROBBINS
46069 GALAXY CT
TEMECULA CA 92592

962421020
ALAN MARQUEZ
33143 ROMANCE PL
TEMECULA CA 92592

962421026
NANCY LYNNE RORABAUGH
PO BOX 910216
SAN DIEGO CA 92191

962421027
FRANCISCO JAVIER ROSALES
33213 ROMANCE PL
TEMECULA CA 92592

962421029
TONY R. KHALIFEH
33202 KENNEDY CT
TEMECULA CA 92592

962421032
EDILBERTO LAZO
33172 KENNEDY CT
TEMECULA CA 92592

962421041
BRIGGS JAMES & MATILDA REVOCABLE TRUST
33127 KENNEDY CT
TEMECULA CA 92592

962421045
DEMETRIO NAJERA
33167 KENNEDY CT
TEMECULA CA 92592

962422002
TYRONE TATE
33138 ROMANCE PL
TEMECULA CA 92592

962422011
BHARAT B. NAURIYAL
31938 TEMECULA PKY A396
TEMECULA CA 92592

962353001
BILL L. JOU
45834 CORTE MISLANCA
TEMECULA CA 92592

962353003
MIGUELANGEL ROLON
45854 CORTE MISLANCA
TEMECULA CA 92592

962353004
WAEL M. AHMED
45798 CLOUDBURST LN
TEMECULA CA 92592

962361021
MICHAEL CONNOR
45899 CORTE MISLANCA
TEMECULA CA 92592

962414003
ROBERT ALVES
32897 MONTE DR
TEMECULA CA 92592

962414004
CYNTHIA M. ULLOA
32887 MONTE DR
TEMECULA CA 92592

962414005
PAUL G. PEREZ
32877 MONTE DR
TEMECULA CA 92592

962420010
DONGNING LI
684 CAMINO DE LA LUNA
THOUSAND OAKS CA 91320

917360009
MULLINS JOHN & JOANNE FAMILY TRUST DTD
45879 CEBALO ST
TEMECULA CA 92592

917361016
SHEILA MARIE A ADAN
1892 FIR CT
CORONA CA 92882

962421024
ASSEFA GUGSA
33183 ROMANCE PL
TEMECULA CA 92592

962421025
RAYMOND C. HOWELL
33107 KENNEDY CT
TEMECULA CA 92592

962030003
RAINBOW BRIDGE MANAGEMENT
45100 REDHAWK PKWY
TEMECULA CA 92592

962353007
REDHAWK COMMUNITY ASSN
29379 RANCHO CALIF RD 206
TEMECULA CA 92591

962361001
YICHI WANG
45876 CAMINO RUBI
TEMECULA CA 92592

962361013
KRISTINA FRAZEE
45979 CORTE MISLANCA
TEMECULA CA 92592

962361014
JEREMY K. PLUMMER
45969 CORTE MISLANCA
TEMECULA CA 92592

962361015
RAJU H. PATEL
45959 CORTE MISLANCA
TEMECULA CA 92592

962362001
MICHAEL HUANG
45894 CORTE MISLANCA
TEMECULA CA 92592

962362004
JACOB RALSTON
45924 CORTE MISLANCA
TEMECULA CA 92592

962362005
BRANDON JOHNSON
45934 CORTE MISLANCA
TEMECULA CA 92592

917360011
DONNACHRIS INDIONGCO MACASPAC
45903 CEBALO ST
TEMECULA CA 92592

917361009
RACHEL MICHELLE THORNTON
45769 AMBARA CT
TEMECULA CA 92592

917361011
RONALD NESBITT
45793 AMBARA CT
TEMECULA CA 92592

917361017
LUIS A. GARCIA
45862 AMBARA CT
TEMECULA CA 92592

917361021
CATALINA A. ALLBEE
45798 AMBARA CT
TEMECULA CA 92592

917310030
CHARLES S. PALM
34281 SAN SIMEON ST
TEMECULA CA 92592

917360007
GEVORK AGABABIAN
PO BOX 628
GLENDALE CA 91209

917361002
HUNG N. HO
45814 CEBALO ST
TEMECULA CA 92592

917361003
LENNAR HOMES OF CALIFORNIA INC
980 MONTECITO DR STE 302
CORONA CA 92879

917361004
LENNAR HOMES OF CALIF
980 MONTECITO DR STE 302
CORONA CA 92879

962351018
ALI S. MOGHADAM
45866 CAMINO RUBI
TEMECULA CA 92592

962353002
ALBERT FEBRERO
45844 CORTE MISLANCA
TEMECULA CA 92592

962361008
CHASE FISHER
45946 CAMINO RUBI
TEMECULA CA 92592

962361023
JEFFREY R. SWANSON
45879 CORTE MISLANCA
TEMECULA CA 92592

962362010
MICHAEL ROSARIO PERRICONE
45984 CORTE MISLANCA
TEMECULA CA 92592

962363009
RAY GULCYNSKI
45981 CAMINO RUBI
TEMECULA CA 92592

962351013
WEE PENG GOH
45816 CAMINO RUBI
TEMECULA CA 92592

962351015
KYLE G. SEILHEIMER
45836 CAMINO RUBI
TEMECULA CA 92592

962361003
LISA M. CRAIG
45896 CAMINO RUBI
TEMECULA CA 92592

962361005
BRANNON DALE HEATHMAN
45916 CAMINO RUBI
TEMECULA CA 92592

962361010
PAUL J. DAVENPORT
4101 JEAN SHACKELFORD DR
CHESAPEAKE VA 23321

962361011
JOHN FREDERICK DEROBERTIS
45976 CAMINO RUBI
TEMECULA CA 92592

962361012
ANTHONY SCOTT ROWLEY
45986 CAMINO RUBI
TEMECULA CA 92592

962361018
JENNYLYNN LEJANO SAYO
45929 CORTE MISLANCA
TEMECULA CA 92592

962362002
KEITH E. MARLOW
45904 CORTE MISLANCA
TEMECULA CA 92592

962362003
BRIAN P. SHARP
45914 CORTE MISLANCA
TEMECULA CA 92592

962362008
PATRICK T. LANE
45964 CORTE MISLANCA
TEMECULA CA 92592

962362011
JAVIER MURILLO
45994 CORTE MISLANCA
TEMECULA CA 92592

962363007
ROBERT ERLING
32913 CAMINITO LORCA
TEMECULA CA 92592

962363006
RYAN CRAIG
45904 PROVENZANO WAY
TEMECULA CA 92592

962363012
MEHRDAD SHAHABI
743 SHARON RD
ARCADIA CA 91007

962413006
DAVID ALAN COVER
878 GENOA WAY
SAN MARCOS CA 92078

962413010
PHANTHONG VONGSA
32972 MONTE DR
TEMECULA CA 92592

962413013
PINGXI MA
27 LARKMEAD
ALISO VIEJO CA 92656

962420014
MARK D. NANZER
33037 MONTE DR
TEMECULA CA 92592

962420015
JAMES E. GRINESTAFF
33017 MONTE DR
TEMECULA CA 92592

962420023
JEFFREY RICE
46089 GALAXY CT
TEMECULA CA 92592

962421031
JEFFREY J. ELMS
38374 RAINBOW HEIGHTS PL
FALLBROOK CA 92028

962421043
ELIZABETH MACHADO
163 LINDELL AVE
EL CAJON CA 92020

962422001
RODERICK BUENO BAGGAO
33128 ROMANCE PL
TEMECULA CA 92592

Applicant/Owner:

AC Engineering Group Inc.
c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

Applicant/Owner:

AC Engineering Group Inc.
c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

Engineer/Rep:

AC Engineering Group Inc.
c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

Engineer/Rep:

AC Engineering Group Inc.
c/o Rod Arsalan
750 S Lincoln Ave, Ste 104-167
Corona, CA 92882

Owner:

Mehrban and Dilshad Yazdani
14865 Greenbrae St
Irvine, CA 92604

Owner:

Mehrban and Dilshad Yazdani
14865 Greenbrae St
Irvine, CA 92604

Non-County Agencies:

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

CZ07862/TR36784
Project Title/Case Numbers

Gabriel Villalobos
County Contact Person

951-955-6184
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Road Arsalan
Project Applicant

750 S. Lincoln Avenue, Suite 104-167 Corona, CA 92882
Address

The project site is located northerly of Anza Road, southerly of Monte Verde Road, westerly of Cebalo Street, and easterly of Corte Mislana.
Project Location

CHANGE OF ZONE NO. 7862 is a proposal to alter the zoning classification of the project site from Residential Agricultural-5 Acre Minimum (R-A-5) to One-Family Dwelling (R-1). TENTATIVE TRACT MAP NO. 36784 is a proposal for a Schedule "A" subdivision of 10.08 acres (gross) into thirty (30) single-family residential lots with a minimum lot size of 7,200 square feet and a maximum lot size of 24,052 square feet.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,406.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____





**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

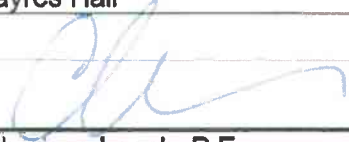
Agenda Item No.

4.2

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number(s):	CZ2000014	Applicant(s):	Jeff Dinkin
Environmental:	No Further CEQA Analysis Required, Section 15162 - Previous EIR 376	Representative(s):	Webb Associates, Fayres Hall
Area Plan:	Harvest Valley/Winchester		
Zoning Area/District:	Winchester Area		
Supervisory District:	Third District		
Project Planner:	Deborah Bradford		
Project APN(s):	461-220-031, 461-220-032, and 461-220-033		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 2000014 (CZ2000014) is a proposal to establish the legal boundaries of Planning Areas 1 through 6 within Specific Plan No. 288 (The Crossroads in Winchester). The Project site is comprised of 50.35 gross acres.

The above as described is hereafter referred to as the "Project" in this staff report.

The Project site is located north of Domenigoni Parkway, south of Olive Avenue and Salt Creek, east of Rice Road, and west of Winchester Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that **NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED** because all potentially significant effects on the environment have been adequately analyzed in the previously certified **ENVIRONMENTAL IMPACT REPORT NO. 376** pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in State CEQA Guidelines section 15162 exist based on the findings and conclusions set forth herein; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2000014, to establish the boundaries of Planning Area 1-6 within Specific Plan No. 288 (The Crossroads in Winchester) subject to adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	The Crossroads in Winchester Specific Plan No. 288
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development and Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Open Space-Conservation (OS-C), Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan.
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (CD: MDR) and Open Space: Recreation (OS: R)
East:	Community Development: Public Facilities (CD: PF)
South:	Community Development: Commercial Retail (CD: CR), Community Development: High Density Residential (CD: HDR), and Open Space: Recreation (OS: R)
West:	Open Space: Recreation (OS: R) and Community Development: Medium Density Residential (CD: MDR)
Existing Zoning Classification:	Specific Plan (The Crossroads in Winchester Specific Plan No. 288)
Proposed Zoning Classification:	Specific Plan (The Crossroads in Winchester Specific Plan No. 288, Planning Areas 1 through 6)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Specific Plan (SP)
West:	Specific Plan (SP)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
East:	Vacant Land

South: Vacant Land
 West: Single-Family Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	50.35 gross acres	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – #146 – Lakeview/Nuevo/Romoland/Homeland
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate - SRA
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

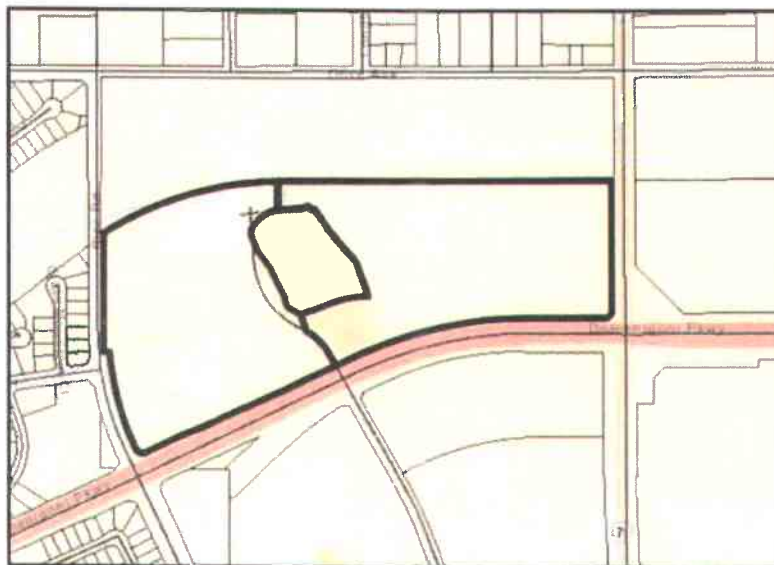


Figure 1: Project Location Map



Figure 2: Aerial of Project Site

PROJECT BACKGROUND AND ANALYSIS

Background:

The Crossroads in Winchester Specific Plan No. 288 was adopted by the Riverside County Board of Supervisors on April 29, 1997 by Resolution No. 97-091. Specific Plan No. 288 included a mix of residential and non-residential land uses on a 222-acre project site. At build-out, Specific Plan No. 288 would have provided a maximum of 791 homes with a mix of residential product types ranging in density from 3.9 to 7.0 dwelling units per acre, with an average density of 3.6 dwelling units per acre. Other non-residential land uses included commercial retail, parks, and open space. In November 2005, Amendment No. 1 to Specific Plan No. 288 was initiated in order to revise the land use concept and add an additional 15 acres of property not originally included as a part of Specific Plan No. 288. However, Amendment No. 1 was subsequently withdrawn and, thus, never approved by the County

The Crossroads in Winchester Specific Plan Amendment No. 2 proposed to modify certain land uses, as well as modify the Specific Plan boundary to include an additional 15-acre parcel. The total acreage of the Specific Plan is 243.4 acres; the difference in size between Specific Plan No. 288 (222 acres) and the proposed Amendment No. 2 (to include an additional 15 acres) is 6.4 acres. The 6.4-acre discrepancy is a result of prior calculations that were taken from property lines rather than center lines, and changes in alignments to Rice Road. Amendment No. 2 updated the Specific Plan boundary to accurately reflect these changes.

The Crossroads in Winchester Specific Plan Substantial Conformance No. 1 and associated Change of Zone No. 7947 proposed modifications to the Specific Plan Zoning Ordinance text associated primarily with the Planning Areas located south of Domenigoni Parkway and associated with Tentative Tract Map

No. 37119. The Specific Plan Substantial Conformance, Change of Zone, and Tentative Tract Map were approved on February 27, 2018.

The Crossroads in Winchester includes a range of amenities including: 32.5 acres of commercial uses, three parks totaling 13.7 acres, one passive park totaling 4.0 acres and 44.1 acres of natural open space and passive recreational components. The residential component of the Specific Plan as amended provides for a maximum of 925 units to be constructed on 111.8 acres of the 243-acre site for an overall average residential density of 3.7 dwelling units per acre (du/ac). A total of two development phases are planned through Project build-out.

On July 20, 2020, Change of Zone No. 2000014 was submitted to the County of Riverside. This Change of Zone was submitted to implement condition of approval 30. PLANNING. 25 of Specific Plan No. 288 which requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of The Crossroads in Winchester Specific Plan as amended. The allowable uses or development standards will not be changing as a part of this Change of Zone.

There are no issues of concern for this item. The proposed Change of Zone No. 2000014 site is within the boundaries of The Crossroads in Winchester Specific Plan which was analyzed by certified Environmental Impact Report No. 376 (EIR No. 376). There are no new or significant factors or impacts as a result of this project that were not previously identified by EIR No. 376. Any future entitlement project will comply with the applicable regulations and the California Environmental Quality Act.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In accordance with State CEQA Guidelines Section 15162, Change of Zone No. 2000014 will not result in any new significant environmental impacts not identified in certified EIR No. 376. The Change of Zone will not result in an increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 376, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

Change of Zone No. 2000014 is providing legal descriptions defining the boundaries of certain planning areas of The Crossroads in Winchester Specific Plan No. 288. This requires the filing of a Change of Zone application to provide a legal description defining the boundaries of the affected planning areas of The Crossroads in Winchester Specific Plan as they were amended.

- a. The subject site was included within the project boundary analyzed in EIR No. 376; and,
- b. There are no changes to the mitigation measures included in EIR No. 376; and
- c. Change of Zone No. 2000014 does not propose any changes to the approved The Crossroads in Winchester Specific Plan No. 288 analyzed in EIR No. 376.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of High Density Residential (HDR), Very High Density Residential (VHDR), Commercial Retail (CR), Open Space-Conservation (OS-C), Open Space-Recreation (OS-R) as reflected in the Specific Plan Land Use Plan.
2. The Project site has a Zoning Classification of Specific Plan (The Crossroads in Winchester Specific Plan No. 288). The Specific Plan zone is consistent with the land use designations of the General Plan and Specific Plan No. 288.
3. The Project site is located within the Highway 79 Policy Area. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. The Crossroads in Winchester has conducted such an analysis with the previous Amendment No. 2 to the Specific Plan, and is consistent with the Highway 79 Policy Area requirements. The Project as proposed will not result in a change to the analysis previously provided for in the adopted Specific Plan No. 288.

Change of Zone:

1. Change of Zone No. 2000014 is a proposal to only establish the boundaries of Planning Areas 1 - 6 within Specific Plan No. 288 (The Crossroads in Winchester). The allowable uses and/or development standards within Specific Plan No. 288 will not be changing as a part of this Change of Zone.

Other Findings:

1. The Project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The original Specific Plan when it was approved was required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B. The Project remains consistent with this finding.
2. EIR No. 376 prepared for the Specific Plan No. 288 determined that with adherence to existing regulations and implementation of mitigation measures, substantial damage to the environment or the injury to any fish, wildlife, or habitat would not occur. The proposed Change of Zone No. 2000014 only establishes the boundaries of Planning Areas 1-6 within Specific Plan No. 288, and will not cause environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Fire Findings:

1. The Project site is located within a Cal Fire State Responsibility Area (SRA) and is within a moderate fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. This Project is a change of zone to establish the legal boundaries of Planning Areas 1-6 of Specific Plan No. 288 and no development projects such as tentative maps, use permits or building permits are a part of this Project; therefore, no notification is required. Should a development project, or building permits be

required at a later time the Director of the Department of Forestry and Fire Protection or their designee would be notified.

- a. Fire protection and suppression services will be available for the project sites through Riverside County Fire Department.
- b. The proposed change of zone is not attached to a development project. Currently the Project site and the overall Project boundaries of the Specific Plan have been conditioned to ensure that the areas proposed for development have accessibility available for emergency vehicles, Should an expansion of the uses from what is currently proposed the Project would be required to meet the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.

Conclusion:

1. For the reasons discussed above, as well as the information provided in EIR No. 376, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

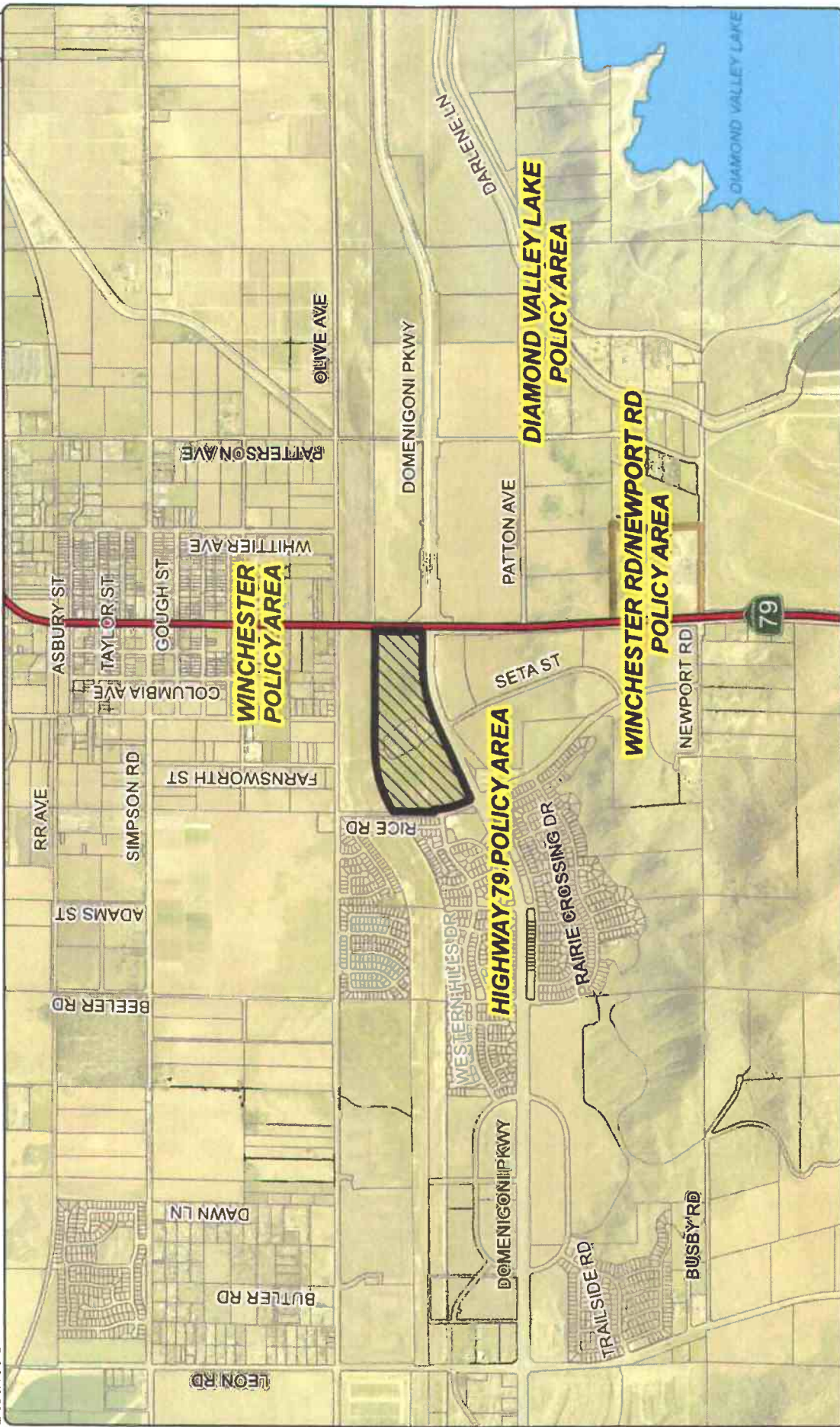
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the Project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from any person who indicated support/opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000014
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 08/19/2020
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



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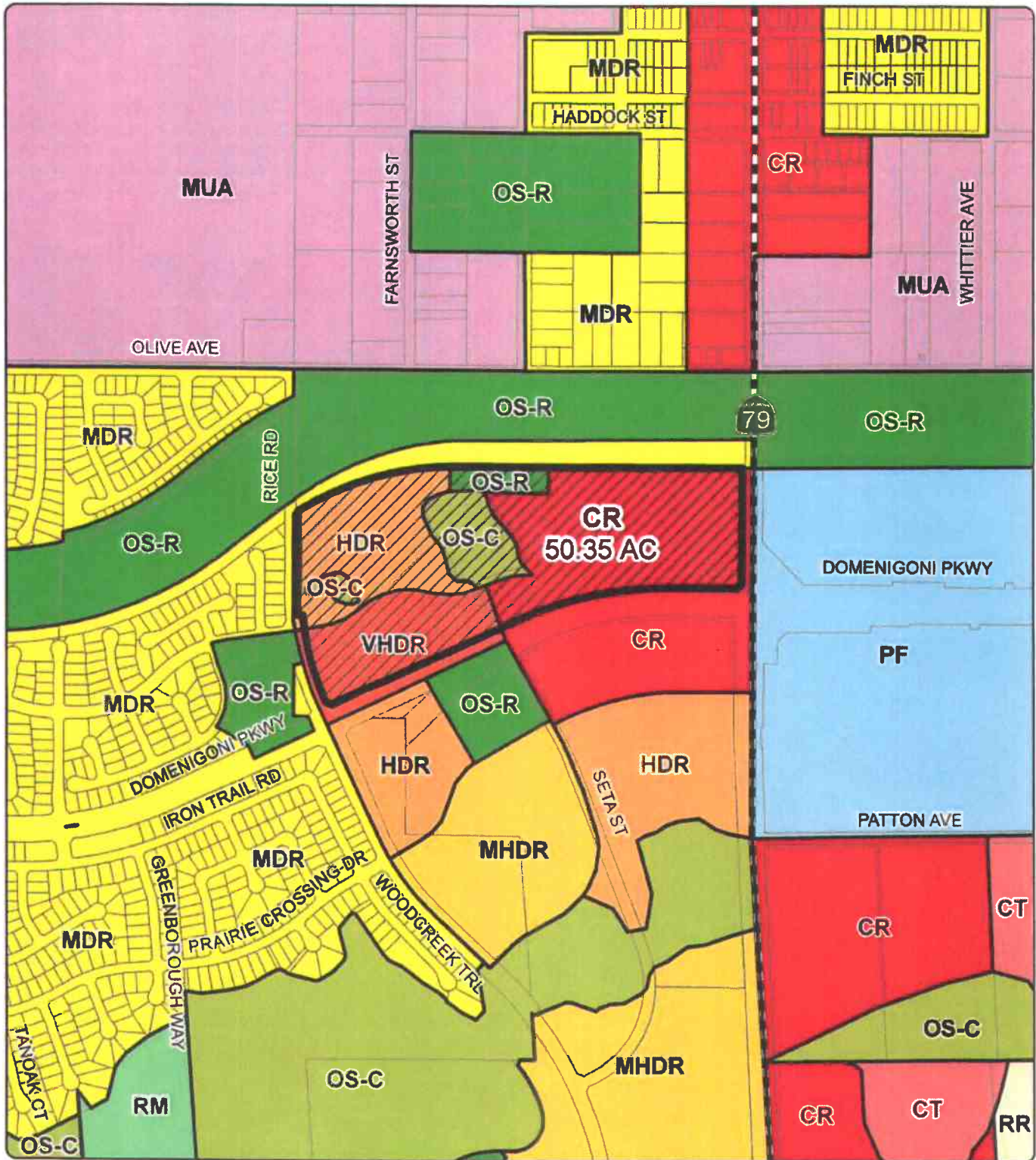
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ200014

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 08/19/2020
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.2020riverside-county.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000014

PROPOSED ZONING

Supervisor: Washington
District 3

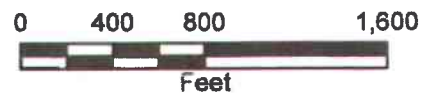
Date Drawn: 08/19/2020

Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000014

LAND USE

Supervisor: Washington
District 3

Date Drawn: 08/19/2020
Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

CHANGE OF ZONE PROPOSAL:

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

Planning Review Only Change of Zone*

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

IF APPLICABLE, CHECK ONE:

Type 1: *Used to legally define Planning Areas boundaries within a Specific Plan.*

Type 2: *Used to establish or modify 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.*

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Zone Change, referencing the existing and the proposed Zoning Classification(s)

Type 1 Change of Zone to define planning boundaries for Planning Areas 1 through 6 of The Crossroads in Winchester Specific Plan No. 288 per SP288 Condition of Approval No. 30 Planning 25 SP – PA Procedures.

STEP 2: This completes the required information on this Change of Zone Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

[Filing Instructions for a Change of Zone](#)

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_CZ.docx
Created: 07/01/2015 Revised: 03/04/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input checked="" type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Variance	<input type="checkbox"/> Solar Power Plant
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Determination of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): Diamond Valley LLC

Contact Person: Jeff Dinkin c/o Hannah Woskow
First Name Middle Name Last Name

E-mail Address: hwoskow@regentproperties.com

Mailing Address: 12100 Wilshire Blvd Suite 1750
Street Number Street Name Unit or Suite
Los Angeles CA 90025
City State Zip Code

Daytime Phone No.: (310) 806-9823 **Mobile Phone No.:**

Engineer/Representative Contact, if any: Albert A. Webb Associates

Contact Person: Fayres Hall
First Name Middle Name Last Name

E-mail Address: fayres.hall@webbassociates.com

Mailing Address: 3788 McCray Street 92506
Street Number Street Name Unit or Suite
Riverside CA 92506
City State Zip Code

Daytime Phone No.: (951) 320-6085 **Mobile Phone No.:** (951) 830-3935

Property Owner Contact: Diamond Valley LLC

Contact Person: Jeff Dinkin c/o Hannah Woskow Dinkin
First Name Middle Name Last Name

E-mail Address: hwoskow@regentproperties.com

Mailing Address: 12100 Wilshire Blvd Suite 1750
Street Number Street Name Unit or Suite
Los Angeles CA 90025
City State Zip Code

Daytime Phone No.: (310) 806-9823 **Mobile Phone No.:**

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-220-031, -033

Approximate Gross Acreage: 50.35

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

Government Code Section 65962.5.(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the Cal EPA's Cortese List Data Resources webpage and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer - Airport Layers)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer - Watershed)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's [Miscellaneous Exhibits/Materials](#) subsection (Project Specific Water Quality Management Plan (WQMP) Checklists) to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

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Revised: 03/18/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

To ensure quality service, the Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the Applicant or Property Owner information changes.

Jeff Dinkin
Printed Name of Applicant

Jeff Dinkin
Signature of Applicant

6/3/2020
Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are NOT required for the following applications or requests:

Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, County personnel, or its agents, may enter the subject property and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Applicant-Property Owner Signature Form

Diamond Valley LLC, C/O Jeff Dinkin
Printed Name of Property Owner

Jeff Dinkin
Signature of Property Owner

6/3/2020
Date Signed

Printed Name of Property Owner

Signature of Property Owner

Date Signed

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed **Additional Property Owner Signature Form(s)** for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.
- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY INFORMATION:

Assessor's Parcel Number(s):
481-220-033

Approximate Gross Acreage: 25.48

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 2000014 – No New Environmental Document Required – CEQ200050 – Applicant: Jeff Dinkin c/o Hannah Woskow – **Engineer/Representative:** Webb Associates/Fayres Hall – **Third Supervisorial District – Harvest Valley/Winchester Area Plan – Winchester Zoning Area – General Plan:** High Density Residential (GP-HDR) – Very High Density Residential (VHDR) – **Commercial Retail (CR) – Open Space-Conservation (OS-C) – Open Space-Recreation (OS-R)** as reflected in the Specific Plan Land Use Plan – **Zoning:** Specific Plan (The Crossroads in Winchester Specific Plan No.288) **Planning Areas – 1 - 6 – Location:** Northerly of Domenigoni Parkway, southerly of Olive Avenue, easterly of Rice Road, and westerly of Winchester Road – **50.35 Acres – REQUEST:** Change of Zone No. 2000014 proposes to establish the legal boundaries of Planning Areas 1 – 6 within Specific Plan No. 288 (The Crossroads in Winchester).

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	SEPTEMBER 23, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact the Project Planner Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford/P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 19, 2020,

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

APN (s) or case numbers CZ2000014 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

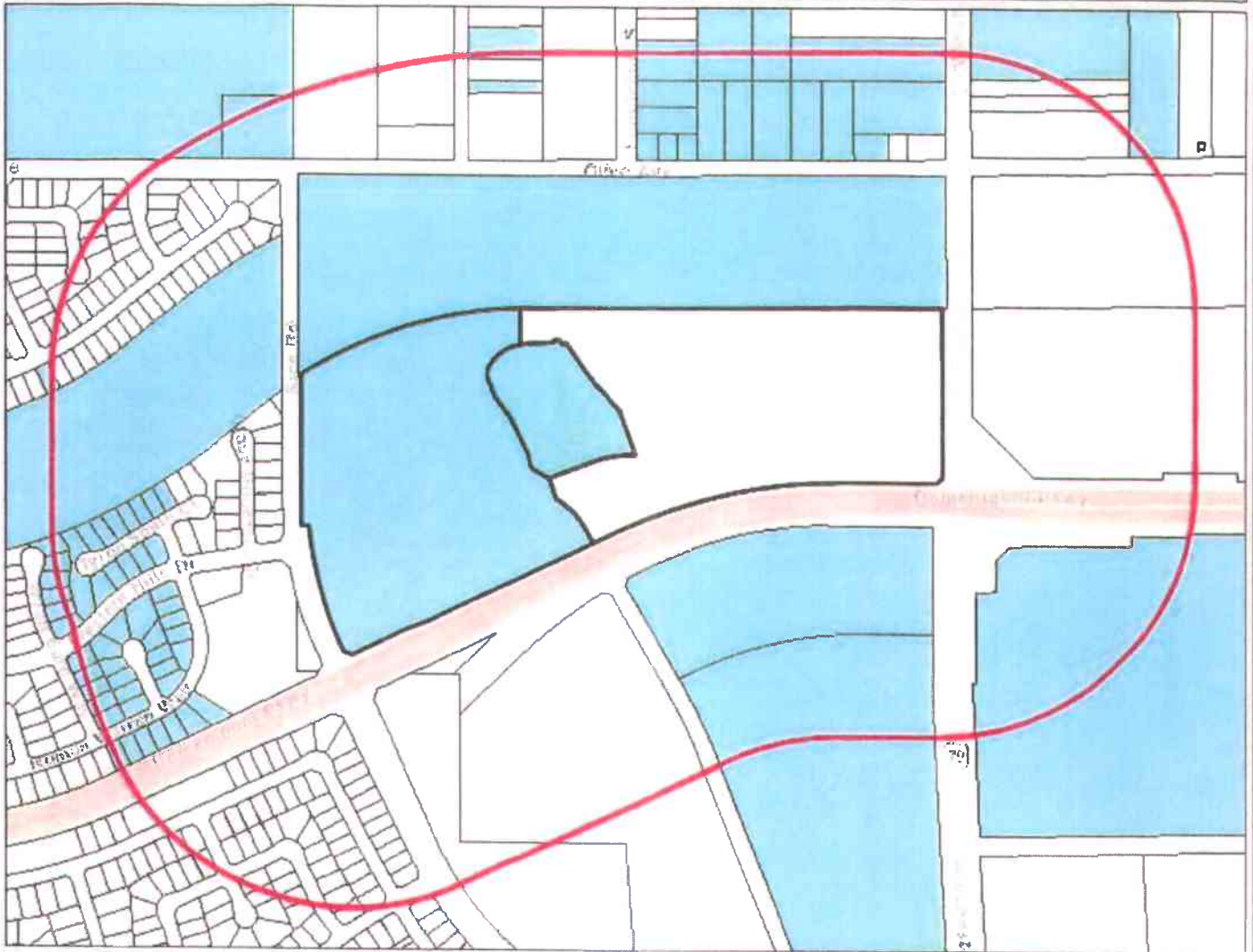
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ2000014 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0

752

1,505 Feet

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

REPORT PRINTED ON... 8/21/2020 9:54:41 AM

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461321001
JOSEPH A. VACCARINO
29420 WYATT EARP WAY
WINCHESTER CA 92596

461321010
JACOB J. FLATTERY
29413 BIG COUNTRY CT
WINCHESTER CA 92596

461220031
DIAMOND VALLEY
735 N WATER ST STE 790
MILWAUKEE WI 53202

461220032
PECHANGA BAND OF LUISENO INDIANS
P O BOX 2183
TEMECULA CA 92593

461321011
NICHOLAS ALEXANDER BELL
29401 BIG COUNTRY CT
WINCHESTER CA 92596

461330024
LA TORRE MARTINEZ DANIEL DE
32357 TYRON SMITH CT
WINCHESTER CA 92596

461321014
BRIAN JOHN HOGENCAMP
29430 BIG COUNTRY CT
WINCHESTER CA 92596

461321019
JOHN J. RIVERA
32474 ROMAN WARREN WAY
WINCHESTER CA 92596

461330014
DANIEL RODRIGUEZ
29370 WYATT EARP WAY
WINCHESTER CA 92596

461330029
PATRICK GILMORE BANDRIL
32388 TYRON SMITH CT
WINCHESTER CA 92596

461330031
CARTER WAYNE SMITH
PO BOX 239
ESCONDIDO CA 92033

462120027
OSCAR MONROY
P O BOX 223
WINCHESTER CA 92596

462120028
PEDRO LOPEZ CORBERA
32816 OLIVE AVE
WINCHESTER CA 92596

462120029
ROSA M. CRUZ
32826 OLIVE AVE
WINCHESTER CA 92596

462120043
MARCIA MONROY
28966 LONGFELLOW ST
WINCHESTER CA 92596

462120050
RUTILIO PEREZ
P O BOX 436
WINCHESTER CA 92596

461320005
JACENTA CHRYSTAL SIMS
32395 ROMAN WARREN WAY
WINCHESTER CA 92596

461320007
SHAWN ANDERSON
32371 ROMAN WARREN WAY
WINCHESTER CA 92596

461321006
TERRY LEE FAZEKAS
29461 BIG COUNTRY CT
WINCHESTER CA 92596

461321012
RUEBEN JAMES DAVIS
29406 BIG COUNTRY CT
WINCHESTER CA 92596

461330026
EUGENE PIERSON
32352 TYRON SMITH CT
WINCHESTER CA 92596

461340002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

462120037
JACQUELYNN C. RIGNEY
32810 OLIVE AVE
WINCHESTER CA 92596

461320001
ROLAND MICHAEL MINA
32443 ROMAN WARREN WAY
WINCHESTER CA 92596

461320002
SPENCER PADEN JOHNSON
32431 ROMAN WARREN WAY
WINCHESTER CA 92596

461321003
ELVIRA MARTINEZ
29444 WYATT EARP WAY
WINCHESTER CA 92596

461321015
NICHOLIS ARMUN KALANTAR-HORMOZY
29442 BIG COUNTRY CT
WINCHESTER CA 92596

461321020
SANDRO VEGA ALVAREZ JOSE
32486 ROMAN WARREN WAY
WINCHESTER CA 92596

461330015
DALYN CHIET
29358 WYATT EARP WAY
WINCHESTER CA 92596

461330018
NICHOLAS MICHAEL CARCIONE
29322 WYATT EARP WAY
WINCHESTER CA 92596

461330019
SHELDON WILLIAMS
29310 WYATT EARP WAY
WINCHESTER CA 92596

461330021
KENNUTH HYLTON
32393 TYRON SMITH CT
WINCHESTER CA 92596

461330030
EDSON SOUZA
32400 TYRON SMITH CT
WINCHESTER CA 92596

461321004
MAGDALENA ASCENCIO
29456 WYATT EARP WAY
WINCHESTER CA 92596

461321008
OLIVIA ROQUE SAN DIEGO MA
40241 LOMBARDY ST
TEMECULA CA 92591

461321009
MARVIN T. NAGAL
29425 BIG COUNTRY CT
WINCHESTER CA 92596

461321017
ANTHONY LYNN MCCAULEY
32450 ROMAN WARREN WAY
WINCHESTER CA 92596

461340001
ROBERT SALAS DELGADO
32424 TYRON SMITH CT
WINCHESTER CA 92596

461220009
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET STREET
RIVERSIDE CA 92501

462120013
BECKER THERESA A
272 DEL MAR CT
SAN LUIS OBISPO CA 93405

462120054
MARCIA MONROY
P O BOX 223
WINCHESTER CA 92596

462120055
TERRY L. BUTTS
895 N 5TH ST NO B303
JACKSONVILLE OR 97530

461320004
DONALD ROTHAN REID
32407 ROMAN WARREN WAY
WINCHESTER CA 92596

461320006
KYLE JORDAN GARCIA
32383 ROMAN WARREN WAY
WINCHESTER CA 92596

461330017
CHRISTOPHER RYAN BABER
29334 WYATT ERP WAY
WINCHESTER CA 92596

461340020
VALLEY WIDE REC & PARK DIST
P O BOX 907
SAN JACINTO CA 92581

461330023
ZACHARY ISAAC WINN
32369 TRYON SMITH CT
WINCHESTER CA 92596

461330025
ROBERT W. REED
32345 TRYON SMITH CT
WINCHESTER CA 92596

461330027
CARLO GALANG CARANTO
32364 TYRON SMITH CT
WINCHESTER CA 92596

461330028
DERWIN LOUIS HENRRIQUEZ
32376 TYRON SMITH CT
WINCHESTER CA 92596

462120034
ATTALLAH ABDALLAH
15170 FROST AVE
CHINO HILLS CA 91709

462120036
ROMAN PRECIADO
2105 MONTECITO RD
RAMONA CA 92065

462120069
OSCAR CUIRIEL ALVAREZ JOSE
28820 LONGFELLOW AVE
WINCHESTER CA 92596

462120038
LIN CAPITAL 2010
1515 LOWER PASEO L CRESTA
PALOS VERDES EST CA 90274

461520014
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

463130006
MATTHEW SENTAK
33180 OLIVE AVE
WINCHESTER CA 92596

465180016
SOBOBA BAND OF LUISENO INDIANS
P O BOX 487
SAN JACINTO CA 92581

463130001
BONAM INC
25945 BLASCOS
MISSION VIEJO CA 92691

462120052
SUZANN LEE MYQUE JEFFERS
32900 OLIVE AVE
WINCHESTER CA 92596

462090002
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

462120026
ROBERTA J. MAHONEY
28950 LONGFELLOW AVE
WINCHESTER CA 92596

462120030
ROBERT LARA
P O BOX 763
WINCHESTER CA 92596

462120049
JAVIER CASTILLO
32870 OLIVE AVE
WINCHESTER CA 92880

462120063
JAMIE HARJO
32910 OLIVE AVE
WINCHESTER CA 92596

461320003
OSCAR CASTELLON BECERRA
29135 PAPERFLOWER LN
MENIFEE CA 92584

461321002
ASHLEE DRAKE
29432 WYATT EARP WAY
WINCHESTER CA 92596

461321005
CLODELIA ABALOS BUENAVENTE
29468 WYATT EARP WAY
WINCHESTER CA 92596

461321007
RYLAN WILLIAM INGRAM
29449 BIG COUNTY CT
WINCHESTER CA 92596

461321018
A BADILLO OLGUIN JOSE
32462 ROMAN WARREN WAY
WINCHESTER CA 92596

461321021
NINA MARIE ADELAN
32498 ROMAN WARREN WAY
WINCHESTER CA 92596

462090001
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

461321013
RAYMUNDO NAPOLES
29418 BIG COUNTRY CT
WINCHESTER CA 92596

461321016
KIM N. LA
29454 BIG COUNTRY CT
WINCHESTER CA 92596

461220013
DOMENIGONI PLAZA LP
P O BOX 1958
CORONA CA 92878

461330016
NICHOLAS G. WIENKE
29346 WYATT EARP WAY
WINCHESTER CA 92596

461330020
ROBERT M. MAHR
324605 TYRON SMITH CT
WINCHESTER CA 92596

461330022
JEFFREY PAUL GAY
32381 TYRON SMITH CT
WINCHESTER CA 92596

461200038
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461220014
SR CONESTOGA
41391 KALMIA ST NO 200
MURRIETA CA 92582

Jeff Dinkin
c/o Hannah Woskow
12100 Wilshire Blvd., Suite 1750
Los Angeles, CA 90025

Jeff Dinkin
c/o Hannah Woskow
12100 Wilshire Blvd., Suite 1750
Los Angeles, CA 90025

Fayres Hall
c/o Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

Fayres Hall
c/o Albert A Webb Associates
3788 McCray Street
Riverside, CA 92506

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

Change of Zone No. 2000014

Project Title/Case Numbers

Deborah Bradford
County Contact Person

951.955.6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Jeff Dinkin c/o Hannah Woskow
Project Applicant

12100 Wilshire Blvd., Suite 1750, Los Angeles, CA 90025
Address

North of Domenigoni Parkway, south of Olive Avenue, east of Rice Road, and west of Winchester Road

Project Location

Change of Zone 2000014 proposes to establish the boundaries of Planning Areas 1 - 6 within Specific Plan No. 288 (The Crossroads in Winchester). This Change of Zone is required to legally define the Planning Area boundaries and zoning that is applied to the subject areas. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 376 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report's findings and conclusions for this project, which is incorporated by reference. CZ2000014 will not result in any new significant environmental impacts not identified in the certified EIR No. 376. CZ2000014 will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revisions to EIR No. 376, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ2000014 is defining the Planning Area boundaries and zoning of the subject site which was included within the project boundary analyzed in EIR No. 376, and CZ2000014 does not propose any changes to Specific Plan No. 288 area as analyzed in EIR No. 376.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Deborah Bradford, Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

FOR COUNTY CLERKS'S USE ONLY



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission Hearing: September 23, 2020

PROPOSED PROJECT

Case Number(s): SMP00159R2

EA No.: 43079

Area Plan: San Jacinto Valley

Zoning Area/District: Hemet-San Jacinto District

Supervisory District: Fifth District

Project Planner: Jay Olivas

Project APN(s): 423-240-001, 422-240-007,
422-240-008, 423-240-018,
423-240-019, 423-240-020,
423-240-021, 423-240-022,
423-240-023, 423-240-024,
and 424-190-001, 424-190-002

Applicant(s): Chandler Aggregates, Inc.

Representative(s): Todd Pendergrass


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Surface Mining Permit No. 159 Revision No. 2 is a proposal to accommodate an expansion in areas subject to mining activities on-site from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site ("Expanded Disturbance Area", or "EDA") of 54.5 acres ("Project"). The Gilman Springs Mine ("Mine") encompasses approximately 1,021.4 acres. Additionally, SMP 159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site's utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine's aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site's 1,000,000-ton annual limit. Additionally, and in conformance with the Surface Mining and Reclamation Act of 1975 (SMARA) and Ordinance No. 555), SMP 159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes to revise the Mine's timing restrictions for mining activities within 300-feet of the Mine's boundaries from between between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holiday's,

to 24-hours per day, seven days per week including Sundays and federal holidays, within the Controlled Development Areas (W-2) zone. The proposed surface mining revision proposes a 50-year life of permit until December 31, 2070.

The site location is northeast of the intersection of Gilman Springs Road at Bridge Street within the San Jacinto Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT Planning Commission Resolution No. 2020-012 CERTIFYING the ENVIRONMENTAL IMPACT REPORT (EIR), adopting environmental findings pursuant to the California Environmental Quality Act, and adopting a Mitigation Monitoring and Reporting Program; and,

APPROVE SURFACE MINING PERMIT NO. 159 REVISION NO. 2, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space (OS)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Open Space: Rural (OS:RUR) and Open Space: Mineral Resources (OS:MIN)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Rural (OS:RUR)
East:	Open Space: Mineral Resources (OS:MIN) and Open Space: Conservation Habitat (OS:CH)
South:	Agriculture: Agriculture (AG:AG); Open Space Rural (OS:RUR)
West:	Open Space: Rural (OS:RUR) and Open Space: Conservation (OS:C); Rural Residential
Existing Zoning Classification:	Controlled Development Areas (W-2) and Mineral Resources & Related Manufacturing (M-R-A)
Proposed Zoning Classification:	N/A

Surrounding Zoning Classifications	
North:	Manufacturing Heavy (M-H) and Medium Manufacturing (M-M)
East:	Controlled Development Areas (W-2)
South:	Heavy Agriculture 10 Acre Minimum (A-2-10) and Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2), Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) and Residential Agricultural 20 Acre Minimum (R-A-20)
Existing Use:	Surface Mine
Surrounding Uses	
North:	Vacant Land
South:	Farm Land
East:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1,021.4 Acres. Total to be disturbed is 204.9 acres.	
Existing Project Site Area (SQFT):	150.4 Acres	
Proposed Additional Project Site Area (SQFT):	54.5 Acres	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes – Riverside County Flood Control
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low and Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Yes – County Fault Zone and San Jacinto Fault Zone
Fire Zone:	Yes – High and Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – Cell Numbers: 1591, 1592, 1653, 1687, 1688, 1692 1763, 1784, 1785, 1793, 1881 and 1882
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Previously Approved Projects

The original mining permit for this site SMP00159 was approved by the Board of Supervisors on June 9, 1987. The original approval was to allow for the mining and processing of aggregate and other rock materials including concrete and asphalt batch plant operations on 85 acres over 25 to 50 year life of the mine. A revision to the original mining permit, SMP00159R1, to expand the mine by 65 acres and extend the life of the mining permit for 30 years was approved on November 15, 1999. The revision extended the life of the mining permit to 2029. In 2006, a substantial conformance was approved to add a 600 square foot office trailer and relocate an electrical control trailer and add a new truck scale.

The new Mine revision was forwarded for formal review and comment by the Department of Conservation, Division of Mine Reclamation (DMR) as required by SMARA. A letter from DMR was received in regards to the circulated Draft EIR on March 11, 2020 which indicated no comments at this time. A subsequent email communication was received from DMR on March 12, 2020 concerning the associated Reclamation Plan checklist. Planning staff responded on March 24, 2020 to DMR with email communication with attached Reclamation Plan Content checklist, with staff's acknowledgement that the checklist provided satisfactory plan content, therefore the matter was resolved.

Additionally, DMR submitted an email communication on May 6, 2020 acknowledging the County's timely response to the DMR's comments regarding the Gilman Springs Mine (33-0019) proposed Reclamation Plan Amendment (RPA) and DMR performed a subsequent review of the revised Slope Stability Analysis (2019), revegetation plan, CEQA documents, and Riverside County ordinances regarding IDEFO operations and provided no further comments to the County. DMR also requested a 30-day notice that the County intends to approve the RPA which was provided on August 20, 2020, as well as County certification of the Final Environmental Impact Report for this project.

Site Characteristics

The Mine encompasses approximately 1,021.4 acres, and consists of Assessor Parcel Numbers (APNs) 422-240-(007, 008), 423-240-(001, 018, 019, 020, 021, 022, 023, 024), and 424-190-(001, 002). The Mine is located in the northwestern portion of unincorporated Riverside County. The Mine is southeast of the City of Moreno Valley, southwest of the City of Beaumont, and north of the City of San Jacinto. The Mine is approximately 3.0 miles south of the State Route-60, approximately 11.5 miles east of Interstate-215, and approximately 5.9 miles east of the Lake Perris State Recreation Area. Specifically, the Mine is located to the northeast of the intersection of Gilman Springs Road at Bridge Street.

Mining operations are currently permitted by Surface Mining Permit No. 159, Revision No. 1 (SMP 159R1) on approximately 150.4 acres of the approximately 1,021.4 acre property. The Surface Mine primarily consists of stockpiles, excavated mining pits, interior unpaved roads, and support equipment for aggregate mining operations, with a drainage basin located in the southern portion of the site. The remaining approximately 887.1 acres of the property consist of undeveloped areas. To the north of the Mine is open space that was historically used by Grand Central Rocket Company and Lockheed Propulsion Company for rocket motor testing operations and small rocket motor assembly; to the east is open space and the Lamb Canyon Landfill; immediately to the south is open space, beyond which is Gilman Springs Road and agricultural uses; and to the west is open space, a single-family residence, and Gilman Springs Road, beyond which are agricultural uses and open space.

Department of Conservation's Division of Mine Reclamation (DMR) Compliance

DMR sent a letter on March 11, 2020, which states that DMR "required contents chart: Pursuant to PRC Section 2772(b), reclamation plans must include a chart identifying the specific location in the reclamation plan where the content meets the requirements of SMARA statutes and regulations. The lead agency should ensure the information listed above is included in the proposed reclamation plan to be considered complete pursuant to PRC Section 2772. I (b) (1)." The County of Riverside responded on March 24, 2020, with required contents chart: Pursuant to PRC Section 2772(b), reclamation plans must include a chart identifying the specific location in the reclamation plan where the content meets the requirements of SMARA statutes and regulations in a response letter to DMR.

Assembly Bill 52

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all the tribes within the project's vicinity on February 7, 2018. Consultations were requested by Pechanga Cultural Resources Department, Soboba Band of Luiseño Indians, Morongo Cultural Heritage Program, Twenty-Nine Palms Band of Mission Indians and the Rincon Band of Luiseño Indians. The San Manuel Band of Mission Indians responded in a letter dated February 8, 2018 stating that the tribe had no concerns. No response was received from Pala Band of Mission Indians, Colorado River Indian Tribes (CRIT), Quechan Indian Nation, Ramona Band of Cahuilla Indians or the Cahuilla Band of Indians.

Consultation was initiated with Pechanga on February 21, 2018 and on this day the cultural report was provided to the tribe. On February 23, 2018 the project exhibits were provided to the tribe. On March 13,

2018 both the report and exhibits were again provided to the tribe. During a March 28, 2018 consultation meeting the tribe told planning that they would provide language to be included in the environmental document. On November 8, 2018 an email was sent to Pechanga asking for the language. There was no response and a follow-up email was sent February 20, 2019. Again there was no response and another email was sent asking for the language on June 17, 2019. There was no response and a consultation concluded letter was sent to the tribe on November 20, 2019.

Soboba requested consultation in a letter dated March 8, 2018 and consultation was initiated on March 21, 2018. A site visit was made and the conditions of approval were provided to the tribe on April 26, 2018. Consultation was concluded by Soboba on March 12, 2019.

Morongo requested consultation in a letter dated February 12, 2018. Consultation was initiated and the report and exhibits were sent to the tribe on February 13, 2018. The conditions of approval were sent to Morongo on April 26, 2018 and consultation was concluded by Mo9rogo on November 7, 2018.

The Twenty-Nine {palms Band requested to consult in a letter dated March 8, 2018. The report was provided to the tribe on March 14, 2018 and a meeting was held on November 19, 2018. The conditions of approval were provided to the tribe and consultation was concluded on December 5, 2018.

The Rincon Band of Luiseno Indians requested to consult in a letter dated March 7, 2018. The conditions of approval were sent to the tribe on February 20, 2019 and consultation was concluded the same day.

File No. Surface Mining Permit No. 159 Revision No. 2 was submitted to the County of Riverside on October 31, 2017.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Environmental Impact Report (EIR) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and EIR represent the independent judgment of Riverside County. The IS was distributed for a 30-day public review period from March 16, 2018 to June 14, 2018 pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines and the EIR was circulated for a 45-day public review period from January 27, 2020 to March 12, 2020, per CEQA Guidelines Section 15105. The Initial Study determined that implementation of the Project has the potential to result in significant environmental effects, and a Project EIR, as defined by CEQA Guidelines, Section 15161, is required.

Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Air Quality: The Project has an Air Quality threshold of direct significant impact and cumulatively-considerable unavoidable impact. Operational-source emissions with implementation of Mitigation Measure MM 4.2-1 and MM 4.2-2 would continue to exceed the South Coast Air Quality Management District (SCAQMD) regional thresholds for NOX, PM10, and PM2.5. Although the required mitigation would reduce the Project's impacts, it is important to note that more than 50 percent of the Project's NOX emissions would be derived from vehicular activity and more than 95 percent of the Project's PM10 and PM2.5 emissions would be associated with dust resulting from aggregate processing and handling. Further, the Project already implements best management practices to reduce fugitive dust-related emissions. Accordingly, because mitigation is not available to reduce the Project's operational emissions of NOX, PM10, or PM2.5 to below the SCAQMD regional thresholds, the Project would result in a conflict

with the SCAQMD AQMP. The Project's impacts due to a conflict with the AQMP would be significant and unavoidable on a direct and cumulatively considerable basis.

Even with implementation of the recommended mitigation measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still would exceed the numerical thresholds of significance established by the SCAQMD for emissions of NOX, PM10, and PM2.5. No feasible mitigation measures exist to reduce the Project's emissions of NOX, PM10, or PM2.5 to below a level of significance beyond the mitigation measures and regulatory requirements already identified in subsection 4.2.8 of the EIR.

Greenhouse Gas Emissions: The Project's Greenhouse Gas Emissions would result in a significant and unavoidable cumulatively-considerable impact. The total amount of net new Project-related GHG emissions would total 4,975.49 MTCO₂e per year. Although the Project's level of GHG emissions would not exceed the SCAQMD's industrial screening threshold of 10,000 MTCO₂e per year, for purposes of analysis it is assumed that GHG emission impacts would be significant if the Project were to emit more than 3,000 MTCO₂e/yr, in accordance with the SCAQMD Tier 3 screening threshold for mixed-use developments and the County of Riverside Climate Action Plan. Therefore, the Project's impacts associated with GHG emissions would be cumulatively considerable. EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.2, *Air Quality*, would apply and would help reduce the Project's GHG emissions but not to below a level of significance. However, more than 50 percent of the Project's GHG emissions are derived from vehicle usage. Since neither the Project Applicant nor the County have regulatory authority to control tailpipe emissions, no additional feasible mitigation measures exist that would reduce GHG emissions to levels that are less-than-significant. As such, Project impacts due to GHG emissions would be significant and unavoidable on a cumulatively considerable basis.

Additionally, the County's adopted CAP Screening Tables have been established primarily for traditional residential and non-residential development. Since the Project (a proposed expansion of a mining operation) does not fit within the type of development contemplated when developing the CAP Screening Tables (CAP Appendix D), the measures available in the CAP screening tables are not applicable to the proposed Project. As such, it is not possible for the Project to achieve a minimum of 100 points pursuant to the County's CAP Screening Tables, and no feasible mitigation measures exist that would result in Project consistency with the CAP. Therefore, the Project would result in a significant and unavoidable direct and cumulatively-considerable impact due to a conflict with the Riverside County CAP.

Transportation: Based on the prior level of service analysis, the Project would result in significant and unavoidable cumulative impacts related to transportation and traffic. Mitigation is proposed for Project impacts to study area intersections, including payment of Development Impact Fee (DIF) fees, Transportation Uniform Mitigation Fee (TUMF) fees, and fair-share monetary contributions for required improvements. However, because it cannot be assured that improvements needed to achieve an acceptable level of service at study area intersections and due to traffic signal warrants would be in place prior to commencement of expanded mining activities as proposed by the Project, the Project's impacts to the facilities identified in Table 5-1 and Table 5-2 of the Project's EIR would be significant and unavoidable in the near-term prior to construction of the required improvements.

The Final EIR document has been posted online with technical appendices as of September 14, 2020. Responses to Comments are included in the posted Final EIR document.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site has a General Plan Foundation Component, and land use designation of Open Space: Rural (OS: RUR) and Open Space: Mineral Resources (OS: MIN), and the Project is consistent with the Foundation Component and both land use designations. The Land Use Designation Open Space: Rural (OS: RUR) is applied to remote, privately owned open space areas with limited access and a lack of public services. The extraction of mineral resources subject to an approved surface mining permit may be permissible, provided that the proposed project can be undertaken in a manner that is consistent with maintenance of scenic resources and views from residential neighborhoods and major roadways and that the project does not detract from efforts to protect endangered species. Open Space: Mineral Resources (OS: MIN) allows for mineral extraction and processing facilities designated on the basis of SMARA. Areas held in reserve for future mining activities also fall under this designation. Ancillary structures or uses may be permitted which assist in the extraction, processing, or preservation of minerals.

The Surface Mine Permit is consistent with General Plan Land Use Policy 27.1 in that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances SMARA as demonstrated in the attached letters received by the California Department of Conservation, Division of Mine Reclamation.

Additionally, the proposed surface mining permit protects lands designated as Open Space-Mineral Resources in accordance with Land Use Policy 27.2 from encroachment of incompatible land uses through buffer zones consisting of existing mountainous terrain that surrounds the entire surface mining area.

In accordance with Land Use Policy 27.3, the proposed surface mining permit protects road access to mining activities with direct improved access from Kennedy Hill Road via Gilman Springs Road, and traffic conflicts are minimized to surrounding properties due to surrounding rural land that is sparsely developed and direct access from Kennedy Hill Road.

This project will be consistent with all applicable Federal laws, State laws and other County requirements.

2. The project site has a Zoning Classification of Mineral Resources and Related Manufacturing (M-R-A) and Controlled Development Areas (W-2) both which are consistent with the Riverside County General Plan Foundation Component and land use designations. Ordinance No. 348, Section 15.1 (F) states that for Controlled Development Areas (W-2) "a mining operation that is subject to the California Surface Mining and Reclamation Act of 1975 is permitted provided that the operator thereof holds a permit to conduct surface mining operations issued pursuant to County Ordinance No. 555 which has not been revoked or suspended," such as this Project.

Ordinance No. 348, Section 12.60., Subsection B.(2), stated that in the zoning classification, Mineral Resources and Related Manufacturing (M-R-A), "Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum,

limestone, metallic ores, and similar materials, and the rehabilitation of the resulting excavations” are allowed subject to an approved Surface Mining Permit. The proposed use consists of a Surface Mining Operation and there is permitted in the Mineral Resources & Related Manufacturing Zone with an approved Surface Mining Permit. Additionally, the existing on-site asphaltic concrete plant is setback a minimum of 300-feet from adjacent zones other than M-R, M-RA, M-H, and M-M zones.

Both the M-R-A and W-2 zoning allow for mineral extraction provided a Surface Mining Permit has been granted pursuant to SMARA and Ordinance No. 555.

3. The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan. The proposed project is compatible with the surrounding land uses, which consist of vacant land and agricultural development.
4. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 348 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land, nor would the selling of an individual building be appropriate. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 348.
5. The Environmental Impact Report has analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Impact Report (EIR) the design of the surface mining permit would result in significant and unavoidable impacts under the issue areas of Air Quality, Greenhouse Gas Emissions, and Transportation/Traffic, as summarized above. The EIR concludes that with the implementation of mitigation measures and/or standard regulations and design requirements, the Project would result in less-than-significant impacts under the issue areas of Aesthetics, Biological Resources, Energy, Geology/Soils, Historic/Archaeological Resources, Hydrology/Water Quality, Noise, Paleontological Resources, Tribal Cultural Resources, and Utilities/Service Systems. Based on the analysis contained in the EIR, and with exception of the Project's above-described significant and unavoidable impacts, the Project would not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
6. County Geologic Report GEO No. 180007 (Revised), submitted for the project SMP00159R2, APNs 422-240-007, -008; 423-230-008, and 432-240-001, -018 through -024, was prepared by Terracon, and is titled Slope Stability Investigation, Proposed Expansion Area, Chandler Gilman Springs Pit, CA Mine ID 90-33-0019, SMP159R2, Riverside County, California, Terracon Project No. CB195044 dated February 5, 2018. In addition, Terracon has submitted the following revised report: Revised Slope Stability Investigation, Chandler Gilman Springs Pit Proposed Expansion Area, CA Mine ID 90-33-0019 SMP 159R2, Riverside County, California, Prepared for Chandler Aggregates, Inc., Terracon Project No. CB175260 dated April 19, 2019. GEO180007 (Revised) concluded: 1. This site is not located within an Alquist-Priolo Earthquake Fault Zone nor a County designated fault hazard zone. 2. No active or potentially fault traces are known to traverse the site and no evidence of onsite faulting was observed during our field reconnaissance and aerial photo review. 3. Based on ground water

elevations at the onsite wells (397 and 522 feet deep), groundwater is not anticipated to be a consideration for the mine expansion. 4. The potential for liquefaction and other shallow groundwater hazards within the reclamation area is considered to be low as further outlined within the Advisory Notification Document (AND) Planning-GEO.1. GEO No. 180007 (Revised) satisfies the requirement for a geologic study/slope stability analysis for Planning/CEQA purposes.

Ordinance No. 555 Surface Mining Findings:

1. The proposed Surface Mining Permit No. 159 Revision No. 2 is consistent with the requirements as outlined in Sections 7, 8, and 9 of Ordinance No. 555 (Implementing The Surface Mining And Reclamation Act Of 1975) based on the following:
 - a. The proposed project is to expand the Surface Mining operation from 150.4 acres currently permitted, by adding 54.54 acres to the project, resulting in a total of 204.9 acres to be disturbed. Mineral deposits on site consist of primarily of limestone and granite, which are sold as construction grade aggregate. Tonnages of both the recycling activities and the IDEFO will be included as part of the site's 1,000,000 ton annual limit. Aggregates reserves made possible by the 54.54 acres of expansion area of approximately 30,000,000 tons, and will bring the mine's total remaining reserves to approximately 44,000,000 tons. The mine is expected to have a lifespan of 45 years and an additional 5 years for reclamation until December 31, 2070.
 - b. The locations of the equipment, offices, stockpiles, settling ponds, interim drainage, machinery and waste dumps, parking, and areas to be mined are shown on the Exhibits A and B. The Mine Operator's submitted exhibits demarcate the progression of operations, equipment, offices, stockpiles, settling ponds, interim drainage, machinery and waste dumps and parking, as well as progression of stripping and excavating within the site.
 - c. The mine waste to be produced on site consists of topsoil, overburden, and washed sediment (silt and clay), all of which will be stockpiled and used for revegetation. The silt and clay produced on-site will also be used as a component of the Inert Debris Engineered Fill Operation (IDEFO). Overburden will be stockpiled and used for backfill. The site will be physically reclaimed one year after the end of mining operations (December 31, 2070) except for ongoing revegetation and erosion monitoring and remediation for approximately 5 years or until the revegetation success criteria are achieved. The mining plan depicts the required revegetation as required under Ordinance No. 555.
 - d. Additionally, the proposed project is consistent with Section 9 of Ordinance No. 555 in that the Revised Reclamation Plan (Exhibit B) depicts final grading contours planned upon completion of mining activities on site.
 - e. Additionally, the proposed project further complies with Section 9 of Ordinance No. 555 in that the Revised Reclamation Plan (Exhibit B) indicates methods to be used to reclaim the mine such as delineations of cross sections and elevations of physical characteristics of the land such as reclaimed mine slopes, and cross sections of perimeter roads and perimeter fencing.

Development Standards Findings:

1. The proposed project meets the development standards of the Controlled Development Areas (W-2) Zoning Classification through the following development standards. Pursuant to Section 15.2 of Ordinance No. 348.
 - a. Building Height. One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. In no other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height. The building onsite is a modular office that is at the height of approximately 15 feet or less
 - b. Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet unless larger minimum lot area and dimensions are specified for a particular area or use. The proposed Surface Mine consists of 1,021.4 acres and the area of disturbance is 150.44 acres and the proposed expansion is 54.5 acres. There are 10 parcels in the W-2 zone portion which range in size from 8.66 acres to 480 acres which exceed 20,000 square feet minimum and therefore comply with this standard. Also, the 10 parcels exceed minimum average lot depth and lot width since the smallest parcel of 8.66 acres (APN 423-240-001) has a lot width of approximately 375-feet and lot depth of approximately 930-feet well above the minimum requirements.
 - c. Animals are not permitted on existing substandard lots that are less than 20,000 square feet in size. Animals are not being proposed in this Surface Mine application. This requirement is not applicable with this development.
 - d. Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348. The existing office is off a dirt road and there are approximately spaces for 4 vehicles to park immediately adjacent to the existing office. Therefore, the project meets the parking requirement.
2. The proposed project meets the development standards of the existing M-R-A Zoning Classification through the following development standards. Pursuant to Section 12.61 of Ordinance No. 348.
 - a. Lot Area. Not less than five acres gross. The existing M-R-A zoning portion along the southerly project boundary is triangular in shape and is approximately 9.50 acres in compliance with the lot area criteria.
 - b. Lot Width. Not less than 200 feet. The existing M-R-A zoning portion along the southerly project boundary has an average lot width of approximately 371-feet in compliance the lot width criteria.
 - c. Yards. Front, rear, and side, not less than 50 feet for any use permitted except those uses permitted in Section 12.60.A. of Ordinance No. 348; provided further, however, that any structure exceeding 50 feet in height shall have front, side, and rear yard spaces equal to the height of said structure. An existing modular office building of approximately 2,332 square feet complies with minimum 50-foot setbacks.

- d. **Structure Height.** No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of Ordinance No. 348. In no event, however, shall a building exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348. An existing modular office building of approximately 2,332 square feet complies with height requirements with an approximate height of 15-feet and does not exceed 50-feet in height.

3. The proposed project meets the development standards of the existing M-R-A Zoning Classification through the following development standards. Pursuant to Section 12.62 of Ordinance No. 348.

A. Noise Suppression. All equipment and premises employed in conjunction with any of the uses permitted in the M-R-A Zone shall be constructed, operated and maintained so as to suppress noise and vibrations which are or may be injurious to persons living on adjoining property. Required compliance with Ordinance No. 847 (Regulating Noise) as outlined in the Advisory Notification Document (AND) Advisory Notification.3 Federal, State, and Local Regulation Compliance addresses this development standard.

B. Roads and Driveways. All roads and driveways shall be kept wetted while being used or shall be treated with oil, asphaltic concrete or concrete, or other palliative to prevent the emission of dust. Compliance with AND Planning.10 Planning-SMP Dust Prevention Measure address this development standard.

C. Access Roads. All private access roads leading off any paved public street onto property used for any purpose permitted in Section 12.60.B. or C. of this ordinance shall be paved to a minimum width of 24 feet with asphaltic concrete or equal, not less than three inches in thickness with adequate compacted base material for not less than the first 100 feet of said access road which is complied with based on submitted Exhibit A (Site Plan) and Exhibit B (Revised Reclamation Plan).

D. Air and Water Pollution. All operations shall be conducted in compliance with the requirements of the Riverside County Air Pollution Control District and the State Water Quality Control Board which shall occur with the project including as outlined under AND 15.Planning Hydrology Water Quality and 15.Planning Mitigation Measures Air Quality.

E. Slopes of Excavations. No production from an open pit quarry shall be permitted which creates an average slope steeper than one foot horizontal to one foot vertical; provided, however, that a steeper slope may be permitted where the soil content or material is such that a vertical-cut excavation is safe in the opinion of the Division of Industrial Safety, Department of Industrial Relations of the State of California. The development standard is complied with based on submitted Exhibit A (Site Plan) and Exhibit B (Revised Reclamation Plan).

F. Landscaping and Fencing. Excavation operations which are located at any time within 500 feet of at least ten buildings or mobile homes used or designed for dwelling purposes shall be screened to a height of at least six feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six foot high chain link fence, including all necessary gates, except where such a fence would be impracticable as in the bed or flood channel of a wash or watercourse. The development standard is complied with based on submitted Exhibit A (Site Plan) and Exhibit B (Revised Reclamation Plan).

G. Hours of Operation. All uses shall confine operations on the property, other than maintenance, to the hours between 6:00 a.m. and 10:00 p.m. of any day, except those operations that are located not less than 300 feet from the outer boundary of such property, within the M-R-A zone portion. The project has been conditioned under AND Planning 15. SMP-Operating Hours to comply with these hours of operation within the M-R-A zone portion.

H. Insurance. Before commencing operation in any quarry, the owner or operator shall show continuing evidence of insurance against liability in tort in the amount of \$300,000.00 arising from the production activities, or operations incident thereto, conducted or carried on under or by virtue of any law or ordinance. Such insurance shall be kept in full force and effect during the period of such operations. Compliance with the development standard has been made a requirement including as outlined under Condition of Approval (COA) 60.Planning SMP 1st Financial Assurance.

I. Ponding. Where practicable, all excavation operations shall be conducted in such a manner as to prevent unnecessary ponding or accumulation of storm or drainage water with exception of sedimentation basins as detailed in the Project's hydrology study (Appendix G1 to the Project's EIR).

J. Rehabilitation. All property partially or totally depleted of its mineral resources as a result of a use permitted by this Article shall be rehabilitated in accordance with the mining reclamation plan which has been approved pursuant to the provisions of Ordinance No. 555. Compliance has been demonstrated with the submitted Exhibit B (Revised Reclamation Plan).

Other Findings:

1. The project site is located within a Criteria Cell Group A, Cell Group A (Cell 1653), Cell Group B (Cells 1687 and 1784), Cell Group C (Cells 1688 and 1785), Cell Group H (Cells 1763 and 1881), and Cell Group I (Cell 1882) of the SJVAP. A small portion of the Mine's eastern and northern boundaries occur within Criteria Cell 1591 within Cell Group C and Cells 1592, 1692 and 1793 within Cell Group D, whereas the conservation goals call for conservation on the westerly side. No mining or ground-disturbing activities are proposed within Cell Groups A, D, or H, and the 54.5-acre EDA occurs wholly within Cell Group B. The Conservation Criteria for Cell Group A is to achieve 50%-60% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group B is to achieve 40%-50% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group C is to achieve 20%-30% of the Cell Group, focusing on the southern portion of the Cell Group. The Conservation Criteria for Cell Group D is to achieve 25%-35% of the Cell Group focusing in the southern portion of the Cell Group. The Conservation Criteria for Cell Group H is to achieve 25%-35% of the Cell Group, focusing on the northern portion of the Cell Group. The Conservation Criteria for Cell Group I is to achieve 15%-25% of the Cell Group, focusing on the northern portion of the Cell Group. Under existing conditions, approximately 150.4 acres of the approximately 1,021.4-acre Mine are actively used for mining operations. The proposed Project would expand the site's disturbance limits to accommodate an additional 54.5 acres of mining area. The Project's expanded mining limits would encompass undisturbed sage scrub and non-native grassland habitat located west and north of the existing mining limits.

Additionally, the 54.5 acre EDA does not contain any vernal pools, although the EDA does contain 0.36 acre of MSHCP riparian/riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk scrub), which are regulated by MSHCP Subsection 6.1.2. Additionally, the Project site is located within the Criteria Area Species Survey Area (CASSA) for the burrowing owl, which is regulated by MSHCP Subsection 6.3.2. However, the Project site is not located within the Narrow

Endemic Plant Species Survey Area (NEPSSA), and is not in the CASSA for any other species. Accordingly, a biological technical report to determine Project consistency with the MSHCP Cell Criteria that apply to the site, and to determine whether the Project complies with applicable provisions of the MSHCP, including Subsection 6.3.2 as it pertains to the burrowing owl. The Project's expanded mining limits would encompass undisturbed sage scrub habitat and non-native grassland located west and north of the existing mining limits. Consequently, the Project has the potential to adversely affect candidate, sensitive, or special status plant or wildlife species that may exist in these areas.

A portion of the project site, 310.6 acres, is located within Cells 1687 and 1784, which are part of Cell Group B. Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral land coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group C to the east and in Cell Groups A and H to the west and to chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group I to the south. Conservation within this Cell Group will range from 40%-50% of the Cell Group focusing in the southern portion of the Cell Group. The Project Applicant will dedicate a total of 184.73 acres within Cell Group B to the MSHCP Reserve System.

A portion of the proposed conservation, 230.49 acres, is located within Cells 1688 and 1785, which are part of Cell Group C. Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral and coastal sage scrub habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Groups B to the west, D to the east and J to the south. Conservation within this Cell Group will range from 20%-30% of the Cell Group focusing in the southern portion of the Cell Group. The Project Applicant will dedicate a total of 184.73 acres within Cell Group C to the MSHCP Reserve System.

A portion of the mine, 14.81 acres, is located within Cells 1692 and 1793, which are part of Cell Group D. Conservation within this Cell Group will contribute to assembly of Proposed Core 3. Conservation within this Cell Group will focus on chaparral, coastal sage scrub, grassland, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group E to the east and in Cell Groups C and J to the west and to chaparral, coastal sage scrub and grassland habitat proposed for conservation in Cell Group K to the south. Conservation within this Cell Group will range from 25%-35% of the Cell Group focusing in the southern portion of the Cell Group. The Project Applicant will dedicate a total of 14.81 acres within Cell Group D to the MSHCP Reserve System.

Project information was provided by the Permittee in the JPR application, included: General Biological Resources Assessment, Gilman Springs Mine (Assessment), Determination of Biologically Superior or Equivalent Preservation, Gilman Springs Mine (DBESP), and Jurisdictional Delineation Report for the Gilman Springs Mine (Delineation), all prepared by Alden Environmental, Inc. and dated April 5, 2019. The proposed project consists of expanding the area for mining by adding 54.5 acres of mining in Cell Group B to the 150.44 acres currently permitted. Approximately 430.01 acres are proposed to be dedicated in the MSHCP Conservation Area, which would be in full compliance with the MSCHP.

2. The project site is not located within a Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.

4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all the tribes within the project's vicinity on February 7, 2018. As discussed above, multiple Tribes responded, and consultation was ultimately concluded with all interested Tribes, resulting in full compliance with AB 52.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B (Advisory Notification Document (AND) Planning-SMP Planning.5 Comply w/Ord. 655).
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
7. The Project's is consistent with Board policy B-35 Guidelines for Processing Surface Mining Permits for New and Significantly Expanded Surface Mining Operations including condition for Road Impact Assessment fees as outlined in AND Planning.36 Gen-Road Impact Assessment.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection for the designee must be notified of applications for building permits, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This Surface Mine has been designed so that the project as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing that the site have fuel modification standards acceptable to the Riverside County Fire Department.
 - b. Fire protection and suppression services will be available for the Surface Mine through Riverside County Fire Department. The Fire Station that will service the proposed Surface Mine is located at 2450 West Cottonwood Avenue, San Jacinto, CA 92582, approximately 6.7 miles away from the Surface Mine.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access with a width of not less than 24 feet (7315 mm),

exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access on Gilman Springs Road which is 128 foot width. There is adequate accessibility to the project site for all emergency service vehicles.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the EIR, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper on September 13, 2020. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from 2,400 foot radius who indicated support or opposition to the proposed project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision appears on the Board's agenda.

2 **RESOLUTION NO. 2020-012**

3 **CERTIFYING ENVIRONMENTAL IMPACT REPORT FOR**
4 **THE SECOND REVISION TO SURFACE MINING PERMIT 159 (SMP 159R2)**

5
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et. seq., a meeting was
7 held before the Riverside Planning Commission on September 23, 2020 to consider the Second Revision to
8 SMP 159 (SMP 159R2);

9 **WHEREAS**, all the procedures of the California Environmental Quality Act (CEQA) and Riverside
10 County Rules to Implement CEQA have been met, and this Environmental Impact Report (EIR), prepared
11 in connection with Surface Mining Permit No. 159, Revision No. 2 ("SMP 159R2"; referred to alternatively
12 herein as the "Project"), is sufficiently detailed so that all of the potentially significant effects of the Project
13 on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with CEQA; and,

15 **WHEREAS**, pursuant to State CEQA Guidelines section 15151, the evaluation of environmental
16 effect is to be completed in light of what is reasonably feasible; and,

17 **WHEREAS**, the Riverside County Planning Department circulated a Notice of Preparation (NOP)
18 for a 30-day public review period commencing May 16, 2018 to June 15, 2018. The County prepared a
19 Draft EIR (State Clearinghouse No. 2018051029) to address SMP 159R2. The Draft EIR (DEIR) was
20 circulated for public review and comment as specified in the State CEQA Guidelines for a 45-day period
21 (January 27, 2020 to March 12, 2020). Public comments were received by the County and have been
22 responded to by the County in accordance with CEQA requirements. The Project's Final EIR (FEIR)
23 Responses to Comments document have been completed pursuant to CEQA and the State CEQA Guidelines
24 (the "Responses").

25 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
26 public and affected government agencies; now, therefore,

27 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
28 of the County of Riverside in regular session assembled on September 23, 2020 that:

FORM APPROVED COUNTY COUNSEL
BY: Aaron Gettis 8/19/20
DATE
AARON C. GETTIS

1 A. The Project includes SMP 159R2, which was considered at the public hearing before the
2 Planning Commission.

3 B. SMP 159R2 would allow for an expansion to the approved mining limits by 54.5 acres
4 (herein, "Expanded Disturbance Area" or "EDA"), thereby allowing for mining activities to
5 occur on a total of 204.9 acres. SMP 159R2 also would: 1) increase the total tonnage of
6 minable aggregate from approximately 14,000,000 tons to 44,000,000 tons, an increase of
7 approximately 30,000,000 tons; 2) allow for the operation of an Inert Debris Engineered Fill
8 Operation (IDEFO) to facilitate ultimate site reclamation; 3) to establish a revised
9 reclamation plan in compliance with the Surface Mining and Reclamation Act of (SMARA,
10 Public Resources Code § 2710 et seq.) and Riverside County Ordinance No. 555 (Surface
11 Mining Reclamation Act); and 4) to revise the Mine's timing restrictions for mining
12 activities within 300 feet of the Mine's boundaries from between 7:00 a.m. and 10:00 p.m.,
13 Monday through Saturday except holidays, to 24 hours per day, seven days per week
14 including Sundays and federal holidays.

15 C. An EIR was prepared that evaluates SMP 159R2. The EIR analyzed the Project's potential
16 significant effects on the environment and made the required findings in compliance with
17 the State CEQA Guidelines and Riverside County CEQA implementing procedures. Based
18 on the findings and conclusions in the EIR and the conditions of approval applied to the
19 Project by the County of Riverside, SMP 159R2 will not cause serious public health
20 problems.

21 **BE IT FURTHER RESOLVED** by the Planning Commission that the following environmental
22 impacts associated with the EIR are determined to have no environmental impacts in consideration of
23 existing regulations and Project Design Features.

24 A. **Biological Resources**

25 *Impact: Conflict with any local policies or ordinances protecting biological resources.*

26 *Biological Resources Threshold g): The Project would not conflict with any local policies*
27 *or ordinances protecting biological resources, such as a tree preservation policy or*
28 *ordinance.*

1 1. No Impact:

2 The Project Applicant would be required to contribute fees pursuant to Riverside
3 County Ordinance No. 663, which would ensure Project consistency with the
4 Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). The Project site
5 does not contain any oak trees, and thus the Project would not conflict with the
6 County's Oak Tree Management Guidelines. Additionally, Riverside County
7 Ordinance No. 559 is not applicable to the Project because the Project does not occur
8 on a site above 5,000 feet elevation. (FEIR p. 4.3-37).

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.3 of the FEIR and the citations noted
11 therein.

12 **B. Geology and Soils**

13 *Impact: Result in grading that affects or negates subsurface sewage disposal systems.*

14 *Soils Threshold i): The Project would not result in grading that affects or negates*
15 *subsurface sewage disposal systems.*

16 1. No Impact:

17 Under existing conditions, the 54.5-acre EDA consists of natural, undisturbed lands
18 that have never been subject to development, and there are no existing subsurface
19 sewage disposal systems on the property. Thus, the Project would not negate
20 subsurface sewage disposal systems and no impact would occur as a result of the
21 Project. (FEIR Section p. 4.5-16).

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
24 therein.

25 *Impact: Expansive soils that could create substantial risk to life or property.*

26 *Threshold k): The Project would not be located on expansive soil, as defined in Section*
27 *1802.3.2 of the California Building Code (2007), creating substantial risks to life or*
28 *property.*

1 *The Project does not propose the use of septic tanks or alternative wastewater disposal*
2 *systems.*

3 2. No Impact:

4 The Project consists of a proposed expansion to an existing aggregate quarry. No
5 buildings or permanent structures are proposed as part of the Project. Additionally,
6 slopes created as part of the Project would consist of bedrock materials suitable for
7 aggregate mining, and no expansive soils are anticipated. As such, no impacts due
8 to expansive soils would occur. (FEIR at p. 4.15-17)

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
11 therein.

12 *Impact: Soils incapable of adequately supporting use of septic tanks or alternative waste*
13 *water disposal systems.*

14 *Threshold 1): The Project would not have soils incapable of adequately supporting use of*
15 *septic tanks or alternative waste water disposal systems where sewers are not available for*
16 *the disposal of waste water.*

17 3. No Impact:

18 All wastewater generated at the Mine would be handled via portable toilet facilities,
19 and no subsurface sewage disposal systems are proposed as part of the Project. Thus,
20 no impact would occur as a result of the 54.5-acre proposed expansion of the Mine.
21 (FEIR Section p. 4.5-16)

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
24 therein.

25 C. Hydrology and Water Quality

26 *Impact: Release of pollutants due to project inundation in flood hazard, tsunami, or seiche*
27 *zones.*

1 **Threshold h):** *The Project would not be subject to inundation as a result of flooding,*
2 *tsunami, or seiches.*

3 1. No Impact:

4 The Project site is located approximately 46 miles northeast of the Pacific Ocean,
5 and is therefore not subject to inundation due to tsunami hazards. The Project site is
6 not located within a flood hazard area, and no impacts due to flood inundation would
7 occur. Additionally, although the Project site is located approximately 6.0 miles east
8 of Lake Perris, the Project site is located on the opposite side of the lake from the
9 dam, and is located at a higher elevation than Lake Perris. Thus, there is no potential
10 for the Project site to be inundated by seiches. Accordingly, no impact would occur.
11 (FEIR Section 3.0 and p. 4.8-19).

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
14 therein.

15 D. Transportation and Traffic

16 **Impact:** *Effects upon circulation during the project's construction.*

17 **Threshold e):** *The Project would not cause an effect upon circulation during the Project's*
18 *construction.*

19 1. No Impact:

20 The Project proposes to expand areas approved for mining on site, the Project
21 Applicant does not propose any roadway or intersection improvements, and as a
22 proposed expansion to an existing mine operation the Project would not involve a
23 construction phase. As such, the Project would not cause an effect upon circulation
24 during the Project's construction, and no impact would occur. (FEIR Section 3.0 and
25 p. 4.11-44).

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
28 therein.

1 ***Impact:*** *Construction or expansion of a bike system or bike lanes.*

2 ***Threshold g):*** *The Project would not include the construction or expansion of a bike system*
3 *or bike lanes.*

4 2. No Impact:

5 There are no bike or pedestrian facilities planned along Gilman Springs Road.
6 Furthermore, all bike trails, Open Space Trails, and Regional Trails indicated in
7 Figure 8 of the San Jacinto Valley Area Plan would not be impacted by the Project.
8 Accordingly, the Project would not include the construction or expansion of a bike
9 system or bike lanes, and no impact would occur. (FEIR Section 3.0 and p. 4.11-44).
10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
12 therein.

13 E. Utilities and Service System

14 ***Impact:*** *Construction, expansion, or relocation of new wastewater treatment facilities.*

15 ***Threshold c):*** *The project would not require or result in the construction of new wastewater*
16 *treatment facilities, including septic systems, or expansion of existing facilities, whereby the*
17 *construction or relocation would cause significant environmental effects*

18 1. No Impact:

19 The Project does not propose the construction or expansion of any new wastewater
20 treatment facilities, such as septic systems. All wastewater from the site would be
21 handled via portable toilets that are regularly emptied by a rental service company.
22 Thus, the Project would not require or result in the construction or expansion of new
23 wastewater treatment facilities, including septic systems, the construction of which
24 could cause significant environmental effects, and no impact would occur. (FEIR
25 Section 3.0 and pp. 4.13-16, -17).

26 The evidence supporting these conclusions includes, without limitation, the
27 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
28 therein.

1 *Impact: Exceed the capacity of wastewater treatment providers due to additional demand.*
2 *Threshold d): The Project would not result in a determination by the wastewater treatment*
3 *provider that serves or may service the Project that it has adequate capacity to serve the*
4 *Project's projected demand in addition to the provider's existing commitments*

5 2. No Impact:

6 All wastewater from the site would be handled via portable toilets that are regularly
7 emptied by a rental service company. All wastewater from the site would be handled
8 via portable toilets and would be disposed of by the rental service company in
9 accordance with all applicable regulatory requirements. The rental service company
10 would be required to dispose of wastewater at a facility that has adequate capacity.
11 Thus, no impact would occur. (FEIR Section 3.0 and p. 4.13-16, -17).

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
14 therein.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
16 impacts associated with the EIR are determined to be less than significant in consideration of existing
17 regulations and Project Design Features.

18 A. Aesthetics

19 *Impact: Substantial effect upon scenic highway corridors.*

20 *Threshold a): The Project would result in a less-than-significant impact upon scenic*
21 *highway corridors.*

22 1. Less-than-Significant Impact:

23 Mining activities within the Expanded Disturbance Area (EDA), as would be allowed
24 by the Project, would not be visible from any officially designated State or County
25 highways. Mining activities within the EDA also would not be prominently visible
26 from nearby segments of SR-74, a "Eligible State Scenic Highway – Not Officially
27 Designated," due to the distance between this roadway facility and the Project site
28 (8.3 miles). Mining activities within the proposed EDA also would not be

1 prominently visible from nearby "County Eligible" highways. Impacts to scenic
2 highways corridors would be less than significant. (FEIR pp. 4.1-11 through -13)
3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
5 therein.

6 *Impact: Damage to scenic resources, obstruction of scenic vistas, or creation of*
7 *aesthetically offensive site.*

8 *Threshold b): The Project would result in a less-than-significant impact upon scenic*
9 *resources, including but not limited to the potential to damage trees, rock outcroppings,*
10 *historic buildings, or landmark features; less-than-significant impacts due to the obstruction*
11 *of prominent scenic vistas or views open to the public; and less-than-significant impacts due*
12 *to the creation of an aesthetically offensive site open to public view.*

13 2. Project Impact(s):

14 The Project would not result in damage to any scenic resources on-site that are
15 visually prominent from off-site locations. The proposed EDA does not contain any
16 significant rock outcroppings, trees, or other unique scenic resources. Although the
17 EDA contains rolling steep terrain, the site's topographic characteristics are not
18 visually unique as the areas west, north, and east of the Mine consist of very similar
19 terrain. Under existing conditions, the Mine consists of private property that does
20 not afford any scenic vistas or views open to the public. Thus, mining activities
21 within the EDA would not result in a substantial impact on scenic vistas or views
22 available in the area, and impacts would be less than significant. From public viewing
23 areas surrounding the Mine, the EDA would not be prominently visible, particularly
24 as mining progresses in the EDA and is obscured from view by the existing hillsides
25 that surround the Mine. Furthermore, following reclamation, the site would be
26 revegetated as discussed in FEIR subsection 3.3.2.L. As a result, any adverse
27 aesthetic impacts resulting from mining within the EDA would not be visible from
28 off-site locations under long-term conditions. Thus, the Project would not result in

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the creation of an aesthetically offensive site open to public view, and impacts would be less than significant. (FEIR p. 4.1-13)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted therein.

Impact: Visual character or quality of public views of the site and its surroundings in non-urbanized areas and conflict with zoning or other scenic quality regulations in urbanized areas.

Scenic Resources Threshold c): The Project site is located within a non-urbanized area. The Project would result in a less-than-significant upon the existing visual character or quality of public views of the site and its surroundings.

3. Project Impact(s):

The Project site is located within a non-urbanized area. Mining within the EDA would result in the removal of existing vegetation and the excavation of hillsides. However, the adverse aesthetic effects resulting from mining within the EDA primarily would be visible from areas within the Mine property, which are not publicly accessible. From public viewing areas surrounding the Mine, the EDA would not be prominently visible, particularly as mining progresses in the EDA and is obscured from view by the existing hillsides that surround the Mine. Furthermore, following reclamation, the site would be revegetated as discussed in FEIR subsection 3.3.2.L. As such, while mining activities on site would remove natural vegetation and change the site's topography over time, because areas subject to mining activities within the EDA would be obscured by natural topography and would not be prominently visible from off-site public viewing locations, Project impacts would be less than significant. (FEIR pp. 4.1-13, -14)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted therein.

1 *Impact: Interference with the nighttime use of the Mt. Palomar Observatory or conflict with*
2 *Riverside County Ordinance No. 655.*

3 *Scenic Resources Threshold d): The Project would result in a less-than-significant upon*
4 *the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County*
5 *Ordinance No. 655?*

6 4. Project Impact(s):

7 No new lighting elements would be required in the EDA; however, lighting elements
8 would be used over a longer period of time at the site because the Project would
9 increase areas subject to mining, which would increase the number of years the Mine
10 can remain active. According to information provided by the Project Applicant, all
11 lighting sources used on site consist of 1,000 lumen or less. Pursuant to Ordinance
12 No. 655, lamp types that are 4050 lumens and below are allowed within Zone B of
13 the Mt. Palomar Nighttime Lighting Policy Area. Due to intervening topography
14 from lowered elevation of the site and mandatory compliance with Ordinance No.
15 655, potential impacts regarding lighting and the Palomar Observatory would be
16 reduced to a less-than-significant level. (FEIR p. 4.1-15)

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
19 therein.

20 *Impact: Light or glare which could adversely affect day or nighttime views.*

21 *Scenic Resources Threshold e): The Project would have a less-than-significant upon day*
22 *and nighttime views in the area.*

23 5. Project Impact(s):

24 Proposed mining activities would reduce the existing site elevation; thus, over time
25 any lighting elements used on site would not affect surrounding properties and would
26 not adversely affect day or nighttime views in the surrounding areas. The Project
27 also would be required to comply with Riverside County Ordinance No. 655, which
28 requires that all lighting fixtures (within Zone B) use low-pressure sodium lamps that

1 do not exceed 4,050 lumens, and further requires that lighting must be partially
2 shielded to minimize spill-light, and Riverside County Ordinance No. 915, which has
3 the purpose of providing minimum requirements for outdoor lighting in order to
4 reduce light trespass. Furthermore, the Project does not propose additional sources
5 of glare, such as highly reflective surfaces or buildings with reflective glass. Mining
6 equipment and vehicles associated with the few additional employees at the EDA
7 would not produce substantial glare should sunlight be reflected from their surfaces.
8 Based on the foregoing, impacts regarding substantial light or glare to day or
9 nighttime views in the area would be less than significant. (FEIR pp. 4.1-15, -16)
10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
12 therein.

13 *Impact: Expose residential property to unacceptable light levels.*

14 *Scenic Resources Threshold f): The Project would result in a less-than significant impact*
15 *due to lighting affecting residential properties.*

16 6. Project Impact(s):

17 The nearest residential property is approximately 0.2-mile west of the Mine's
18 property (approximately 0.7 mile west of the proposed EDA) and approximately 0.9-
19 mile northwest of the intersection of Gilman Springs Road at Bridge Street. The
20 Project would result in the use of lighting elements within the EDA. However,
21 lighting elements would be directed at active mining and processing areas and would
22 be shielded so as to prevent spillage. Furthermore, as mining activities within the
23 EDA progress, areas subject to active mining would be shielded by the existing
24 surrounding terrain. Moreover, given the distance between the EDA and the nearest
25 residence (0.7 mile), it is highly unlikely that lighting elements within the EDA
26 would expose this nearby residence to unacceptable light levels. Furthermore,
27 lighting elements used at the Mine are required to comply with Riverside County
28 Ordinance No. 655, which requires that all lighting fixtures (within Zone B) use low-

1 pressure sodium lamps that do not exceed 4,050 lumens unless shielded, and further
2 requires that lighting must be partially shielded to minimize spill-light. The Project
3 also would be required to comply with Riverside County Ordinance 915, which has
4 the purpose of providing minimum requirements for outdoor lighting in order to
5 reduce light trespass. The Project would not expose residential property to
6 unacceptable light levels, and impacts would be less than significant. (FEIR p. 4.1-
7 16)

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsection 4.1 of the FEIR and the citations noted
10 therein.

11 **B. Air Quality**

12 *Impact: Exposure of sensitive receptors to substantial point source emissions.*

13 *Scenic Resources Threshold c): The Project would result in a less-than-significant impact*
14 *upon due to localized emissions that could adversely affect sensitive receptors that are*
15 *located within one (1) mile of the Project site.*

16 1. Project Impact(s): As shown in FEIR Table 4.2-14, Project operational emissions
17 would not exceed the South Coast Air Quality Management District (SCAQMD)
18 localized significance thresholds (LSTs). Accordingly, the Project would not have
19 the potential to expose sensitive receptors near the Project site to substantial point
20 source emissions of CO, NO₂, PM₁₀, or PM_{2.5}, and impacts would be less than
21 significant. The Project would not generate the level of traffic needed to cause or
22 substantially contribute to a CO “hot spot.” Because of the drop-off in potential site-
23 related Diesel Particulate Matter (DPM) concentrations due to distance, Toxic Air
24 Contaminant (TAC) impacts from Project-related DPM sources are anticipated to be
25 minimal. Therefore, no significant long-term operations-related TAC impacts from
26 the proposed Project are anticipated to occur. Accordingly, the Project would not
27 expose sensitive receptors near the Project site to substantial point source emissions,
28 and impacts would be less than significant. (FEIR pp. 4.2-33 through 4.2-45)

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The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted therein.

Impact: Generation of other emissions, including those leading to odors, that could adversely affect a substantial number of people.

Scenic Resources Threshold d): The Project would result in a less-than-significant impact due to the generation of emissions, including odors, which could adversely affect a substantial number of people.

2. Project Impact(s):

The proposed Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from equipment exhaust and the temporary storage of typical solid waste (refuse) associated with the proposed Project's employees. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project would be less than significant and no mitigation is required. (FEIR p. 4.2-45).

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted therein.

C. Energy

Impact: Wasteful, inefficient, and unnecessary energy consumption.

Energy Threshold a): The Project would result in less-than-significant impacts regarding wasteful, inefficient, or unnecessary consumption of energy resources, during Project operations.

1 1. Project Impact(s):

2 Project operations would not result in the inefficient, wasteful or unnecessary
3 consumption of energy. Further, the energy demands of the Project can be
4 accommodated within the context of available resources and energy delivery
5 systems. The Project would therefore not cause or result in the need for additional
6 energy producing or transmission facilities. The Project would not engage in
7 wasteful or inefficient uses of energy and aims to achieve energy conservations goals
8 within the State of California. As such, Project impacts due to wasteful, inefficient,
9 or unnecessary consumption of energy resources would be less than significant
10 requiring no mitigation (FEIR p. 4.4-9 to -14)

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted
13 therein

14 *Impact: Conflicts with or obstructions of State and local plans for renewable energy and*
15 *energy efficiency.*

16 *Energy Threshold b): The Project would result in less-than-significant impacts due to*
17 *conflicts with or obstructions of State and local plans for renewable energy and energy*
18 *efficiency.*

19 2. Project Impact(s):

20 Energy consumed by the Project's operation is calculated to be comparable to, or less
21 than, energy consumed by other mining operations of similar scale and intensity that
22 are operation in California. The project would not conflict with or obstruct a State or
23 local plan for renewable energy efficiency, and impacts would be less than
24 significant. (FEIR p. 4.4-9 to -14).

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.4 of the FEIR and the citations noted
27 therein

1 D. Geology

2 *Impact: Rupture of a known earthquake fault.*

3 *Geology Threshold a): The Project would result in less-than-significant impacts due to the*
4 *to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo*
5 *Earthquake Fault Zoning Map issued by the State Geologist for the area and based on other*
6 *substantial evidence of a known fault.*

7 1. Project Impact(s):

8 The proposed EDA is not located within or immediately adjacent to an Alquist-Priolo
9 Earthquake Fault Zone (APZ) designated by the State of California or a fault hazard
10 zone designated by the County of Riverside. The Project is subject to seismic ground
11 shaking associated with earthquakes. With implementation of the recommendations
12 contained in the Project's Slope Stability Investigation (EIR Technical Appendix D),
13 as would be required through standard conditions of Project approval, impacts
14 associated with ground-shaking would be further reduced to a less-than-significant
15 level. (FEIR pp. 4.5-12, -13).

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
18 therein.

19 *Impact: Seismic-related ground failure and liquefaction.*

20 *Geology Threshold b): The Project would result in less-than-significant impacts due to*
21 *seismic-related ground failure, including liquefaction.*

22 1. Project Impact(s):

23 Based on the presence of non-liquefiable bedrock, the potential for liquefaction and
24 other shallow groundwater-related hazards at the site is considered to be very low.
25 The County of Riverside would impose the recommendations of the site-specific
26 slope stability investigation (EIR Technical Appendix D) as a standard condition of
27 Project approval to further reduce the risk associated with seismic-related ground
28 failure, including liquefaction. Accordingly, a less-than-significant impact would

1 occur. (FEIR p. 4.5-13)

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
4 therein.

5 *Impact: Strong seismic ground shaking.*

6 *Geology Threshold c): The Project would result in less-than-significant impacts due to*
7 *strong seismic ground shaking.*

8 1. Project Impact(s):

9 From a ground-shaking standpoint, the most significant fault for the site is the San
10 Jacinto, about 0.25 mile to the southwest of the proposed EDA. The seismic ground
11 shaking potential is high. The Project's geologist (Terracon) determined that overall
12 modeled Mine cut slope up to approximately 400 feet in height and upper/lower
13 intermediate slopes (modeled at 45 degrees) are suitably stable against gross failure
14 during the anticipated long-term conditions, including the effects of seismic shaking.
15 Therefore, the planned (slightly flatter) slope angles are considered suitably stable
16 against gross failure for the anticipated long-term conditions, including seismic
17 shaking. With implementation of the recommendations contained in the Project's
18 Slope Stability Investigation (Technical Appendix D), as would be required through
19 standard conditions of Project approval, impacts associated with ground-shaking
20 would be further reduced to a less-than-significant level. (FEIR pp. 4.5-12, 13)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
23 therein.

24 *Impact: Unstable geological unit or soil resulting in landslide, lateral spreading, collapse,*
25 *or rock fall hazards.*

26 *Geology Threshold d): The Project would result in less-than-significant impacts due to*
27 *landslide, lateral spreading, collapse, and rock fall hazards.*

1 1. Project Impact(s):

2 Based on a site-specific investigation conducted by Terracon, it was determined that
3 rock fragments would be angular and relatively resistant to rolling; thus, impacts
4 associated with rock fall hazards would be less than significant. Based on Terracon's
5 analysis, overall modeled 42-degree mine cut-slopes up to approximately 400 feet in
6 height and upper/lower intermediate slopes (modeled at 45 degrees) would be
7 suitably stable against gross failure for the anticipated long-term conditions,
8 including the effects of seismic shaking. Terracon determined that the proposed
9 Project would have a less-than-significant impact associated with landslide, lateral
10 spreading, collapse, rockfall hazards or ground subsidence. Moreover, the Project
11 proposes to expand areas subject to mining activities on site and would not result in
12 the introduction of any permanent structures that could be subject to such hazards.
13 With implementation of the recommendations of the site-specific slope stability
14 investigation (EIR Technical Appendix D) as a standard condition of Project
15 approval, the Project would result in less-than-significant impacts associated with
16 on- or off-site landslide, lateral spreading, collapse, rockfall hazards, and ground
17 subsidence. (FEIR pp. 4.5-13, -14)

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
20 therein.

21 *Impact: Unstable geological unit or soil resulting in ground subsidence.*

22 *Geology Threshold e): The Project would result in less-than-significant impacts due to a*
23 *geologic unit or soil that is or would become unstable and that potentially could result in*
24 *ground subsidence.*

25 1. Project Impact(s):

26 With implementation of the site-specific slope stability investigation (Technical
27 Appendix D) as a standard condition of Project approval, the Project would result in
28 less-than-significant impacts associated with ground subsidence. (FEIR pp. 4.5-13,

1 -14).

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
4 therein.

5 *Impact: Geological hazards such as seiche, mudflow, and volcanic.*

6 *Geology Threshold f): The Project would result in less-than-significant impacts due to*
7 *geologic hazards, such as seiche, mudflow, or volcanic hazard*

8 1. Project Impact(s):

9 The Project site is not be subject to seiches or volcanic hazards, and such impacts
10 would be less than significant. Mudflow hazards are not likely to occur on site due
11 to the shallow depth to bedrock and the nature of on-site soils. Additionally, as
12 recommended in the Project's site-specific Slope Stability Investigation (*Technical*
13 *Appendix D*), slopes and benches would be protected with perimeter berms and/or
14 levees as necessary to prevent slope erosion and surface flow incursion in the areas
15 where natural slopes drain toward mining and/or reclaimed slopes. The County of
16 Riverside would impose the recommendations of the site-specific Slope Stability
17 Investigation (*Technical Appendix D*) as a standard condition of Project approval to
18 further reduce the risk associated with mudflow. As such, implementation of the
19 Project would result in a less-than-significant impact associated with mudflow.
20 (FEIR p. 4.5-14)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
23 therein.

24 *Impact: Topography or ground surface relief features.*

25 *Geology Threshold g): The Project would result in less-than-significant impacts due to the*
26 *topography or ground surface relief features.*

27 1. Project Impact(s):

28 Although the Project would substantially alter the site's existing topography, the

1 proposed slopes have been evaluated by Terracon, which determined that the slopes
2 would be grossly stable and would not result in adverse environmental effects, such
3 as rock fall hazards. With mandatory compliance to the site-specific Slope Stability
4 Investigation (*Technical Appendix D*) as required by standard conditions of Project
5 approval, proposed slopes would be grossly stable. Other effects associated with the
6 proposed changes to the site's topography were evaluated throughout the EIR (e.g.,
7 Aesthetics, Hydrology/Water Quality, etc.), and such changes were determined to be
8 less than significant or would be reduced to less-than-significant levels with
9 mitigation. Therefore, Project impacts due to changes to the site's topography and
10 ground relief features would be less than significant. (FEIR p. 4.5-15)

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
13 therein.

14 ***Impact: Cut or fill slopes greater than 2:1 or higher than 10 feet.***

15 ***Geology Threshold h): The Project would result in less-than-significant impacts due to cut***
16 ***or fill slopes greater than 2:1 or higher than 10 feet.***

17 1. Project Impact(s):

18 Mining activities proposed by the Project Applicant would result in the creation of
19 slopes that are steeper than 2:1 and higher than 10 feet. The proposed slopes have
20 been evaluated by Terracon, which determined that the slopes would be grossly
21 stable and would not result in adverse environmental effects, such as rock fall
22 hazards, assuming mandatory compliance to the site-specific Slope Stability
23 Investigation (EIR Technical Appendix D) as required by standard conditions of
24 Project approval. With mandatory compliance to the site-specific Slope Stability
25 Investigation, impacts associated with cut slopes steeper than 2:1 and higher than 10
26 feet in height would be less than significant. (FEIR p. 4.5-15)

27 The evidence supporting these conclusions includes, without limitation, the
28 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted

1 therein.

2 ***Impact: Soil erosion or the loss of topsoil.***

3 ***Geology Threshold j): The Project would result in less-than-significant impacts due to***
4 ***substantial soil erosion or the loss of topsoil.***

5 1. Project Impact(s):

6 During on-going mining operations under the Project, runoff would be conveyed to
7 one of several detention/siltation basins, which would preclude substantial erosion in
8 site runoff. Following the completion of mining and reclamation activities on site,
9 all runoff in the northern portions of the site that would be subject to mining activities
10 would be conveyed to an on-site retention basin, with runoff being fully detained on
11 site, which would preclude substantial soil erosion and the loss of topsoil. The
12 Project Applicant also is required to obtain a National Pollutant Discharge
13 Elimination System (NPDES) permit, as well as adhere to a Water Quality
14 Management Plan (WQMP) and South Coast Air Quality Management District
15 (SCAQMD) Rule 403. With mandatory compliance to these regulatory
16 requirements, the potential for soil erosion impacts would be less than significant.
17 (FEIR pp. 4.5-16, -17)

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.5 of the FEIR and the citations noted
20 therein.

21 ***Impact: Wind erosion and blow sand.***

22 ***Geology Threshold m): The Project would result in less-than-significant impacts due to an***
23 ***increase in wind erosion and blow sand, either on or off site.***

24 1. Project Impact(s):

25 The Project would not result in substantial wind erosion or blow sand. The Project
26 Applicant is required to obtain a National Pollutant Discharge Elimination System
27 (NPDES) permit, as well as adhere to a Water Quality Management Plan (WQMP)
28 and South Coast Air Quality Management District (SCAQMD) Rule 403.

1 Additionally, during on-going mining operations, disturbed areas on site would be
2 subject to erosion and dust control measures, as described in FEIR Subsection 3.3.3.
3 With mandatory compliance to these Project design features and regulatory
4 requirements, the potential for soil erosion impacts would be less than significant.
5 (FEIR pp. 4.5-16, -17)

6 The evidence supporting these conclusions includes, without limitation, the
7 discussion of these impacts in Subsection 4.6 of the FEIR and the citations noted
8 therein.

9 E. **Historical and Archeological Resources**

10 *Impact: Alteration or destruction of a historic site.*

11 *Historic and Archaeological Resources Threshold a): The Project would result in less-*
12 *than-significant impacts due to the alteration or destruction of a historic site.*

13 1. **Project Impact(s):**

14 A site-specific records search and field study conducted by Brian F. Smith and
15 Associates (BFSA) did not identify any historic resources within the vicinity of the
16 Projects proposed EDA. Given that no historical sites, features, or artifacts were
17 identified during the field reconnaissance or records search, the Project would not
18 alter or destroy a historic site and would not cause a substantial adverse change in
19 the significance of a historical site. Impacts would be less than significant (FEIR pp.
20 4.7-13, -14)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted
23 therein.

24 *Impact: Adverse changes to the significance of a historical resource.*

25 *Historic and Archaeological Resources Threshold b): The Project would result in less-*
26 *than-significant impacts and would not cause a substantial adverse change in the*
27 *significance of a historical resource as defined in California Code of Regulations, Section*
28 *15064.5.*

1 1. Project Impact(s):

2 A site-specific records search and field study conducted by BFSA did not identify
3 any historic resources within the vicinity of the Projects proposed EDA. Given that
4 no historical sites, features, or artifacts were identified during the field
5 reconnaissance or records search, the Project would not alter or destroy a historic site
6 and would not cause a substantial adverse change in the significance of a historical
7 resource as defined in California Code of Regulations (CCR), Section 15064.5.

8 The evidence supporting these conclusions includes, without limitation, the
9 discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted
10 therein.

11 *Impact: Alteration or destruction of an archeological site.*

12 *Historical Resources Threshold c): The Project would result in less-than-significant*
13 *impacts due to the alteration or destruction of an archeological site.*

14 1. Project Impact(s):

15 The Mine's property does not contain any known features of archeological
16 significance under existing conditions. In addition, the records search conducted by
17 BFSA did not identify any archeological resources within the Project's proposed
18 EDA. The proposed EDA contains bedrock outcrops and seasonal drainages;
19 however, outcroppings present within the proposed EDA were all eroded and friable
20 with no signs of archeological use. Furthermore, the intermittent sources of water
21 that would be located at the base of the hills within the canyons are at the bottoms of
22 slopes within the proposed EDA are steep and difficult to access, making them a poor
23 location for prehistoric habitation sites. Therefore, based on the results of the records
24 search and field survey, and due to the inhospitable terrain, disturbance from the
25 cutting and clearing of dirt roads and turnouts, and the absence of recorded cultural
26 resources within the Project's boundaries, there is little potential for cultural
27 resources to be present or disturbed by the proposed Project. Accordingly, the
28 Project is not likely to result in the alteration or destruction of an archaeological site,

1 and impacts would be less than significant. (FEIR p. 4.7-14)

2 The evidence supporting these conclusions includes, without limitation, the
3 discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted
4 therein.

5 *Impact: Adverse changes to the significance of an archeological site.*

6 *Historical Resources Threshold d): The Project would result in less-than-significant*
7 *impacts and would not cause a substantial adverse change in the significance of an*
8 *archaeological resource as defined in California Code of Regulations, Section 15064.5.*

9 1. Project Impact(s):

10 The Mine's property does not contain any known features of archeological
11 significance under existing conditions. In addition, the records search conducted by
12 BFSA did not identify any archeological resources within the Project's proposed
13 EDA. The proposed EDA contains bedrock outcrops and seasonal drainages;
14 however, outcroppings present within the proposed EDA were all eroded and friable
15 with no signs of archeological use. Furthermore, the intermittent sources of water
16 that would be located at the base of the hills within the canyons are at the bottoms of
17 slopes within the proposed EDA are steep and difficult to access, making them a poor
18 location for prehistoric habitation sites. Therefore, based on the results of the records
19 search and field survey, and due to the inhospitable terrain, disturbance from the
20 cutting and clearing of dirt roads and turnouts, and the absence of recorded cultural
21 resources within the Project's boundaries, there is little potential for cultural
22 resources to be present or disturbed by the proposed Project. Accordingly, the
23 Project is not likely to cause substantial adverse change in the significance of an
24 archaeological resource pursuant to California Code of Regulations, Section
25 15064.5, and impacts would be less than significant. (FEIR p. 4.7-14) (FEIR p. 4.7-
26 14)

27 The evidence supporting these conclusions includes, without limitation, the
28 discussion of these impacts in Subsection 4.7 of the FEIR and the citations noted

1 therein.

2 **F. Hydrology and Water Quality**

3 *Impact: Violation of water quality standards or waste discharge requirements and*
4 *degradation of surface and ground water quality*

5 *Hydrology and Water Quality Threshold a): The Project would result in less-than-*
6 *significant impacts due to a violation of water quality standards or waste discharge*
7 *requirements, and less-than-significant impacts due to the degradation of surface or ground*
8 *water quality.*

9 1. Project Impact(s):

10 All runoff from disturbed portions of the Mine would be detained on site or subject
11 to water quality treatment prior to discharge. As such, the Project would not violate
12 any water quality standards or waste discharge requirements and would not
13 substantially degrade water quality. Additionally, because sediments are the
14 Project's primary pollutant of concern, the Project would not degrade groundwater
15 quality under interim conditions. Impacts would be less than significant. Following
16 completion of mining and reclamation activities, all runoff from areas subject to
17 mining activities in the north, including runoff within the proposed EDA, would be
18 fully detained on site. As such, runoff within areas proposed for mining in the north,
19 including within the proposed EDA, would have no potential to violate water quality
20 standards or waste discharge requirements, and would not substantially degrade
21 water quality. Accordingly impacts would be less than significant and no mitigation
22 is required. (FEIR pp. 4.8-13, -14)

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
25 therein.

26 *Impact: Depletion of groundwater supplies or interference with groundwater recharge.*

27 *Hydrology and Water Quality Threshold b): The Project would result in less-than-*
28 *significant impacts to groundwater supplies and groundwater recharge. The Project would*

1 *result in less-than-significant impacts to the sustainability of the groundwater management*
2 *of the basin.*

3 1. Project Impact(s):

4 Under existing conditions and with implementation of the Project, water on site
5 would be obtained from an existing well on site. As discussed in FEIR Subsection
6 3.3.3.H, the Project would result in a reduction of water consumption as compared
7 to existing conditions by approximately 16.1%. Thus, the Project would not
8 substantially deplete groundwater supplies such that there would be a net deficit in
9 aquifer volume or a lowering of the local groundwater table level, and impacts would
10 be less than significant. Additionally, because all runoff from the Mine would be
11 conveyed off-site towards the San Jacinto Upper Pressure Groundwater Management
12 Zone (GMZ) and/or would be allowed to infiltrate into the groundwater table, the
13 Project would not adversely affect groundwater recharge under interim on-going
14 mining operations. Therefore, impacts would be less than significant. Following
15 completion of mining and reclamation activities, all runoff from the site would
16 contribute to groundwater within the San Jacinto Upper Pressure GMZ. As such,
17 under post-reclamation conditions the Project would not interfere substantially with
18 groundwater recharge such that there would be a net deficit in aquifer volume or a
19 lowering of the local groundwater table level and impacts would be less than
20 significant. (FEIR pp. 4.8-14, -15)

21 The evidence supporting these conclusions includes, without limitation, the
22 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
23 therein.

24 ***Impact:*** Alteration of existing drainage patterns, including alteration of the course of a
25 stream or river.

26 ***Hydrology and Water Quality Threshold c):*** *The project would not result in a substantial*
27 *alteration on the drainage of the site and surrounding areas, and impacts would be less than*
28 *significant.*

1 1. Project Impact(s):

2 Under on-going mining operations, including within the proposed EDA, runoff from
3 the site would not alter the existing drainage pattern of the site or area, including the
4 alteration of the course of a stream or river or through the addition of impervious
5 surfaces, as the Project generally would maintain the site's existing discharge points.
6 Following the completion of mining and reclamation activities on site, all runoff in
7 the northern portions of the site that would be subject to mining
8 activities would be conveyed to an on-site retention basin, with runoff being fully
9 detained on site. Within the southeastern portion of the site, runoff would continue
10 to be directed towards a sedimentation/retention basin, before being discharged off
11 site at the Mine's southern boundary, adjacent to the Mine's access road. Areas
12 located outside of areas planned for mining and processing activities would convey
13 runoff in a manner similar to existing conditions and historical conditions.
14 Additionally, under both interim and post-reclamation conditions, the total amount
15 of runoff leaving the site would be similar to existing conditions, and would therefore
16 not result in increased flood hazards on- or off-site. Impacts would be less than
17 significant. (FEIR pp. 4.8-16 through -18)

18 The evidence supporting these conclusions includes, without limitation, the
19 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
20 therein.

21 *Impact: Substantial erosion or siltation on-site or off-site.*

22 *Hydrology and Water Quality Threshold d): The Project would result in less-than*
23 *significant impacts to erosion or siltation of-site or off-site.*

24 1. Project Impact(s):

25 The Project would be required to implement dust control, including the use of water
26 and gravel stabilization and detention/siltation basins, which would reduce the site's
27 potential for erosion or siltation during on-going mining operations and post-
28 reclamation conditions. Under on-going mining conditions, runoff from disturbed

1 areas would be fully detained on site. Following the completion of mining and
2 reclamation activities would be conveyed to an on-site retention basin, with runoff
3 being fully detained on site. Within the southeastern portion of the site, runoff would
4 continue to be directed towards a sedimentation/retention basin, before being
5 discharged off site at the Mine's southern boundary, adjacent to the Mine's access
6 road. Accordingly, under both on-going mining operations and post-reclamation
7 conditions, runoff from the site would not result in substantial erosion or siltation on-
8 or off-site and impacts would be less than significant. (FEIR pp. 4.8-18, -19)

9 The evidence supporting these conclusions includes, without limitation, the
10 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
11 therein.

12 *Impact: Increased rates or amounts of surface runoff resulting in flooding on or off site.*

13 *Hydrology and Water Quality Threshold e): The Project would result in less-than-*
14 *significant impacts due to an increase in the rate or amount of surface runoff in a manner*
15 *that would result in flooding on-site and off-site.*

16 2. Project Impact(s):

17 Under on-going mining activities, including mining within the proposed EDA (i.e.,
18 "Existing" conditions), peak runoff from the site would be similar to Historical
19 conditions, with only a slight increase in peak flow rates from 2,087 cubic feet per
20 second (cfs) to 2,099 cfs under a 100-year storm event (24-hour duration), while the
21 total volume would be slightly increased from 964.07 acre-feet (AF) to 971.63 AF.
22 Although runoff and volume would be increased compared to Historical conditions
23 (i.e., pre-mining conditions), runoff under the proposed Project would not be
24 increased relative to existing conditions (i.e., conditions at the date the Project's NOP
25 was circulated for public review on May 16, 2018). Furthermore, all runoff from
26 areas that would be disturbed as part of existing or future mining activities on site
27 would be conveyed to sedimentation/retention basins, which would detain flows
28 prior to discharge from the site. Accordingly, under on-going mining operations, the

1 Project would not substantially increase the rate or amount of surface runoff in a
2 manner that could result in flooding on or off site, and impacts would be less than
3 significant. Under post-reclamation conditions, all runoff from the areas subject to
4 mining would be fully detained on site, while runoff in the eastern portions of the
5 site would be conveyed to detention/sedimentation basins. As shown in FEIR Table
6 4.8-3, runoff from the Project site under post-reclamation conditions would be
7 reduced in comparison to Historical and Existing conditions. As such, impacts due
8 to increased rates or amounts of runoff leading to flooding hazards would be less
9 than significant. (FEIR pp. 4.8-16 through 18)

10 The evidence supporting these conclusions includes, without limitation, the
11 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
12 therein.

13 *Impact: Runoff exceeding the capacity of existing or planned stormwater drainage systems*
14 *or creation of substantial additional sources of polluted runoff.*

15 *Hydrology and Water Quality Threshold f): The Project would not create or contribute*
16 *runoff water that would exceed the capacity of existing or planned stormwater drainage*
17 *systems, and would not result in substantial additional sources of polluted runoff; therefore,*
18 *impacts would be less than significant.*

19 3. Project Impact(s):

20 Under on-going mining activities, including mining within the proposed EDA (i.e.,
21 “Existing” conditions), peak runoff from the site would be similar to Historical
22 conditions, with only a slight increase in peak flow rates from 2,087 cubic feet per
23 second (cfs) to 2,099 cfs under a 100-year storm event (24-hour duration), while the
24 total volume would be slightly increased from 964.07 acre-feet (AF) to 971.63 AF.
25 Although runoff and volume would be increased compared to Historical conditions,
26 runoff under the proposed Project would not be increased relative to Existing
27 conditions. Additionally, all runoff from the disturbed portions of the site would be
28 treated by detention/sedimentation basins, which would treat the Project’s only

1 potential pollutant of concern (i.e., sediments), thereby precluding substantial
2 sources of polluted runoff. Under post-reclamation conditions, runoff from the areas
3 subject to mining would be fully detained on site, while runoff in the eastern portions
4 of the Mine would be conveyed to detention/sedimentation basins, which would be
5 effective in treating the Project's only pollutant of concern (sediments).
6 Additionally, as shown in FEIR Table 4.8-3, runoff from the Project site under post-
7 reclamation conditions would be reduced in comparison to Historical and Existing
8 conditions. Therefore, under on-going mining operations and following reclamation
9 activities, the Project would not create or contribute runoff water that would exceed
10 the capacity of existing or planned stormwater drainage systems or provide
11 substantial additional sources of polluted runoff, and impacts would be less than
12 significant. (FEIR pp. 4.8-16 through -18)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
15 therein.

16 *Impact: Redirection of or impediments to flood flows.*

17 *Hydrology and Water Quality Threshold g): The Project would result in less-than-*
18 *significant impacts due to the redirection of or impediments to flood flows.*

19 1. Project Impact(s):

20 The Project site is not located within a mapped flood zone and would not involve any
21 housing or structures with the potential to impede flood flows. Impacts would be
22 less than significant. (FEIR p. 4.8-19)

23 The evidence supporting these conclusions includes, without limitation, the
24 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
25 therein.

26 *Impact: Conflicts with or obstruction of water quality control plans or sustainable*
27 *groundwater management plans*

28 *Hydrology and Water Quality Threshold i): The Project would result in less-than-*

1 *significant impacts due to a conflict with or obstruction of a water quality control plan or a*
2 *sustainable groundwater management plan.*

3 1. Project Impact(s):

4 With implementation of standard regulatory requirements, including requirements to
5 prepare and implement a Stormwater Pollution Prevention Plan (SWPPP), the
6 incorporation of Best Management Practices (BMPs), and mandatory compliance
7 with the County's National Pollutant Discharge Elimination System (NPDES)
8 permit, the Project would be fully consistent with the Santa Ana River Basin Plan
9 and the West San Jacinto Groundwater Management Plan (GMP). As such, Project
10 impacts due to a conflict with a water quality control plan or sustainable groundwater
11 management plan would be less than significant. (FEIR pp. 4.8-20
12 through -22)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.8 of the FEIR and the citations noted
15 therein.

16 G. Noise

17 *Impact: Exposure of persons to excessive airport-related noise levels.*

18 *Noise Threshold a): The Project would not expose people residing or working in the Project*
19 *area to excessive noise levels associated with public airports, and impacts would be less*
20 *than significant.*

21 1. Project Impact(s):

22 The Project would not expose people residing or working in the area to excessive
23 noise levels associated with public or private airports, as there are no airports within
24 two miles of the Project site. The closest potential private airstrip is the Gilman
25 Springs Flyers airstrip located roughly 1.5 miles west of the Project site, south of
26 Gilman Springs Road. However, this airstrip is limited to remote controlled model
27 airplanes and does not represent a major aircraft-related noise source capable of
28 exposing people within the Project site to excessive noise levels. The Project site is

1 not located within the Airport Influence Area (AIA) for any airports. Furthermore,
2 the mining uses proposed by the Project are not considered noise sensitive receivers.
3 Accordingly, Project impacts would be less-than-significant. (FEIR p. 4.9-28)
4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
6 therein.

7 *Impact: Noise impacts from private airstrips.*

8 *Noise Threshold b): The Project would not expose people residing or working in the project*
9 *area to excessive noise levels associated with private airstrips, and impacts would be less*
10 *than significant.*

11 1. Project Impact(s):

12 The Project would not expose people residing or working in the area to excessive
13 noise levels associated with public or private airports, as there are no airports within
14 two miles of the Project site. The closest potential private airstrip is the Gilman
15 Springs Flyers airstrip located roughly 1.5 miles west of the Project site, south of
16 Gilman Springs Road. However, this airstrip is limited to remote controlled model
17 airplanes and does not represent a major aircraft-related noise source capable of
18 exposing people within the Project site to excessive noise levels. The Project site is
19 not located within the AIA for any private airstrips. Furthermore, the mining uses
20 proposed by the Project are not considered noise sensitive receivers. Accordingly,
21 Project impacts would be less-than-significant (FEIR p. 4.9-28)

22 The evidence supporting these conclusions includes, without limitation, the
23 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
24 therein.

25 *Impact: Substantial temporary or permanent increases in ambient noise levels exceeding*
26 *applicable standards.*

27 *Noise Threshold c): The Project would not result in a substantial temporary or permanent*
28 *increase in ambient noise levels in the Project vicinity above levels existing without the*

1 *Project, and impacts would be less than significant.*

2 1. Project Impact(s):

3 FEIR Table 4.9-6 indicates that the Project-only operational noise levels would range
4 from 36.9 to 43.6 dBA Leq at the sensitive receiver locations, while FEIR Table 4.9-
5 7 shows the operational noise levels associated with the proposed Project satisfy the
6 exterior noise level standards at all nearby receiver locations. Therefore, operational
7 noise impacts would be less than significant at the nearby noise-sensitive receiver
8 locations. The Project would generate an unmitigated daytime operational noise level
9 increase of up to 0.1 dBA Leq at the nearby receiver locations, which is below the
10 thresholds of significance identified in FEIR Table 4.9-5. Additionally, and as
11 indicated in FEIR Tables 4.9-10 through Table 4.9-12, the Project would not exceed
12 any of the thresholds identified in FEIR subsection 4.9.5 for traffic-related noise
13 under Existing plus Project (E+P), Existing plus Ambient (EA), or Existing plus
14 Ambient plus Cumulative (EAC) conditions. Furthermore, the worst-case airblast
15 and vibration levels at the closest receiver location would remain below the airblast
16 and vibration level thresholds, and Project-related blasting impacts would therefore
17 be less than significant. Accordingly, the Project would not result in a substantial
18 temporary or permanent increase in ambient noise levels in excess of applicable
19 standards, and impacts would be less than significant. (FEIR pp. 4.9-28 through -39)
20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
22 therein.

23 *Impact: Ground-borne vibration and ground-borne noise.*

24 *Noise Threshold d): The Project would not result in the generation of excessive ground-*
25 *borne vibration or ground-borne noise levels, and impacts would be less than significant.*

26 1. Project Impact(s):

27 Project-related blasting activities would be below vibration level threshold of 0.75
28 in/sec Peak Particle Velocity (PPV); thus, impacts due to blasting-related ground-

1 borne noise would be less than significant. To assess the potential vibration impacts
2 from truck haul trips associated with operational activities the County of Riverside
3 threshold for vibration of 0.01 in/sec RMS was used. According to the Federal
4 Transit Administration (FTA) *Transit Noise Impact and Vibration Assessment*,
5 trucks rarely create vibration that exceeds 70 Vibration Decibels (VdB) or 0.003
6 in/sec Route Mean Square (RMS) unless there are bumps due to frequent potholes in
7 the road. Trucks transiting on site would be travelling at very low speeds so it is
8 expected that delivery truck vibration impacts at the closest receiver locations would
9 satisfy the County of Riverside vibration threshold of 0.01 in/sec RMS, and
10 therefore, would be less than significant. (FEIR p. 4.9-39)

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.9 of the FEIR and the citations noted
13 therein.

14 **H. Transportation and Traffic**

15 *Impact: Conflicts with congestion management program.*

16 *Transportation and Traffic Threshold b): The Project would not result in a conflict with an*
17 *applicable congestion management program, including, but not limited to level of service*
18 *standards and travel demand measures, and other standards established by the county*
19 *congestion management agency for designated roads or highways; thus, impacts would be*
20 *less than significant.*

21 1. Project Impact(s):

22 There are two Congestion Management Program (CMP) facilities in the Project's
23 study area: SR-60 and SR-79. However, the Project would contribute fewer than 25
24 peak hour trips to these facilities, which is below the threshold at which Caltrans
25 normally requires analysis of potential impacts to Caltrans' facilities. Thus, the
26 Project has no potential to result in direct or cumulatively-considerable impacts to
27 CMP facilities within the Project's study area. Accordingly, the Project would not
28 conflict with an applicable congestion management program, including, but not

1 limited to level of service standards and travel demand measures, or other standards
2 established by the county congestion management agency for designated roads or
3 highways, and impacts would be less than significant. (FEIR p. 4.11-43)

4 The evidence supporting these conclusions includes, without limitation, the
5 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
6 therein

7 ***Impact: Increased roadway hazards due to a geometric design feature or incompatible uses.***
8 ***Transportation and Traffic Threshold c): The Project would result in a less-than-***
9 ***significant impact due to hazards resulting from a geometric design feature or incompatible***
10 ***uses.***

11 1. Project Impact(s):

12 The Project does not propose any improvements to roadways or intersections; thus,
13 the Project would not increase hazards due to a design feature. The Project site
14 occurs in a rural area with agricultural uses occurring to the southwest of the Mine.
15 Traffic generated by the Project primarily would consist of haul truck trips, which
16 would not conflict with existing traffic along Gilman Springs Road, including traffic
17 associated with existing agricultural uses. Accordingly, the Project would not
18 substantially increase hazards due to a design feature or incompatible uses, and
19 impacts would be less than significant. (FEIR p. 4.11-44)

20 The evidence supporting these conclusions includes, without limitation, the
21 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
22 therein.

23 ***Impact: Effect upon or need for new or altered maintenance of roads.***

24 ***Transportation and Traffic Threshold d): The Project would create a less-than-significant***
25 ***effect due to effects upon or the need for new or altered maintenance of roads.***

26 1. Project Impact(s):

27 The Project Applicant does not propose to construct or alter any existing roadways
28 or intersections. While new roads may be constructed on site as part of on-going

1 mining operations, such on-site roadways would be privately maintained and thus
2 would not result in or require maintenance of new roadways by the County.
3 Although the Project would increase the number of truck trips to and from the site
4 and would extend the life of mining operations at the site, any incremental increase
5 in the need to maintain public roadway facilities resulting from the Project's increase
6 in traffic would be offset by tax revenue generated by the expanded mining activities.
7 There are no components of the proposed Project that would result in or require a
8 substantial increase in expenditures by Riverside County for public road maintenance
9 such that environmental impacts would result. As such, Project impacts would be
10 less than significant. (FEIR p. 4.11-44)

11 The evidence supporting these conclusions includes, without limitation, the
12 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
13 therein.

14 ***Impact: Inadequate emergency access or access to nearby routes.***

15 ***Transportation and Traffic Threshold f): The Project would result in a less-than-significant***
16 ***impact on emergency access and access to nearby uses.***

17 1. Project Impact(s):

18 The Project consists of a proposal to expand areas subject to mining activities within
19 an existing active mine site; thus, the Project would have no impact on emergency
20 access to nearby uses. Within the Project site, paved and unpaved roadways would
21 be maintained to provide access, including emergency access, to all active mining
22 areas within the site. As such, the Project would not result in inadequate emergency
23 access or access to nearby uses, and impacts would be less than significant. (FEIR p.
24 4.11-44)

25 The evidence supporting these conclusions includes, without limitation, the
26 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
27 therein.
28

1 **I. Tribal Cultural Resources**

2 *Impact: Impacts to tribal cultural resources.*

3 *Threshold a): The Project would result in less-than-significant impacts due to a substantial*
4 *adverse change in the significance of a tribal cultural resource, defined in Public Resources*
5 *Code 21074 as either a site, feature, place, cultural landscape that is geographically defined*
6 *in terms of the size and scope of the landscape, sacred place, or object with cultural value*
7 *to a California Native American tribe, and that is: a) listed or eligible for listing in the*
8 *California Register of Historical resources or in a local register of historical resources as*
9 *defined in Public Resources Code section 5020.1(k), or; b) a resource determined by the*
10 *lead agency, in its discretion and supported by substantial evidence, to be significant*
11 *pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1.*

12 1. **Project Impact(s):**

13 The proposed Project was subject to consultation efforts between Riverside County
14 and local tribes, as required by Assembly Bill (AB) 52. As a result of this
15 consultation effort, no tribal cultural resources were identified. Further, a site-
16 specific cultural resources assessment was performed for the Project and did not
17 discover any cultural resources on site. Accordingly, Project impacts to tribal cultural
18 resources would be less than significant. (FEIR pp. 4.12-12, -13)

19 The evidence supporting these conclusions includes, without limitation, the
20 discussion of these impacts in Subsection 4.12 of the FEIR and the citations noted
21 therein.

22 **J. Utilities and Services Systems**

23 *Impact: Relocation or construction of new or expanded water, wastewater treatment, or*
24 *storm water drainage systems leading to significant environmental effects.*

25 *Utilities and Service Systems Threshold a): The Project would have a less-than-significant-*
26 *impact to the environment due to the construction or relocation of new or expanded water,*
27 *wastewater treatment, or storm water drainage systems.*

1 1. Project Impact(s):

2 Overall water demand at the Mine would be reduced approximately 16.1% under the
3 Project as compared to existing/baseline conditions. The existing wells on-site
4 provide adequate water supplies for dust control under existing conditions, and
5 because less water would be needed for dust control under the Project as compared
6 to existing conditions, it can therefore be concluded that the existing wells would
7 adequately serve the proposed Project without the need for new or expanded water
8 supply facilities. No new water facilities would be required to serve the proposed
9 Project. Additionally, all wastewater generated by the Mine under existing and
10 proposed conditions is handled via portable toilets that would regularly be emptied
11 by a service company. As such, the Project would not result in impacts due to the
12 need for new or expanded wastewater treatment facilities. Additionally, impacts
13 associated with storm drainage facilities are evaluated throughout the EIR, and
14 impacts were determined to less than significant or reduced to less-than-significant
15 levels with implementation of the mitigation measures identified in the Draft and
16 Final EIR. (FEIR pp. 4.13-15, -16)

17 The evidence supporting these conclusions includes, without limitation, the
18 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
19 therein.

20 *Impact: Adequacy of water Supplies during normal, dry, and multiple dry years.*

21 *Utilities and Service Systems Threshold b): The Project would result in a reduction in water*
22 *consumption as compared to historic baseline conditions; thus, the Project would have*
23 *sufficient water supplies available during normal, dry, and multiple dry years, and impacts*
24 *would be less than significant.*

25 2. Project Impact(s):

26 Overall water demand at the Mine would be reduced approximately 16.1% under the
27 Project as compared to existing/baseline conditions. The existing wells on-site
28 provide adequate water supplies for dust control under existing conditions, and

1 because less water would be needed for dust control under the Project as compared
2 to existing conditions, it can therefore be concluded that the existing wells would
3 adequately serve the proposed Project without the need for new or expanded water
4 supply facilities. No new water facilities would be required to serve the proposed
5 Project. Accordingly, impacts due to water supply would be less than significant.
6 (FEIR pp. 4.13-15, -16)

7 The evidence supporting these conclusions includes, without limitation, the
8 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
9 therein.

10 *Impact: Generation of solid waste in excess of local capacity and impairment of solid waste*
11 *reduction goals.*

12 *Utilities and Service Systems Threshold e): The Project would have a less-than-significant*
13 *effect on the generation of solid waste in excess of State or Local standards, the capacity of*
14 *local infrastructure, and otherwise of solid waste reduction goals.*

15 1. Project Impact(s):

16 The proposed Project would generate an incremental increase in solid waste volumes
17 requiring off-site disposal, primarily due to the projected eight (8) additional workers
18 on-site. The modest increase in the number of employees on-site would not result in
19 an exceedance, on either a direct or cumulatively-considerable basis, of the capacity
20 at any landfill. Furthermore, Project-generated solid waste would be conveyed to
21 one of several landfills (El Sobrante, Badlands, or Lamb Canyon Landfills) operated
22 or managed by the Riverside County Department of Waste Resources (RCDWR).
23 These existing landfills are required to comply with federal, State, and local statutes
24 and regulations related to solid waste. Landfills within RCDWR's jurisdiction
25 adhere to State guidelines which specify that a minimum of 15 years of system-wide
26 landfill capacity shall be provided (CalRecycle, 1997a). Accordingly, the Project
27 would not generate solid waste in excess of State or local standards, or otherwise
28 impair the attainment of solid waste reduction goals. Impacts would be less than

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significant. (FEIR p. 4.13-17)

The evidence supporting these conclusions includes, without limitation, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

Impact: Conflict with management and reduction statutes and regulations related to solid waste.

Utilities and Service Systems Threshold f): The Project have a less-than-significant impact due to conflict with Federal, State and Local Management and reduction statues and regulations related to solid wastes, including Riverside County Integrated Waste Management Plan (CIWMP).

1. Project Impact(s): The Project would be required to comply with County waste reduction programs pursuant to the State’s Integrated Waste Management Act and Riverside County Ordinance No. 745, *Solid Waste Collection and Disposal*. Project-generated solid waste would be conveyed to one of several landfills operated or managed by the RCDWR. These existing landfills are required to comply with Federal, State and local statutes that would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would comply with all applicable solid waste statues and regulations; as such, impacts would be less than significant. (FEIR p. 4.13-17)

The evidence supporting these conclusions includes, without limitations, the discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted therein.

Impact: Impacts requiring the construction or expansion of facilities resulting in significant environmental effects.

Utilities and Service Systems Threshold g): The Project would have a less-than-significant impact due to the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects.

1 2. Project Impact(s):

2 The Project would not result in or require the construction or expansion of electrical,
3 natural gas, or telecommunication facilities, and does not propose or require the
4 installation of new street lighting. The Project would not affect other government
5 facilities. Although the Project would result in an increased need for roadway
6 maintenance in the long term, costs associated with such increased maintenance
7 would not affect existing or future County plans or programs that protect the
8 environment. Although the Project would result in an increase in demand for
9 electricity by approximately 55.98% as compared to baseline conditions, the Project
10 would not result in the inefficient or wasteful use of energy. Additionally, the Project
11 would not result in or require the construction or expansion of new electrical
12 facilities. Impacts would be less than significant. (FEIR pp. 4.13-17 through -19)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.13 of the FEIR and the citations noted
15 therein.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
17 impacts associated with the EIR are potentially significant unless otherwise indicated, but each of these
18 impacts would be avoided or substantially lessened to a level of less than significant through existing
19 regulations, Project Design Features, and/or mitigation measures specified in Attachment A (Mitigation
20 Monitoring and Reporting Program) which is incorporated herein by this reference. Accordingly, the
21 County makes the following findings as to each of the following impacts pursuant to State CEQA
22 Guidelines section 15091 (a): "Changes or alterations have been required in, or incorporated into, the Project
23 which avoid or substantially lessen the significant environmental effect as identified in the final EIR."

24 A. Biological Resources

25 *Impact: Conflict with an adopted Habitat Conservation Plan, Natural Community*
26 *Conservation Plan, or other local, regional, or State habitat conservation plans.*

27 *Biological Resources Threshold a): The Project would not conflict with the provisions of*
28 *an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other*

1 *approved local, regional, or state conservation plan, with implementation of EIR Mitigation*
2 *Measures MM 4.3-1 through MM 4.3-8 (refer to Project Resolution Attachment "A,"*
3 *Mitigation Monitoring and Reporting Program).*

4 1. Project Impact(s):

5 The proposed Project would be consistent with the Western Riverside County
6 Multiple Species Habitat Conservation Plan (MSHCP) conservation requirements
7 with the proposed dedication of 430.1 acres to the MSHCP Conservation Area in
8 Proposed Core 3. The proposed EDA would not exceed the allowable impacts in
9 Cell Group B such that conservation may occur consistent with the MSHCP that
10 would contribute to the assembly of Proposed Core 3. However, mining within the
11 proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral stream and
12 615 linear feet of features with discontinuous OHWM that are CDFW streambed
13 habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (refer to **Error!**
14 **Reference source not found.**); these impacts to MSHCP Riparian/Riverine
15 resources represents a direct and cumulatively-considerable impact of the proposed
16 Project. The Project also has the potential to result in indirect impacts to lands
17 targeted for conservation by the MSHCP, including due to noise, which represents a
18 significant impact due to a conflict with MSHCP Section 6.1.4. Additionally, the
19 proposed EDA could be occupied by the burrowing owl prior to initial ground-
20 disturbing activities, which could result in impacts to burrowing owls in conflict with
21 MSHCP Section 6.3.2. Thus, prior to mitigation, Project impacts due to a conflict
22 with the MSHCP would be significant on a direct and cumulatively-considerable
23 basis. (FEIR 4.3-33)

24 2. Finding:

25 The Mitigation Measures (MM) and County Regulations and Design Requirements
26 (CRDRs) outlined below would reduce impacts due to a conflict with the MSHCP to
27 a less-than-significant level. The Mitigation Measures and CRDRs reflect changes
28 or alterations that the County has required or incorporated into the Project that would

1 avoid or substantially lessen the potentially significant impact as identified in the
2 FEIR. (CEQA Guidelines §15091(a)(1)).

3 3. Mitigation and/or County Regulations and Design Requirements (CRDR):

4 **County Regulations and Design Requirement (CRDR) 4.3-1 states:** The Project
5 Applicant shall comply with County of Riverside Ordinance No. 810 (Western
6 Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee
7 Program Ordinance), which requires a per-acre local development impact and
8 mitigation fee payment.

9 *CRDR 4.3-1 Implementation Stage: Prior to commencement of mining activities*
10 *within the 54.5-acre Expanded Disturbance Area (EDA).*

11 *CRDR 4.3-1 Monitoring Party: Riverside County Environmental Programs*
12 *Department (EPD) and Riverside County Planning Department.*

13 **CRDR 4.3-2 states:** The Project Applicant shall comply with County of Riverside
14 Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which
15 requires a per-acre local development and mitigation fee payment prior to the
16 issuance of a grading permit.

17 *CRDR 4.3-2 Implementation Stage: Prior to commencement of mining activities*
18 *within the EDA.*

19 *CRDR 4.3-2 Monitoring Party: Riverside County EPD and Riverside County*
20 *Planning Department.*

21 **CRDR 4.3-3 states:** The Project Applicant shall incorporate measures required
22 through National Pollutant Discharge Elimination System (NPDES). Stormwater
23 systems shall be designed to prevent the release of toxins, chemicals, petroleum
24 products, exotic plant materials or other elements that might degrade or harm
25 biological resources or ecosystem processes within the MSHCP Conservation Area.

26 *CRDR 4.3-3 Implementation Stage: Prior to commencement of mining activities*
27 *within the EDA.*

28 *CRDR 4.3-3 Monitoring Party: Riverside County EPD and Riverside County*

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Planning Department.

CRDR 4.3-4 states: The Project is required pursuant to Amendment No. 2 to Reclamation Plan No. 159 (SMP 159R2) to implement the approved reclamation seed mix as part of any revegetation or reclamation activities. Only species on the approved reclamation seed mix (refer to EIR Table 3-4) shall be allowed. The reclamation seed mix does not include any plants included on the California Invasive Plant Council's list of invasive species (or in Table 6-2 of the MSHCP).

CRDR 4.3-4 Implementation Stage: During reclamation activities.

CRDR 4.3-4 Monitoring Party: Riverside County EPD and Riverside County Planning Department.

CRDR 4.3-5 states: Prior to commencement of mining activities within the proposed EDA, the Project Applicant shall convey to the Riverside Conservation Authority (RCA) 184.73 acres of the Mine located within MSHCP Cell Group B, 230.47 acres of the Mine located within MSHCP Cell Group C, and 14.81 acres of the Mine located within MSHCP Cell Group D. The required dedications, all of which occur outside of the existing mining limits and the proposed EDA, would assist the RCA in achieving the conservation objectives for Cell Groups B, C, and D.

CRDR 4.3-5 Implementation Stage: Prior to commencement of mining activities within the EDA.

CRDR 4.3-5 Monitoring Party: Riverside County EPD and Riverside County Planning Department.

Mitigation Measure (MM) 4.3-1 states: To mitigate impacts to 0.36 acre of Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk scrub), the Project Applicant shall mitigate impacts at a minimum 3:1 ratio. A total of 1.08 acres of mitigation shall occur via off-site purchase of credits from the Riverpark Mitigation Bank or other approved bank. Mitigation for the unavoidable impacts to Riparian/Riverine resources shall be at least biologically equivalent to the resources being impacted by the proposed mine expansion. Evidence of that 0.36-

1 acre of Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of
2 tamarisk scrub) have been appropriately mitigated shall be supplied to the Riverside
3 County Environmental Programs Department (EPD) prior to any mining activities
4 within the portions of the 54.5-acre Expanded Disturbance Area (EDA) that contain
5 Riparian/Riverine resources.

6 *MM 4.3-1 Implementation Stage: Prior to any mining activities within the portions*
7 *of the 54.5-acre EDA that contain Riparian/Riverine resources.*

8 *MM 4.3-1 Monitoring Party: Riverside County EPD and Riverside County Planning*
9 *Department.*

10 **MM 4.3-2 states:** Prior to mining activities within the 54.5-acre Expanded
11 Disturbance Area that affects jurisdictional drainages, the Project Applicant shall
12 obtain a Section 404 Permit from the U.S. Army Corps of Engineers (ACOE) and a
13 Section 401 Permit from the Regional Water Quality Control Board (RWQCB) for
14 impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland
15 Waters of the United States.

16 *MM 4.3-2 Implementation Stage: Prior to any mining activities within the portions*
17 *of the 54.5-acre EDA that contain jurisdictional drainages.*

18 *MM 4.3-2 Monitoring Party: Army Corps of Engineers (ACOE), Regional Water*
19 *Quality Control Board (RWQCB), Riverside County EPD, and Riverside County*
20 *Planning Department.*

21 **MM 4.3-3 states:** Prior to mining activities within the 54.5-acre Expanded
22 Disturbance Area that affects jurisdictional drainages, the Project Applicant shall
23 obtain a Section 1602 Streambed Alteration Agreement from the California
24 Department of Fish and Wildlife (CDFW) for impacts to 0.21 acre (3,620 linear feet)
25 of ephemeral stream and 615 linear feet of features with discontinuous OHWM that
26 are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat.

27 *MM 4.3-3 Implementation Stage: Prior to any mining activities within the 54.5-acre*
28 *EDA that affect jurisdictional drainages.*

1 *MM 4.3-3 Monitoring Party: California Department of Fish and Wildlife (CDFW),*
2 *Riverside County EPD, and Riverside County Planning Department.*

3 **MM 4.3-5 states:** All lighting shall be selectively placed, directed, and shielded
4 away from habitats around the periphery of the active mining areas. In addition,
5 large spotlight-type lighting directed into areas outside the actively-mined areas shall
6 be prohibited. Operational lighting shall be shielded and focused to reduce impacts
7 to wildlife.

8 *MM 4.3-5 Implementation Stage: During mining operations.*

9 *MM 4.3-5 Monitoring Party: Riverside County Building and Safety Department.*

10 **MM 4.3-6 states:** Prior to mining activities within the proposed Expanded
11 Disturbance Area (EDA), signs shall be posted along internal roadways restricting
12 speeds to 10 miles per hour or less.

13 *MM 4.3-6 Implementation Stage: Prior to mining activities within the EDA.*

14 *MM 4.3-6 Monitoring Party: Riverside County Planning Department.*

15 **MM 4.3-7 states:** Prior to commencement of mining activities pursuant to SMP
16 159R2, the Project Applicant shall construct a 765-foot long 12-foot high berm
17 between the proposed MSHCP Conservation Area and the existing mining operations
18 on site, as depicted on EIR Figure 4.3-4, *Proposed MSHCP Conservation Area Noise*
19 *Receiver Locations.*

20 *MM 4.3-7 Implementation Stage: Prior to mining activities pursuant to SMP 159R2.*

21 *MM 4.3-7 Monitoring Party: Riverside County EPD and Riverside County Planning*
22 *Department.*

23 **MM 4.3-8 states:** Pursuant to Objectives 5, 6, and 7 of the Species Account for the
24 Burrowing Owl included in the Western Riverside County Multiple Species Habitat
25 Conservation Plan (MSHCP), within 30 days prior to removal of any vegetation
26 within the 54.5-acre Expanded Disturbance Area (EDA), a pre-construction
27 presence/absence survey for the burrowing owl shall be conducted by a qualified
28 biologist who holds a Memorandum of Understanding (MOU) with the County. The

1 survey results shall be provided in writing to the Environmental Programs
2 Department/County Biologist. If the vegetation clearing does not occur within 30
3 days of the survey, a new survey shall be required. If it is determined that the Project
4 site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant
5 to the MSHCP and the Migratory Bird Treaty Act (MBTA). Burrowing Owl
6 relocation shall only be allowed to take place outside of the burrowing owl nesting
7 season (March 1 through August 31) and is required to be performed by a qualified
8 biologist familiar with relocation methods. The County Biologist shall be consulted
9 to determine appropriate type of relocation (active or passive) and potential
10 translocation sites. Burrowing Owl Protection and Relocation Plans and Biological
11 Monitoring Plans are required to be reviewed and approved by the California
12 Department of Fish and Wildlife (CDFW). (FEIR p. 4.4-45)

13 If it is determined during the 30-day preconstruction survey that burrowing owls have
14 colonized the Project site prior to initiation of vegetation clearing activities, the
15 Project Proponent will immediately inform the Riverside County Biologist,
16 California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the
17 Regional Conservation Authority, and would need to retain a Biologist that holds a
18 Memorandum of Understanding (MOU) with the County of Riverside to prepare a
19 Burrowing Owl Protection and Relocation Plan for approval by the County of
20 Riverside and Wildlife Agencies prior to initiating ground disturbance. The
21 relocation plan will include the following: (FEIR p. 4.4-45)

22 The locations of the nests and owls proposed for relocation.

23 The locations of the proposed relocation sites.

24 The numbers of adult owls and juveniles proposed for relocation.

25 The time of year when relocation is proposed to take place,

26 The name of the biologist proposed to supervise the relocation, and the details of his/her
27 previous experience capturing, handling, and relocating borrowing owls, including the
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1 outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity
2 rates of the relocated owls), and relevant permits held.

3 A detailed description of the proposed method of capture, transport, and acclimation of
4 the current project's owls on the proposed relocation site.

5 A detailed description of relocation site preparations (e.g., the design and dimensions of
6 the artificial release burrows and hacking cage, duration of hacking activities (including
7 food and water provision).

8 Description of the monitoring methods and monitoring duration to be employed to verify
9 survival of the relocated owls and their long-term retention on the relocation site.

10 *MM 4.3-8 Implementation Stage: Within 30 days prior to removal of any vegetation*
11 *within the EDA.*

12 *MM 4.3-8 Monitoring Party: Riverside County EPD and Riverside County Planning*
13 *Department.*

14 4. Rationale:

15 Implementation of Mitigation Measure MM 4.3-1, as well as Mitigation Measures
16 MM 4.3-2 and MM 4.3-3, would represent a biologically equivalent or superior
17 alternative to avoidance of MSHCP Riparian/Riverine resources because the Project
18 would be required to mitigate impacts at a minimum 3:1 ratio through off-site
19 purchase of credits from an approved Mitigation Bank(s). Implementation of
20 Mitigation Measure MM 4.3-1 would ensure Project consistency with MSHCP
21 Section 6.1.2 and would reduce project impacts to less-than-significant levels. (FEIR
22 p. 4.3-46)

23 Implementation of Mitigation Measure MM 4.3-5 would ensure that Project lighting
24 does not result in indirect impacts to the MSHCP conservation areas. Mitigation
25 Measure MM 4.3-6 would ensure dust impacts are reduced by imposing a maximum
26 10 mile per hour speed limit on site. Additionally, the Project would be subject to
27 stormwater requirements through the Project's NPDES permit. Furthermore, the
28 Project would be required to comply with the reclamation seed mix as set forth by

1 SMP 159R2, which would preclude potential indirect impacts associated with
2 invasive species. Additionally, implementation of Mitigation Measure MM 4.3-8
3 would ensure that a 12-foot tall berm is constructed between the existing mining
4 limits and the proposed MSHCP Conservation Areas, as depicted on Figure 4.3-4 of
5 the FEIR. As shown in Table 4.3-5 of the FEIR, with implementation of the required
6 mitigation, receiver locations R4 and R5 would be exposed to noise levels that are
7 below the County's residential threshold of 65 dBA Leq. With implementation of
8 the required mitigation and compliance with regulatory requirements and the
9 provisions of proposed SMP 159R2, the Project's indirect impacts to the MSHCP
10 conservation areas would be less than significant. (FEIR p. 4.4-46)

11 Implementation of Mitigation Measure MM 4.3-7 would ensure that pre-construction
12 surveys are conducted for the burrowing owl prior to any new vegetation clearing,
13 thereby reducing impacts to less-than-significant levels. (FEIR p. 4.4-47)

14 *Impact: Adverse effects, either directly or through habitat modifications, on endangered or*
15 *threatened species, or on species identified as a candidate, sensitive, or special status*
16 *species.*

17 *Biological Resources Thresholds b) and c): The Project would not have a substantial*
18 *adverse effect, either directly or through habitat modifications, on any endangered, or*
19 *threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2*
20 *or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12); or have a*
21 *substantial adverse effect either directly or through habitat modifications on any species*
22 *identified as a candidate, sensitive, or special status species in local or regional plans,*
23 *policies, or regulations, or by the California Department of Fish and Game or US Fish and*
24 *Wildlife Service, with implementation of mitigation measures (refer to Project Resolution*
25 *Attachment "A," Mitigation Monitoring and Reporting Program).*

26 1. Project Impact(s):

27 Plummer's mariposa lily has moderate potential to occur in the Survey Area as
28 described in subsection 4.3.2.E.1 of the FEIR. The Project proposes to conserve

1 430.01 acres with potentially suitable chaparral and sage scrub habitat with rocky
2 soils in Cell Groups B, C, and D (which are in the San Jacinto Mountains foothills)
3 consistent with Objective 1 for conservation of the species. As such, and with the
4 proposed conservation of 430.1 acres within the Mine site, impacts to sensitive plants
5 would be less than significant.

6 Coast horned lizard, coastal whiptail, red-diamond rattlesnake, southern California
7 rufous-crowned sparrow, Bell's sage sparrow, northern harrier, California horned
8 lark, loggerhead shrike, coastal California gnatcatcher, San Diego black-tailed
9 jackrabbit, and San Diego desert woodrat were observed in the Survey Area (see
10 FEIR Figure 4.3-1). All of these species are covered under the MSHCP and do not
11 require species-specific mitigation. As such, impacts to sensitive animals would be
12 less than significant with mandatory payment of MSHCP fees.

13 The proposed Project would directly impact six vegetation communities, including
14 0.15 acre of impact to tamarisk scrub, 19.5 acres of impacts to chamise chaparral,
15 1.4 acres of impact to Riversidean sage scrub, *Artemisia californica*-dominated, 20.3
16 acres of impact to Riversidean sage scrub, *Encelia farinosa*-dominated, 0.8 acre of
17 impact to Riversidean sage scrub, *Encelia farinosa*-dominated-disturbed, 8.9 acres of
18 impact to non-native grassland, and 3.4 acres of impact to disturbed land. Habitats
19 on site have the potential to support a wide range of plants and animals, although all
20 sensitive plant and animal species observed on site are covered by the MSHCP.
21 However, the removal of habitat by the proposed Project would be fully mitigated
22 through mandatory compliance with the biological requirements of the MSHCP (as
23 discussed above under the analysis of Threshold a.). As such, Project impacts to
24 sensitive habitats would be less than significant.

25 Clearing of habitat for the proposed EDA could disturb or destroy active migratory
26 bird nests including eggs and young during the nesting season (February 1 to August
27 31). Disturbance to or destruction of migratory bird eggs, young, or adults of any
28 species protected by the MBTA and/or California Fish and Game Code is in violation

1 of the MBTA and/or or California Fish and Game Code and is, therefore, considered
2 to be a potentially significant impact on both a direct and cumulative basis.

3 5. Finding:

4 The Mitigation Measures and CRDRs outlined below would reduce impacts to the
5 nesting bird species protected by the MBTA to a less-than-significant level. The
6 Mitigation Measures and CRDRs reflect changes or alterations that the County has
7 required or incorporated into the Project that would avoid or substantially lessen the
8 potentially significant impact as identified in the FEIR. (CEQA Guidelines
9 §15091(a)(1)).

10 6. Mitigation and/or County Regulations and Design Requirements (CRDR):

11 **County Regulations and Design Requirement (CRDR) 4.3-1 states:** The Project
12 Applicant shall comply with County of Riverside Ordinance No. 810 (Western
13 Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee
14 Program Ordinance), which requires a per-acre local development impact and
15 mitigation fee payment.

16 *CRDR 4.3-1 Implementation Stage: Prior to commencement of mining activities*
17 *within the 54.5-acre Expanded Disturbance Area (EDA).*

18 *CRDR 4.3-1 Monitoring Party: Riverside County Environmental Programs*
19 *Department (EPD) and Riverside County Planning Department.*

20 **CRDR 4.3-2 states:** The Project Applicant shall comply with County of Riverside
21 Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which
22 requires a per-acre local development and mitigation fee payment prior to the
23 issuance of a grading permit.

24 *CRDR 4.3-2 Implementation Stage: Prior to commencement of mining activities*
25 *within the EDA.*

26 *CRDR 4.3-2 Monitoring Party: Riverside County EPD and Riverside County*
27 *Planning Department.*

28 **MM 4.3-4 states:** All vegetation clearing activities within the 54.5-acre Expanded

1 Disturbance Area (EDA) shall occur outside of the bird breeding season (February
2 15 through August 31), unless a qualified biologist demonstrates to the satisfaction
3 of the County that all nesting is complete through completion of a Nesting Bird
4 Clearance Survey. Surveys shall be conducted no more than three (3) days prior to
5 scheduled vegetation clearing activities within the EDA. If active nests are
6 identified, the biologist shall establish buffers around the vegetation containing the
7 active nest (300 feet for the California gnatcatcher and raptors; 100 feet for other
8 non-raptors). The vegetation containing the active nest shall not be removed, and no
9 ground-disturbing activities shall occur within the established buffer, until a qualified
10 biologist has determined that the nest is no longer active (i.e., the juveniles are
11 surviving independent from the nest). If clearing is not conducted within three days
12 of a negative survey, the nesting survey shall be repeated to confirm the absence of
13 nesting birds. A Nesting Bird Clearance Survey report shall be submitted to the
14 County for review and approval prior to any new vegetation clearing and grubbing
15 during the breeding season. Clearing of vegetation outside of the avian breeding
16 season shall not require a Nesting Bird Clearance Survey. The Mine operator shall
17 keep records of: a) all new clearing activities that occur during the general avian
18 breeding season; b) the results of all pre-construction nesting surveys; c) mitigation
19 or avoidance measures that were undertaken during the breeding season; d) areas
20 within the EDA that have been disturbed outside of the general avian breeding
21 season; and e) copies of the approved Nesting Bird Clearance Survey report(s).
22 These records shall be maintained on site at all times and made available for City
23 inspection upon request.

24 *MM 4.3-4 Implementation Stage: Within three (3) days of initial vegetation clearing*
25 *activities.*

26 *MM 4.3-4 Monitoring Party: Riverside County EPD and Riverside County Planning*
27 *Department.*

28 **MM 4.3-7 states:** Prior to commencement of mining activities pursuant to SMP

1 159R2, the Project Applicant shall construct a 765-foot long 12-foot high berm
2 between the proposed MSHCP Conservation Area and the existing mining operations
3 on site, as depicted on EIR **Error! Reference source not found.**, *Error! Reference*
4 *source not found.* (FEIR p. 4.4-45)

5 *MM 4.3-7 Implementation Stage: Prior to commencement of mining activities*
6 *pursuant to SMP 159R2.*

7 *MM 4.3-7 Monitoring Party: Riverside County EPD and Riverside County Planning*
8 *Department.*

9 7. Rationale:

10 Implementation of Mitigation Measure MM 4.3-4 would ensure that the Project does
11 not directly impact nesting birds during the nesting season. Implementation of
12 Mitigation Measure MM 4.3-7 would ensure that potential impacts to burrowing
13 owls that may occupy the site prior to mining activities commencing within the EDA
14 are reduced to less-than-significant levels. Moreover, the Project would be subject
15 to compliance with Riverside County Ordinance No. 810 pursuant to CRDR 4.3-1,
16 which requires payment of fees in order to provide coverage for impacts to sensitive
17 species that are fully covered by the MSHCP. The Project also is subject to Riverside
18 County Ordinance No. 663 pursuant to CRDR 4.3-2, which requires payment of fees
19 to support the SKR HCP. With implementation of the required mitigation and with
20 standard regulatory compliance, Project impacts to endangered, threatened,
21 candidate, sensitive, or special status species would be reduced to less-than-
22 significant levels. (FEIR p. 4.3-47)

23 *Impact: Movement of migratory fish or wildlife.*

24 *Biological Resources Threshold d): The Project would not interfere substantially with the*
25 *movement of any native resident or migratory fish or wildlife species or with established*
26 *native resident or migratory wildlife corridors, or impede the use of native wildlife nursery*
27 *sites, with implementation of mitigation measures (refer to Project Resolution Attachment*
28 *"A," Mitigation Monitoring and Reporting Program).*

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1. Project Impact(s):

Although the Project would not affect any native wildlife nursery sites and would be consistent with the MSHCP which provides for wildlife corridors and linkages, the Project has the potential to impact nesting migratory birds if active nests are disturbed during the nesting season (February 1 to August 31). This represents a potentially direct and cumulatively-considerable impact. (FEIR p. 4.3-42)

2. Finding:

The Mitigation Measure (MM) outlined below would reduce impacts due to a conflict with the MSHCP and the MBTA. The Mitigation Measure reflects changes or alterations that the County has required or incorporated into the Project that would avoid or substantially lessen the potentially significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(1)).

3. Mitigation and/or County Regulations and Design Requirements (CRDR):

MM 4.3-4 states: All vegetation clearing activities within the 54.5-acre Expanded Disturbance Area (EDA) shall occur outside of the bird breeding season (February 15 through August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. Surveys shall be conducted no more than three (3) days prior to scheduled vegetation clearing activities within the EDA. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (300 feet for the California gnatcatcher and raptors; 100 feet for other non-raptors). The vegetation containing the active nest shall not be removed, and no ground-disturbing activities shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey shall be repeated to confirm the absence of nesting birds. A Nesting Bird Clearance Survey report shall be submitted to the County for review and approval prior to any new vegetation clearing and grubbing

1 during the breeding season. Clearing of vegetation outside of the avian breeding
2 season shall not require a Nesting Bird Clearance Survey. The Mine operator shall
3 keep records of: a) all new clearing activities that occur during the general avian
4 breeding season; b) the results of all pre-construction nesting surveys; c) mitigation
5 or avoidance measures that were undertaken during the breeding season; d) areas
6 within the EDA that have been disturbed outside of the general avian breeding
7 season; and e) copies of the approved Nesting Bird Clearance Survey report(s).
8 These records shall be maintained on site at all times and made available for City
9 inspection upon request.

10 *MM 4.3-4 Implementation Stage: Within three (3) days of initial vegetation clearing*
11 *activities.*

12 *MM 4.3-4 Monitoring Party: Riverside County EPD and Riverside County Planning*
13 *Department.*

- 14 4. Rationale: Implementation of Mitigation Measure MM 4.3-4 would ensure that
15 vegetation clearing within the EDA does not result in impacts to nesting birds during
16 the breeding season. With implementation of the required mitigation, Project
17 impacts to migratory birds would be reduced to less-than-significant levels. (FEIR p.
18 4.3-47)

19 *Impact: Substantial adverse impacts to riparian habitat, sensitive natural communities, or*
20 *federally-protected wetlands.*

21 *Biological Resources Thresholds e) and f): The Project would result in less-than-significant*
22 *impacts due to a substantial adverse effect on any riparian habitat or other sensitive natural*
23 *community identified in local or regional plans, policies, regulations or by the California*
24 *Department of Fish and Game or U. S. Fish and Wildlife Service, and due to a substantial*
25 *adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water*
26 *Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal,*
27 *filling, hydrological interruption, or other means, with implementation of mitigation*
28 *measures (refer to Project Resolution Attachment "A," Mitigation Monitoring and*

1 *Reporting Program).*

2 1. Project Impact(s):

3 The Project would result in the direct loss of 0.21 acre (3,620 linear feet) of
4 ephemeral stream that is non-wetland WUS (refer to FEIR Figure 4.3-2). The Project
5 also would impact 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear
6 feet of features with discontinuous OHWM that are CDFW streambed habitats, as
7 well as 0.15 acre of tamarisk scrub riparian habitat (refer to FEIR Figure 4.3-2).
8 Impacts to State and federal jurisdictional waters represents a significant impact for
9 which mitigation would be required.

10 The proposed Project would permanently impact approximately 54.5 acres of habitat,
11 including 0.15 acre of tamarisk scrub, 19.5 acres of chamise chaparral, 1.4 acres of
12 Riversidean sage scrub, *Artemisia californica*-dominated, 20.3 acres of Riversidean
13 sage scrub, *Encelia farinosa*-dominated, 0.8 acre of Riversidean sage scrub, *Encelia*
14 *farinosa*-dominated-disturbed, 8.9 acres of non-native grassland, and 3.4 acres of
15 disturbed habitat. The removal of habitat by the proposed Project would be fully
16 mitigated through mandatory compliance with the biological requirements of the
17 MSHCP (as discussed above under the analysis of Threshold a.), including the
18 proposed conservation of 430.1 acres of the overall Mine area. Therefore, Project
19 impacts to sensitive natural communities would be less than significant. (FEIR p.
20 4.4-42)

21 2. Finding:

22 The Mitigation Measures (MMs) outlined below would reduce impacts to State and
23 Federal jurisdictional waters. The Mitigation Measures reflect changes or alterations
24 that the County has required or incorporated into the Project that would avoid or
25 substantially lessen the potentially significant impact as identified in the FEIR.
26 (CEQA Guidelines §15091(a)(1)).

27 3. Mitigation and/or County Regulations and Design Requirements:

28 **Mitigation Measure (MM) 4.3-1 states:** To mitigate impacts to 0.36 acre of

1 Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of tamarisk
2 scrub), the Project Applicant shall mitigate impacts at a minimum 3:1 ratio. A total
3 of 1.08 acres of mitigation shall occur via off-site purchase of credits from the
4 Riverpark Mitigation Bank or other approved bank. Mitigation for the unavoidable
5 impacts to Riparian/Riverine resources shall be at least biologically equivalent to the
6 resources being impacted by the proposed mine expansion. Evidence of that 0.36-
7 acre of Riparian/Riverine resources (0.21 acre of ephemeral stream and 0.15 acre of
8 tamarisk scrub) have been appropriately mitigated shall be supplied to the Riverside
9 County Environmental Programs Department (EPD) prior to any mining activities
10 within the portions of the 54.5-acre Expanded Disturbance Area (EDA) that contain
11 Riparian/Riverine resources.

12 *MM 4.3-1 Implementation Stage: Prior to any mining activities within the portions*
13 *of the 54.5-acre EDA that contain Riparian/Riverine resources.*

14 *MM 4.3-1 Monitoring Party: Riverside County EPD and Riverside County Planning*
15 *Department.*

16 **MM 4.3-2 states:** Prior to mining activities within the 54.5-acre Expanded
17 Disturbance Area that affects jurisdictional drainages, the Project Applicant shall
18 obtain a Section 404 Permit from the U.S. Army Corps of Engineers (ACOE) and a
19 Section 401 Permit from the Regional Water Quality Control Board (RWQCB) for
20 impacts to 0.21 acre (3,620 linear feet) of ephemeral stream that is non-wetland
21 Waters of the United States.

22 *MM 4.3-2 Implementation Stage: Prior to any mining activities within the portions*
23 *of the 54.5-acre EDA that contain jurisdictional drainages.*

24 *MM 4.3-2 Monitoring Party: Army Corps of Engineers (ACOE), Regional Water*
25 *Quality Control Board (RWQCB), Riverside County EPD, and Riverside County*
26 *Planning Department.*

27 **MM 4.3-3 states:** Prior to mining activities within the 54.5-acre Expanded
28 Disturbance Area that affects jurisdictional drainages, the Project Applicant shall

1 obtain a Section 1602 Streambed Alteration Agreement from the California
2 Department of Fish and Wildlife (CDFW) for impacts to 0.21 acre (3,620 linear feet)
3 of ephemeral stream and 615 linear feet of features with discontinuous OHWM that
4 are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat.
5 *MM 4.3-3 Implementation Stage: Prior to any mining activities within the 54.5-acre*
6 *EDA that affect jurisdictional drainages.*

7 *MM 4.3-3 Monitoring Party: California Department of Fish and Wildlife (CDFW),*
8 *Riverside County EPD, and Riverside County Planning Department.*

9 4. Rationale:

10 Implementation of Mitigation Measure MM 4.3-1, as well as Mitigation Measures
11 MM 4.3-2 and MM 4.3-3, would ensure that Project impacts to 0.21 acre (3,620
12 linear feet) of ephemeral stream that is non-wetland WUS and regulated by the Army
13 Corps of Engineers, and 0.21 acre (3,620 linear feet) of ephemeral stream and 615
14 linear feet of features with discontinuous OHWM that are CDFW streambed habitats,
15 as well as 0.15 acre of tamarisk scrub riparian habitat, are mitigated at a minimum
16 3:1 ratio off-site through purchase of credits from an approved Mitigation Bank(s).
17 Implementation of the required mitigation would reduce Project impacts to these
18 jurisdictional features to below a level of significance. (FEIR p. 4.4-47)

19 B. Historical and Archaeological Resources

20 *Impact: Effects on human remains.*

21 *Historic and Archaeological Resources Threshold e): The Project would potentially impact*
22 *human remains, including those interred outside of formal cemeteries.*

- 23 1. Project Impact(s): The Project site does not contain a known cemetery nor are there
24 any known cemeteries located within the immediate vicinity of the site. A field
25 survey conducted by BFSa did not identify the presence of any human remains and
26 no remains are known to exist beneath the surface of the site. Nevertheless, the
27 remote potential exists that human remains may be unearthed during grading and
28 excavation activities associated with Project mining activities. If human remains are

1 unearthed during mining activities, the Mine operator would be required by law to
2 comply with California Health and Safety Code, § 7050.5, "Disturbance of Human
3 Remains." Furthermore, the County Coroner is required to contact the NAHC within
4 24 hours upon the determination of the human remains to be Native American, or if
5 the Coroner has reason to believe the remains may be Native American.
6 Notwithstanding the requirements of California Health and Safety Code § 7050.5
7 and California Public Resources Code § 5097.98, due to the potential to discover
8 buried human remains during mining operations, a potentially significant impact
9 would occur and mitigation would be required. (FEIR pp. 4.7-14 through 4.7-15)

10 2. Finding: The Mitigation Measure (MM) and County Regulation and Design
11 Requirement (CRDR) outlined below would reduce impacts due to the Project's
12 potential to contain human remains. The Mitigation Measure and CRDR reflect
13 changes or alterations that the County has required or incorporated into the Project
14 that would avoid or substantially lessen the potentially significant impact as
15 identified in the FEIR. (CEQA Guidelines §15091(a)(1)).

16 3. Mitigation and/or County Regulations and Design Requirements (CRDR):

17 **CRDR 4.7-1 states that:** Unless otherwise required by law, the site of any reburial
18 of Native American human remains or associated grave goods shall not be disclosed
19 and shall not be governed by public disclosure requirements of the California Public
20 Records Act. The Coroner, pursuant to the specific exemption set forth in California
21 Government Code Section 6254 (r), parties, and Lead Agencies, will be asked to
22 withhold public disclosure information related to such reburial, pursuant to the
23 specific exemption set forth in California Government Code 6254 (r)

24 *CRDR 4.7-1 Implementation Stage: In the event human remains are discovered.*

25 *CRDR 4.7-1 Monitoring Party: County Coroner and Riverside County Planning*
26 *Department.*

27 **MM 4.7-1 states that:** If human remains are encountered during mining activities
28 on site, compliance with California Health and Safety Code § 7050.5 and Public

1 Resources Code § 5097 et. seq. shall be required. State Health and Safety Code
2 Section 7050.5 states that no further disturbance shall occur until the Riverside
3 County Coroner has made the necessary findings as to origin. Further, pursuant to
4 Public Resource Code Section 5097.98(b) remains shall be left in place and free from
5 disturbance until a final decision as to the treatment and disposition has been made.
6 If the Riverside County Coroner determines the remains to be Native American, the
7 Native American Heritage Commission shall be contacted within the period specified
8 by law (24 hours). Subsequently, the Native American Heritage Commission shall
9 identify the "most likely descendant." The most likely descendant shall then make
10 recommendations and engage in consultation concerning the treatment of the remains
11 as provided in Public Resources Code Section 5097.98. Evidence of compliance
12 with this mitigation measure, if human remains are found, shall be provided to
13 Riverside County Planning Department upon the completion of a treatment plan and
14 final report detailing the significance and treatment finding.

15 *MM 4.7-1 Implementation Stage: In the event human remains are discovered.*

16 *MM 4.7-1 Monitoring Party: County Coroner and Riverside County Planning*
17 *Department.*

- 18 4. Rationale: In the event that human remains are discovered during mining activities,
19 Mitigation Measure MM 4.7-1 would require the Project Applicant to comply with
20 the applicable provisions of California Health and Safety Code § 7050.5 and
21 California Public Resources Code § 5097 et. seq. Mandatory compliance with
22 Mitigation Measure MM 4.7-1, State law, and applicable regulatory requirements
23 would reduce the Project's potential impacts to buried human remains to less-than-
24 significant-levels. (FEIR p. 4.7-17)

25 **C. Paleontological Resources**

26 *Impact: Destruction of a unique Paleontological resource, site, or geological feature.*

27 *Paleontological Resources Threshold a): The Project would result in less-than-significant*
28 *impacts to unique paleontological resources, sites, or unique geologic features, with*

1 *implementation of mitigation measures (refer to Project Resolution Attachment "A,"*
2 *Mitigation Monitoring and Reporting Program).*

3 1. Project Impact(s):

4 The Project would not impact any known paleontological resource or unique
5 geologic feature. However, portions of the proposed EDA (northern and
6 northeastern portions) contain sedimentary rocks of the Mount Eden formation which
7 have high sensitivity for paleontological resources. Implementation of the Project
8 has the potential to unearth and adversely impact paleontological resources that may
9 be buried beneath the ground surface and discovered during Project-related grading
10 and excavation activities. This is a potentially significant direct and cumulatively
11 considerable impact on paleontological resource for which mitigation would be
12 required. (FEIR p. 4.10-7)

13 2. Finding:

14 The Mitigation Measures (MMs) outlined below would reduce impacts arising from
15 destruction of Paleontological resources to a less-than-significant level. The
16 Mitigation Measures reflect changes or alterations that the County has required or
17 incorporated into the Project that would avoid or substantially lessen the potentially
18 significant impact as identified in the FEIR. (CEQA Guidelines §15091(a)(1)).

19 3. Mitigation and/or County Regulations and Design Requirements (CRDR):

20 **MM 4.10-1 states that:** Prior to the commencement of ground-disturbing activities
21 within the EDA, a pre-construction meeting shall be held and attended by the Project
22 Paleontologist, Project Applicant, and a representative of the Lead Agency (County
23 of Riverside). The nature of potential paleontological resources shall be discussed,
24 as well as the protocol that is to be implemented following the discovery of any
25 fossiliferous materials. The Mine Operator shall be responsible for monitoring for
26 compliance with this requirement, and shall document the date, time, location, and
27 attendees who participated at this meeting. Complete grading plans shall be made
28 available to the Project Paleontologist or Paleontological Monitor prior to the start

1 of any earthmoving activities.

2 *MM 4.10-1 Implementation Stage: Prior to commencement of ground-disturbing*
3 *activities within the EDA.*

4 *MM 4.10-1 Monitoring Party: Riverside County Planning Department.*

5 **MM 4.10-2 states that:** Prior to commencement of mining activities within the
6 EDA, the Project Applicant shall provide evidence to Riverside County that mass
7 grading and excavation activities in areas identified as likely to contain
8 paleontological resources will be monitored by a qualified paleontologist or
9 paleontological monitor shall occur. Monitoring shall be conducted full-time in all
10 areas of grading or excavation in undisturbed Mount Eden formation sediments
11 ("Area B" on EIR Figure 4.10-2) located in the northern and northeastern portions
12 of the proposed EDA as well as locations where over-excavation of surficial alluvial
13 sediments will encounter these formational sediments in the shallow subsurface.
14 Paleontological monitors will be equipped to salvage fossils as they are unearthed to
15 avoid operational delays and to remove samples of sediment that are likely to contain
16 the remains of small fossil invertebrates and vertebrates. The monitor must be
17 empowered to temporarily halt or divert equipment to allow for the removal of
18 abundant or large specimens in a timely manner. Monitoring may be reduced if the
19 potentially fossiliferous units are not present in the subsurface, or if present, are
20 determined upon exposure and examination by qualified paleontological personnel
21 to have a low potential to contain fossil resources. Evidence of compliance with this
22 mitigation measure shall be provided to Riverside County prior to commencement
23 of mining activities within the EDA.

24 *MM 4.10-2 Implementation Stage: Prior to commencement of mining activities*
25 *within the EDA.*

26 *MM 4.10-2 Monitoring Party: Riverside County Planning Department.*

27 **MM 4.10-3 states that:** If a paleontological resource is discovered on the property,
28 discovered fossils or samples of such fossils shall be collected and identified by a

1 qualified paleontologist. Preparation of recovered specimens to a point of
2 identification and permanent preservation (not display), including screen-washing
3 sediments to recover small invertebrates and vertebrates, if indicated by the results
4 of test sampling. Evaluation and museum-level preparation of discovered fossils
5 shall be overseen by a qualified paleontologist. Any and all fossils encountered
6 during Project grading activities will be deposited at the Western Science Center
7 Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the
8 paleontological monitoring and mitigation program, including any one-time charges
9 by the receiving institution, are the responsibility of the Project Applicant. The
10 Project Applicant shall provide evidence of compliance with this mitigation measure
11 to Riverside County within 60 days of completion of grading activities within the
12 "High" paleontological sensitivity area of the Project site, if such resources are found
13 on-site.

14 *MM 4.10-3 Implementation Stage: Upon discovery of paleontological resources.*

15 *MM 4.10-3 Monitoring Party: Riverside County Planning Department.*

16 **MM 4.10-4 states that:** Within 90 days of completion of paleontological monitoring
17 activities within the "High" paleontological sensitivity area of the Project site ("Area
18 B" on EIR Figure 4.10-2), the Project Applicant shall prepare a final monitoring and
19 mitigation report of findings and significance, including lists of all fossils recovered
20 and necessary maps and graphics to accurately record their original location. A letter
21 documenting receipt and acceptance of all fossil collections by the receiving
22 institution must be included in the final report. The report, when submitted to (and
23 accepted by) the appropriate lead agency (Attn: Riverside County Transportation and
24 Land Management Agency, Planning Department, 4080 Lemon Street, Riverside,
25 California 92502), shall signify satisfactory completion of the Project's monitoring
26 and mitigation program with respect to nonrenewable paleontological resources.

27 *MM 4.10-4 Implementation Stage: Within 90 days of completion of paleontological*
28 *monitoring activities.*

1 *MM 4.10-4 Monitoring Party: Riverside County Planning Department.*

2 4. Rationale:

3 Implementation of Mitigation Measures MM 4.10-1 through MM 4.10-4 would
4 ensure the proper identification and subsequent treatment of any paleontological
5 resources that may be encountered in the northern and northeastern portions of the
6 proposed EDA during ground-disturbing activities associated with implementation
7 of the proposed Project. Therefore, with implementation of Mitigation Measures MM
8 4.10-1 through MM 4.10-4, the Project's direct and cumulative impacts to
9 paleontological resources would be reduced to less-than-significant levels. (FEIR p.
10 4.10-9)

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following impacts potentially
12 resulting from the adoption of the EIR cannot be fully mitigated and would be only partially avoided or
13 lessened in consideration of existing regulations, Project design features, or mitigation measures specified
14 in Attachment A (*Mitigation Monitoring and Reporting Program*, incorporated by reference into this
15 document). Accordingly, and as further explained below, the County makes the following findings as to
16 each of the following impacts as allowed by State CEQA Guidelines section 15091(a): "Changes or
17 alterations [that might further reduce Project impacts] are within the responsibility and jurisdiction of
18 another public agency and not the [County]. Such changes have been adopted by such other agency"; or
19 "Specific economic, legal, social, technological, or other considerations, make infeasible the mitigation
20 measures or project alternatives identified in the final EIR." Therefore, a statement of overriding
21 considerations consistent with State CEQA Guidelines sections 15092(b)(2)(B) and 15093 is required and
22 included herein:

23 A. Air Quality

24 *Impact: Consistency with applicable air quality management plans.*

25 *Air Quality Threshold a): Implementation of the Project would conflict with or obstruct*
26 *implementation of the applicable air quality plan.*

27 1. Project Impact(s):

28 As evaluated by the Project's Air Quality Impact Analysis ("AQIA"; DEIR

1 Technical Appendix B1), the Project's localized operational-source emissions would
2 not exceed applicable localized significance thresholds (LST) thresholds. However,
3 Project operational-source emissions would exceed the SCAQMD regional
4 thresholds for NO_x, PM₁₀, and PM_{2.5}. The Project therefore has the potential to
5 conflict with AQMP Consistency Criterion No. 1, resulting in a significant air quality
6 impact due to a conflict with the SCAQMD 2016 Air Quality Management Plan
7 (AQMP). (FEIR pp. 4.2-27 through -29)

8 2. Finding:

9 The Mitigation Measure and County Regulations and Design Requirements (CRDR)
10 outlined below would reduce the Project's potential to conflict with AQMP
11 Consistency Criterion No. 1, however Mitigation Measures will not reduce impacts
12 due to the Project's operational emissions of NO_x, PM₁₀, and PM_{2.5} to a level below
13 significant. The Mitigation Measure and CRDRs reflect changes or alterations that
14 the County has required or incorporated into the Project that would lessen the
15 potentially significant impact as identified in the FEIR (CEQA Guidelines
16 §15091(a)(1)). Regardless, impacts would remain significant and unavoidable.

17 3. Mitigation Measures (MM) and/or County Regulations and Design Requirements
18 (CRDR):

19 **CRDR 4.2-1 states:** The Project is required to comply with the provisions of
20 SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air
21 contaminants or other materials that would cause health or safety hazards to any
22 considerable number of persons or the public.

23 *CRDR 4.2-1 Implementation Stage: During all mining activities on site.*

24 *CRDR 4.2-1 Monitoring Party: SCAQMD.*

25 **CRDR 4.2-2 states:** The Project is required to comply with the provisions of South
26 Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing
27 the following dust control measures during ground disturbing activities, as
28 applicable:

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- All new ground disturbing activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.
- The Mine Operator shall ensure that all disturbed unpaved roads and disturbed areas within the Mine are either subject to soil stabilization or are watered at least three (3) times daily during dry weather. Soil stabilization shall occur pursuant to manufacturer's specifications, while watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
- The Mine Operator shall ensure that traffic speeds on unpaved roads are reduced to 15 mph or less.

CRDR 4.2-2 Implementation Stage: During all mining activities on site.

CRDR 4.2-2 Monitoring Party: SCAQMD.

CRDR 4.2-3 states: The Project shall comply with SCAQMD Rule 1157, as applicable, which requires the following:

- No visible dust more than 100 feet from any activity, equipment, storage pile, or disturbed area anywhere onsite;
- No dust emissions from any source exceeding 20 percent opacity (average of 12 readings);
- Prompt cleanup of any spilled material and stabilization of any spilled material storage piles at a minimum at the end of each workday;
- Dust suppressants or other dust control methods on conveyors, loading, unloading, or transferring activities;
- Baghouse emission controls on screening and crushing activities or other dust control measures to meet the visible emission limits;
- Chemical stabilization and covering storage piles;
- Chemical stabilization of unpaved haul roads;

- 1 • Sweeping of paved roads once each shift with SCAQMD-certified sweepers,
2 when required;
- 3 • Covered or otherwise stabilized aggregate loads (i.e. loads to remain 6 inches
4 from the upper edge of the container area) to avoid dust emissions from
5 product transport trucks in compliance with California Vehicle Code No.
6 23114; and
- 7 • Wheel washers, rumble grate, and paving of internal plant roads to eliminate
8 track out.

9 *CRDR 4.2-3 Implementation Stage: During all mining activities on site.*

10 *CRDR 4.2-3 Monitoring Party: SCAQMD.*

11 **MM 4.2-1 states:** Prior to any mining activities within the 54.5-acre
12 Expanded Disturbance Area (EDA), the Mine Operator shall provide
13 evidence to the Riverside County Planning Department that signs stating the
14 following (or equivalent) have been posted at the truck access gates and
15 aggregate loading areas:

- 16 • “Truck Drivers shall turn off engines when not in use.”
- 17 • “Truck drivers to shut down the engine after 300 seconds of continuous idling
18 operation once the vehicle is stopped, the transmission is set to ‘neutral’ or
19 ‘park,’ and the parking brake is engaged.”
- 20 • Telephone numbers for the Mine Operator and the CARB also shall be posted
21 to allow for reporting of violations.

22 *MM 4.2-1 Implementation Stage: Prior to mining activities within the 54.5-*
23 *acre EDA.*

24 *MM 4.2-1 Monitoring Party: Riverside County Planning Department.*

25 4. Rationale:

26 Operational-source emissions with implementation of Mitigation Measure MM 4.2-
27 1 would continue to exceed the SCAQMD regional thresholds for NO_x, PM₁₀, and
28 PM_{2.5}. Although the required mitigation would reduce the Project’s

1 impacts, it is important to note that more than 50 percent of the Project's NO_x,
2 emissions would be derived from vehicular activity and more than 95 percent of the
3 Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from
4 aggregate processing and handling. Further, the Project already implements best
5 management practices to reduce fugitive dust-related emissions, and additional,
6 feasible mitigation measures are not available to further reduce Project-related
7 emissions. Accordingly, because mitigation is not available to reduce the Project's
8 operational emissions of NO_x, PM₁₀, or PM_{2.5} to below the SCAQMD regional
9 thresholds, the Project would result in a conflict with the SCAQMD AQMP. The
10 Project's impacts due to a conflict with the AQMP would be significant and
11 unavoidable on a direct and cumulatively-considerable basis. (FEIR 4.2-50)

12 The evidence supporting these conclusions includes, without limitation, the
13 discussion of these impacts in Subsection 4.2 of the FEIR and the citations noted
14 therein, FEIR Technical Appendices B1 and B2, Responses to Comment Letter E
15 (Responses E-3 and E-5), and Responses to Comment Letter F (Responses F-1, F-2,
16 F-4, and F-5 through F-11)

17 *Impact: Cumulatively-considerable net increase of any criteria pollutant for which the*
18 *project region is non-attainment under an applicable federal or state ambient air quality*
19 *standard.*

20 *Air Quality Threshold b): The Project would result in a cumulatively considerable net*
21 *increase of criteria pollutants (NO_x, PM₁₀, and PM_{2.5}) for which the region is non-*
22 *attainment (i.e., ozone, PM₁₀, and PM_{2.5}) under the applicable federal and State ambient air*
23 *quality standards.*

24 5. Project Impact(s):

25 The Project would exceed the numerical regional thresholds of significance
26 established by the SCAQMD for operational emissions of NO_x, PM₁₀, and PM_{2.5}.
27 Thus, the Project would violate an air quality standard, resulting in a direct and
28 cumulatively-considerable impact. Additionally, and as shown on FEIR Table 4.2-

1 3, the federal and State ambient air quality standards (NAAQS and CAAQS) were
2 exceeded on one or more days for ozone, PM₁₀, and PM_{2.5} at most monitoring
3 locations within the SoCAB. Thus, Project emissions of NO_x, PM₁₀, and PM_{2.5}
4 would contribute substantially to existing or projected air quality violations
5 associated with particulate matter (PM₁₀ and PM_{2.5}) and ozone precursors (NO_x);
6 this represents a significant direct and cumulatively-considerable impact of the
7 proposed Project. Additionally, Project emissions of PM₁₀ and PM_{2.5} would
8 contribute to the existing nonattainment status for these pollutants, while Project
9 emissions of NO_x would contribute to the existing nonattainment designation for
10 ozone; thus, Project impacts due to a cumulatively-considerable net increase of
11 criteria pollutants for which the region is nonattainment represents a significant
12 direct and cumulatively-considerable impact of the proposed Project. (FEIR 4.2-29
13 through -33)

14 6. Finding: The Mitigation Measure and County Regulations and Design Requirements
15 (CRDR) outlined below would reduce the Project's operational emissions of NO_x,
16 PM₁₀, and PM_{2.5}. Even with implementation of the recommended mitigation
17 measures and compliance with SCAQMD Rules 402, 403, and 1157, the Project still
18 would exceed the numerical thresholds of significance established by the SCAQMD
19 for emissions of NO_x, PM₁₀, and PM_{2.5}. The Mitigation Measure and RRs reflect
20 changes or alterations that the County has required or incorporated into the Project
21 that would lessen the potentially significant impact as identified in the FEIR (CEQA
22 Guidelines §15091(a)(1)). Regardless, impacts would remain significant and
23 unavoidable.

24 7. Mitigation Measures (MM) and/or County Regulations and Design Requirements
25 (CRDR):

26 CRDR 4.2-1 states: The Project is required to comply with the provisions of
27 SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air
28 contaminants or other materials that would cause health or safety hazards to any

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considerable number of persons or the public.

CRDR 4.2-1 Implementation Stage: During all mining activities on site.

CRDR 4.2-1 Monitoring Party: SCAQMD.

CRDR 4.2-2 states: The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during ground disturbing activities, as applicable:

- All new ground disturbing activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.
- The Mine Operator shall ensure that all disturbed unpaved roads and disturbed areas within the Mine are either subject to soil stabilization or are watered at least three (3) times daily during dry weather. Soil stabilization shall occur pursuant to manufacturer's specifications, while watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the midmorning, afternoon, and after work is done for the day.
- The Mine Operator shall ensure that traffic speeds on unpaved roads are reduced to 15 mph or less.

CRDR 4.2-2 Implementation Stage: During all mining activities on site.

CRDR 4.2-2 Monitoring Party: SCAQMD.

CRDR 4.2-3 states: The Project shall comply with SCAQMD Rule 1157, as applicable, which requires the following:

- No visible dust more than 100 feet from any activity, equipment, storage pile, or disturbed area anywhere onsite;
 - No dust emissions from any source exceeding 20 percent opacity (average of 12 readings);
- Prompt cleanup of any spilled material and stabilization of any spilled material storage piles at a minimum at the end of each workday;

- 1 • Dust suppressants or other dust control methods on conveyors, loading,
2 unloading, or transferring activities;
- 3 • Baghouse emission controls on screening and crushing activities or other dust
4 control measures to meet the visible emission limits;
- 5 • Chemical stabilization and covering storage piles;
- 6 • Chemical stabilization of unpaved haul roads;
- 7 • Sweeping of paved roads once each shift with SCAQMD-certified sweepers,
8 when required;
- 9 • Covered or otherwise stabilized aggregate loads (i.e. loads to remain 6 inches
10 from the upper edge of the container area) to avoid dust emissions from
11 product transport trucks in compliance with California Vehicle Code No.
12 23114; and
- 13 • Wheel washers, rumble grate, and paving of internal plant roads to eliminate
14 track out.

15 *CRDR 4.2-3 Implementation Stage: During all mining activities on site.*

16 *CRDR 4.2-3 Monitoring Party: SCAQMD.*

17 **MM 4.2-1 states:** Prior to any mining activities within the 54.5-acre
18 Expanded Disturbance Area (EDA), the Mine Operator shall provide
19 evidence to the Riverside County Planning Department that signs stating the
20 following (or equivalent) have been posted at the truck access gates and
21 aggregate loading areas:

- 22 • “Truck Drivers shall turn off engines when not in use.”
- 23 • “Truck drivers to shut down the engine after 300 seconds of continuous idling
24 operation once the vehicle is stopped, the transmission is set to ‘neutral’ or
25 ‘park,’ and the parking brake is engaged.”
- 26 • Telephone numbers for the Mine Operator and the CARB also shall be posted
27 to allow for reporting of violations.

28 *MM 4.2-1 Implementation Stage: Prior to mining activities within the 54.5-*

1 *Greenhouse Gas Emissions Threshold a): The Project would result in a cumulatively-*
2 *considerable impact due to GHG emissions that may have a significant impact on the*
3 *environment.*

4 1. Project Impact(s):

5 Based on the methodologies and assumptions for estimating the Project's GHG
6 emissions, the total amount of net new Project-related GHG emissions would total
7 4,975.49 MTCO₂e per year as shown on FEIR Table 4.6-4, *Net new Project*
8 *Greenhouse Gas Emissions*. The net new Project-related GHG emissions would
9 exceed the Riverside County Climate Action Plan (CAP) and SCAQMD Tier 3
10 screening threshold of 3,000 MTCO₂e per year. Thus, the Project's GHG emissions
11 would be cumulatively considerable. (FEIR pp. 4.6-27, -28)

12 2. Finding:

13 The Mitigation Measure and CRDR outlined below would reduce the Project's level
14 of GHG emissions, but would not reduce emissions to below the County's CAP and
15 SCAQMD screening thresholds of 3,000 MTCO₂e/yr. Thus, the Project's impacts
16 due to GHG emissions would be cumulatively considerable. The Mitigation Measure
17 and CRDR reflect changes or alterations that the County has required or incorporated
18 into the Project that would lessen the potentially significant impact as identified in
19 the FEIR (CEQA Guidelines §15091(a)(1)). Regardless, impacts due to GHG
20 emissions would remain significant and unavoidable.

21 3. Mitigation Measures (MM) and/or County Regulations and Design Requirements
22 (CRDR):

23 **CRDR 4.6-1:** The Project would be required to comply with all mandates imposed
24 by the State of California and the South Coast Air Quality Management District
25 aimed at the reduction of air quality emissions. Those that are applicable to the
26 Project and that would assist in the reduction of greenhouse gas emissions are listed
27 below:

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- Global Warming Solutions Act of 2006 (AB32)

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- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.
- Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first introduced in Executive Order B-30-15.

CRDR 4.6-1 Implementation Stage: N/A; the Project would inherently be required to comply with applicable regulatory requirements.

CRDR 4.6-1 Monitoring Party: N/A.

MM 4.2-1 states: Prior to any mining activities within the 54.5-acre Expanded Disturbance Area (EDA), the Mine Operator shall provide evidence to the Riverside County Planning Department that signs stating the following (or equivalent) have been posted at the truck access gates and aggregate loading areas:

- “Truck Drivers shall turn off engines when not in use.”
- “Truck drivers to shut down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to ‘neutral’ or ‘park,’ and the parking brake is engaged.”
- Telephone numbers for the Mine Operator and the CARB also shall be posted to allow for reporting of violations.

MM 4.2-1 Implementation Stage: Prior to mining activities within the 54.5-

1 *acre EDA.*

2 *MM 4.2-1 Monitoring Party: Riverside County Planning Department.*

3 4. Rationale:

4 EIR Mitigation Measure MM 4.2-1, which is included in EIR Subsection 4.2, *Air*
5 *Quality*, would apply and would help reduce the Project's GHG emissions but not to
6 below a level of significance. Additional feasible mitigation is not available to
7 further reduce the Project's GHG emissions. More than 50 percent of the Project's
8 GHG emissions are derived from vehicle usage. Since neither the Project Applicant
9 nor Riverside County have regulatory authority to control tailpipe emissions, no
10 additional feasible mitigation measures exist that would reduce GHG emissions to
11 levels that are less-than-significant. As such, Project impacts due to GHG emissions
12 would be significant and unavoidable on a cumulatively-considerable basis. (FEIR
13 4.6-31)

14 The evidence supporting these conclusions includes, without limitation, the
15 discussion of these impacts in Subsection 4.6 of the FEIR and citations noted therein.

16 *Impact: Conflicts with applicable plans, policies, or regulations related to reducing the*
17 *emissions of GHGs.*

18 *Greenhouse Gas Emissions Threshold b): The Project would not comply with Riverside*
19 *County's Climate Action Plan (CAP) Update, and therefore would result in a cumulatively-*
20 *considerable impact due to a conflict with an applicable plan adopted for the purpose of*
21 *reducing the emissions of GHGs.*

22 1. Project Impact(s):

23 The Project would emit more than 3,000 MTCO₂e of GHGs, which exceeds the
24 screening threshold identified by the Riverside County CAP. The County's adopted
25 CAP Screening Tables have been established primarily for traditional residential and
26 non-residential development. Since the Project (a proposed expansion of a mining
27 operation) does not fit within the type of development contemplated when
28 developing the CAP Screening Tables (CAP Appendix D), the measures available in

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the CAP screening tables are not applicable to the proposed Project. As such, it would not be possible for the Project to achieve 100 points pursuant to the CAP Screening Tables. Therefore, the Project would conflict with the Riverside County CAP. (FEIR 4.6-28 and -29)

2. Finding:

The Mitigation Measure and CRDRs outlined below would reduce impacts due to Project-related GHG emissions. However, impacts would remain significant and unavoidable.

3. Mitigation Measures (MM) and/or County Regulations and Design Requirements (CRDR):

CRDR 4.6-1: The Project would be required to comply with all mandates imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air quality emissions. Those that are applicable to the Project and that would assist in the reduction of greenhouse gas emissions are listed below:

- Global Warming Solutions Act of 2006 (AB32)
- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.
- Senate Bill 32 (SB 32). Requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030, a reduction target that was first

1 introduced in Executive Order B-30-15.

2 *CRDR 4.6-1 Implementation Stage: N/A; the Project would inherently be*
3 *required to comply with applicable regulatory requirements.*

4 *CRDR 4.6-1 Monitoring Party: N/A.*

5 **MM 4.2-1 states:** Prior to any mining activities within the 54.5-acre Expanded
6 Disturbance Area (EDA), the Mine Operator shall provide evidence to the Riverside
7 County Planning Department that signs stating the following (or equivalent) have
8 been posted at the truck access gates and aggregate loading areas:

- 9
- 10 • “Truck Drivers shall turn off engines when not in use.”
 - 11 • “Truck drivers to shut down the engine after 300 seconds of continuous idling
12 operation once the vehicle is stopped, the transmission is set to ‘neutral’ or
13 ‘park,’ and the parking brake is engaged.”
 - 14 • Telephone numbers for the Mine Operator and the CARB also shall be posted
15 to allow for reporting of violations.

16 *MM 4.2-1 Implementation Stage: Prior to mining activities within the 54.5-acre*
17 *EDA.*

18 *MM 4.2-1 Monitoring Party: Riverside County Planning Department.*

- 19 4. **Rationale:** It is not possible to reduce the Project’s level of GHG emissions to below
20 the 3,000 MTCO₂e/yr screening threshold identified by the Riverside County CAP.
21 Additionally, the County’s adopted CAP Screening Tables have been established
22 primarily for traditional residential and non-residential development. Since the
23 Project (a proposed expansion of a mining operation) does not fit within the type of
24 development contemplated when developing the CAP Screening Tables (CAP
25 Appendix D), the measures available in the CAP screening tables are not applicable
26 to the proposed Project. As such, it is not possible for the Project to achieve a
27 minimum of 100 points pursuant to the County’s CAP Screening Tables, and no
28 feasible mitigation measures exist that would result in Project consistency with the
CAP. Therefore, the Project would result in a significant and unavoidable direct and

1 cumulatively-considerable impact due to a conflict with the Riverside County CAP.
2 (FEIR 4.6-31)

3 The evidence supporting these conclusions includes, without limitation, the
4 discussion of these impacts in Subsection 4.6 of the FEIR and citations noted therein.

5 **C. Transportation and Traffic**

6 *Impact: Conflict with a program, plan, ordinance, or policy addressing the circulation*
7 *system.*

8 *Transportation and Traffic Threshold a): The Project would conflict with an applicable*
9 *plan, ordinance or policy establishing a measure of effectiveness for the performance of the*
10 *circulation system, taking into account all modes of transportation, including mass transit*
11 *and non-motorized travel and relevant components of the circulation system, including but*
12 *not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths,*
13 *and mass transit*

14 1. Project Impact(s):

15 Project-related traffic would contribute to Level of Service (LOS) deficiencies at
16 study area intersections under Existing Plus Ambient Plus Project (EAP) 2019 and
17 Existing Plus Ambient Plus Project Plus Cumulative (EAPC) 2019 conditions, as
18 summarized in FEIR Table 4.11-28, *Summary of Project Intersection Impacts by*
19 *Study Scenario*, and FEIR Table 4.11-29, *Summary of Project Impacts Due to Traffic*
20 *Signal Warrants by Study Scenario*. However, the Project's Queuing Assessment
21 (FEIR Technical Appendix J3) demonstrates that Project impacts due to queuing at
22 the Project's driveway at Gilman Springs Road would be less than significant. (FEIR
23 pp. 4.11-24 through -43)

24 2. Finding:

25 The Mitigation Measure and County Regulations and Design Requirements (CRDR)
26 outlined below would reduce cumulatively-considerable impacts under EAP (2019)
27 and EAPC (2019) conditions but would not reduce impacts to a level below
28 significant. The Mitigation Measure and CRDRs reflect changes or alterations that

1 the County has required or incorporated into the Project that would lessen the
2 potentially significant impact as identified in the FEIR (CEQA Guidelines
3 §15091(a)(1)). Regardless, impacts would remain significant and unavoidable on a
4 cumulatively-considerable basis.

5 3. Mitigation Measures (MM) and/or County Regulations and Design Requirements
6 (CRDR):

7 **CRDR 4.11-1 states:** Prior to commencement of mining activities as authorized
8 under Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2), the
9 Project Applicant shall pay appropriate Development Impact Fee Program (DIF) fees
10 at the rates then in effect in accordance with Riverside County Ordinance No. 659.

11 *CRDR 4.11-1 Implementation Stage: Prior to commencement of mining activities*
12 *within the EDA.*

13 *MM 4.2-1 Monitoring Party: Riverside County Transportation Department.*

14 **CRDR 4.11-2 states:** Prior to commencement of mining activities as authorized
15 under Amendment No. 2 to Surface Mining Permit No. 159 (SMP 159R2), the
16 Project Applicant shall pay appropriate Western Riverside County Transportation
17 Uniform Mitigation Fee Program Ordinance (TUMF) fees at the rates then in effect
18 in accordance with Riverside County Ordinance No. 824.

19 *CRDR 4.11-2 Implementation Stage: Prior to commencement of mining activities*
20 *within the EDA.*

21 *MM 4.2-2 Monitoring Party: Riverside County Transportation Department.*

22 **MM 4.11-1 states:** Prior to commencement of mining activities as authorized under
23 SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to
24 the County of Riverside, to be held in trust, for the installation of a traffic signal at
25 the intersection of Jack Rabbit Trail. & Gilman Springs Rd. (#3). The Project's fair
26 share of the required improvement is 35.5%.

27 *MM 4.11-1 Implementation Stage: Prior to commencement of mining activities*
28 *within the EDA.*

1 *MM 4.11-1 Monitoring Party: Riverside County Transportation Department.*

2 **MM 4.11-2 states:** Prior to commencement of mining activities as authorized under
3 SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to
4 the County of Riverside, to be held in trust, for the installation of a traffic signal at
5 the intersection of the Project's Driveway & Gilman Springs Rd. (#5). The Project's
6 fair share of the required improvement is 54.7%.

7 *MM 4.11-2 Implementation Stage: Prior to commencement of mining activities*
8 *within the EDA.*

9 *MM 4.11-2 Monitoring Party: Riverside County Transportation Department.*

10 4. Rationale:

11 The CRDRs and Mitigation Measures MM 4.11-1 and MM 4.11-2 require the Project
12 Applicant to pay development impact fees and participate in fair share funding
13 programs to address the Project's direct and cumulative impacts to the local roadway
14 network. Under CEQA, a fair-share monetary contribution to a mitigation fund is
15 adequate mitigation if the funds are part of a reasonable plan that the relevant agency
16 is committed to implementing. The ability of mandatory DIF and TUMF payments
17 and fair share payments under CRDR 4.11-1, CRDR 4.11-2, Mitigation Measure
18 MM 4.11-1, and Mitigation Measure MM 4.15-2 to alleviate the Project's
19 cumulatively-considerable impacts under each analysis scenario is discussed below.
20 Although the improvements identified in Mitigation Measures MM 4.11-1 and 4.11-
21 2 would achieve an acceptable Level of Service (LOS) at study area facilities,
22 because the improvements would not be in place at the time mining operations
23 commence pursuant to SMP 159R2, impacts are considered significant and
24 unavoidable.

25 Existing Plus Ambient Plus Project (EAP) 2019 Conditions

26 As shown in FEIR Table 4.11-30, *Intersection Analysis for EAP (2019) Conditions*
27 *with Improvements*, recommended improvements would alleviate all projected LOS
28 deficiencies at intersection in the Project study area under EAP (2019) conditions.

1 However, several of the improvements identified in FEIR Table 4.11-30 are either
2 funded by an existing mitigation funding program (i.e., TUMF) with no timetable for
3 construction (meaning the necessary improvements may not be in place when the
4 Project becomes operational and starts to contribute traffic to the facilities, applicable
5 to Intersections #4 and #7), or the improvements are not included in any existing
6 program that would ensure timely construction of required improvements (such as
7 Intersection #5). Accordingly, the Project's cumulatively-considerable impacts to
8 the intersections listed below would be significant and unavoidable under EAP
9 (2019) traffic conditions. No other feasible mitigation measures for these impacts
10 are available to the Project that would have a proportional nexus to the Project's
11 traffic impact to these facilities.

- 12 • Gilman Springs Road & Alessandro Boulevard (#2)
- 13 • Bridge St. & Gilman Springs Rd. (#4)
- 14 • Gilman Springs Rd. & Driveway (#5)
- 15 • SR-79 NB Ramps & Gilman Springs Rd. (#7)

16 The evidence supporting these conclusions includes, without limitation, the
17 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
18 therein, FIER Technical Appendices J1, J2, and J3, Responses to Comment Letter D
19 (Comment D-5), and Responses to Comment Letter F (Comments F-13 and F-14).
20 (FEIR pp. 4.11-24 through -43)

21 Existing Plus Ambient Plus Project Plus Cumulative (EAPC) 2019 Conditions

22 As shown in FEIR Table 4.11-31, *Intersection Analysis for EAPC (2019) Conditions*
23 *with Improvements*, recommended improvements would alleviate all projected LOS
24 deficiencies at intersection in the Project study area under EAPC (2019) conditions.
25 However, several of the improvements identified in FEIR Table 4.11-31 are either
26 funded by an existing mitigation funding program (i.e., TUMF) with no timetable for
27 construction (meaning the necessary improvements may not be in place when the
28 Project becomes operational and starts to contribute traffic to the facilities, applicable

1 to Intersections #2, #4, and #7), or the improvements are not included in any existing
2 program that would ensure timely construction of required improvements (such as
3 Intersections #3 and #5). Accordingly, the Project's cumulatively-considerable
4 impacts to the intersections listed below would be significant and unavoidable under
5 EAPC (2019) traffic conditions. No other feasible mitigation measures for these
6 impacts are available to the Project that would have a proportional nexus to the
7 Project's traffic impact to these facilities.

- 8 • Gilman Springs Road & Alessandro Boulevard (#2)
- 9 • Jack Rabbit Trail & Gilman Springs Road (#3)
- 10 • Bridge St. & Gilman Springs Rd. (#4)
- 11 • Gilman Springs Rd. & Driveway (#5)
- 12 • SR-79 NB Ramps & Gilman Springs Rd. (#7)

13 The evidence supporting these conclusions includes, without limitation, the
14 discussion of these impacts in Subsection 4.11 of the FEIR and the citations noted
15 therein, FIER Technical Appendices J1, J2, and J3, Responses to Comment Letter D
16 (Comment D-5), and Responses to Comment Letter F (Comments F-13 and F-14).
17 (FEIR pp. 4.11-24 through -43)

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered, consistent with
19 CEQA's requirements, the impacts of the Project together with all other past, present, and probable future
20 projects producing related or cumulative impacts within the affected area for each resource area, and finds
21 that:

22 **A. Aesthetics Cumulative Impacts**

23 ***Cumulative Impact Finding:*** Not cumulatively considerable.

24 There are no officially-designated State or County scenic highways in the Project's
25 viewshed, and mining activities within the proposed EDA would not be prominently visible
26 from nearby State or County eligible scenic highways. Moreover, there are no proposed
27 developments in the immediate site vicinity that could contribute to impacts to scenic
28 highways. As such, impacts would be less-than-cumulatively considerable. (FEIR pp. 4.1-

1 15, -16)

2 The Project site does not contain any prominent scenic resources under existing conditions.
3 The EDA does not contain any significant rock outcroppings, trees, or other unique scenic
4 resources. Although the EDA contains rolling steep terrain, the site's topographic
5 characteristics are not visually unique as the areas west, north, and east of the Mine consist
6 of very similar terrain. Furthermore, as mining progresses within the EDA, areas affected
7 by mining activities would be obstructed from view by the existing natural topography
8 within the planned open space areas on site and in the surrounding areas. As a result, mining
9 activities within the EDA would not be prominently visible from off-site locations.
10 Additionally, although the EDA is visible from off-site locations in the area, it does not
11 comprise a major component of the viewshed, and instead appears as part of a large complex
12 of steep, rolling terrain; thus, the Project would not result in a cumulatively-considerable
13 impact to scenic vistas or views available in the area. Additionally, the Project would not
14 result in the creation of an aesthetically offensive site open to public view, and would not
15 substantially degrade the existing visual character or quality of public views of the site and
16 its surroundings. Accordingly, impacts would be less-than-cumulatively considerable.
17 (FEIR p. 4.1-17)

18 Cumulative development projects in the unincorporated areas of Riverside County would
19 comply with Riverside County Ordinance No. 655 (Regulating Light Pollution) and
20 Riverside County Ordinance No. 915 (Regulating Outdoor Lighting). The requirements to
21 shield lighting enforced by these lighting regulations has the effect of minimizing light and
22 glare that would create sky glow. Additionally, development projects with artificial light
23 sources in surrounding jurisdictions would be required to comply with the light reduction
24 requirements applicable in their respective jurisdiction. Therefore, because of the light
25 control regulations of other jurisdictions within the 45-mile radius of the Mount Palomar
26 Observatory would minimize the amount of sky glow that could affect nighttime operations
27 at the observatory, the cumulative effect would be less than significant. (FEIR p. 4.1-17)
28 The Project is required to comply with the regulations of Riverside County Ordinance No.

1 655. All development within the immediate vicinity of the Project site would be required to
2 comply with the Riverside County Ordinances regarding lighting. All streetscape lighting
3 within the immediate vicinity of the Project would therefore be required to use lamp covers
4 to ensure light is cast downwards towards sidewalks and streets, thereby preventing
5 “spillover” effects that could interfere with nighttime views in the area. The proposed
6 Project has been designed to comply with the County Ordinance No. 655 to ensure that
7 Project lighting elements do not adversely affect nighttime views in the local area.
8 Additionally, there are no components of the proposed Project that would produce
9 substantial amounts of glare, such as mirrored windows. Ongoing mining activities on the
10 Project site would reduce the existing site elevation; thus, the Project site would not be
11 prominently visible from surrounding areas. Therefore, a cumulatively-considerable impact
12 would not occur. (FEIR pp. 4.1-17, -18)

13 The Project occurs within proximity to existing residential land uses; however, ongoing
14 mining activities proposed by the Project would lower the existing site elevation. Therefore,
15 mining activities proposed by the Project would not be prominently visible to surrounding
16 residential properties. Moreover, the Project would be subject to Riverside County
17 Ordinances regarding outdoor lighting. The Project and all other developments in the area
18 are subject to the requirements of County Ordinance No. 655 to further ensure that Project
19 lighting elements do not expose residential property to unacceptable light levels. Therefore,
20 cumulatively-considerable impacts would be less than significant. (FEIR p. 4.1-18)

21 The evidence supporting these conclusions includes, without limitation, the discussion of
22 these impacts in Subsection 4.1 of the FEIR and the citations noted therein.

23 **B. Air Quality Cumulative Impacts**

24 **Cumulative Impact Finding: Cumulatively Considerable.**

25 The proposed Project would have the potential to conflict with the SCAQMD 2016 AQMP.
26 Other cumulative developments in the Project region also have the potential to conflict with
27 the SCAQMD 2016 AQMP. Mitigation Measure MM 4.2-1 and CRDRs 4.2-1 through 4.2-
28 3 address this impact but would not reduce the cumulatively considerable impact to less than

1 significant. (FEIR p. 4.2-46)

2 The Project has the potential to exceed the applicable SCAQMD regional threshold for
3 operational source emissions of NO_x, PM₁₀, and PM_{2.5} and would contribute substantially
4 to existing or projected air quality violations associated with particulate matter (PM₁₀ and
5 PM_{2.5}) and ozone precursors (NO_x); this represents a cumulatively-considerable impact of
6 the proposed Project. Additionally, Project emissions of PM₁₀ and PM_{2.5} would contribute
7 to the existing nonattainment status for these pollutants, while Project emissions of NO_x
8 would contribute to the existing nonattainment designation for ozone; thus, Project impacts
9 due to a cumulatively-considerable net increase of criteria pollutants for which the region is
10 nonattainment represents a significant cumulatively-considerable impact of the proposed
11 Project. Mitigation Measure MM 4.2-1 and CRDRs 4.2-1 through 4.2-3 address these
12 impacts but would not reduce the cumulatively considerable impacts to less than significant.
13 (FEIR p. 4.2-46)

14 The Project would not result in or contribute to cumulatively-considerable impacts
15 associated with CO "hot spots," and Project operational emissions would not exceed the
16 SCAQMD's localized significance thresholds for emissions of CO, NO₂, PM₁₀, or PM_{2.5} at
17 the nearest sensitive receptor. Other developments within the region similarly would be
18 required to demonstrate compliance with the SCAQMD LSTs for both construction and
19 operation. Accordingly, the Project would not have the potential to expose sensitive
20 receptors near the Project site to substantial point source emissions of CO, NO₂, PM₁₀, or
21 PM_{2.5}; thus, Project impacts to sensitive receptors would be less-than-cumulatively
22 considerable. (FEIR p. 4.2-47)

23 The Project is not a land use type that would be associated with objectionable odors.
24 Potential odor sources associated with the proposed Project may result from equipment
25 exhaust and the temporary storage of typical solid waste (refuse) associated with the
26 proposed Project's employees. It is expected that Project-generated refuse would be stored
27 in covered containers and removed at regular intervals in compliance with the County's solid
28 waste regulations. The proposed Project and other cumulative projects near the Project site

1 also would be required to comply with SCAQMD Rule 402 to prevent occurrences of public
2 nuisances. Therefore, odors associated with the proposed Project would be less-than-
3 cumulatively considerable. (FEIR p. 4.2-47)

4 The evidence supporting these conclusions includes, without limitation, the discussion of
5 these impacts in Subsection 4.2 of the FEIR and the citations noted therein, FEIR Technical
6 Appendices B1 and B2, Responses to Comment Letter E (Responses E-3 and E-5), and
7 Responses to Comment Letter F (Responses F-1, F-2, F-4, and F-5 through F-11)

8 **C. Biological Resources Cumulative Impacts**

9 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
10 Mitigation Measures and Applicable County Regulations and Design Requirements.

11 Anticipated cumulative impacts to biological resources are addressed within the Western
12 Riverside County MSHCP cumulative study area. The Western Riverside County MSHCP,
13 as currently adopted, addresses 146 "Covered Species" that represent a broad range of
14 habitats and geographical areas within Western Riverside County, including threatened and
15 endangered species and regionally- or locally-sensitive species that have specific habitat
16 requirements and conservation and management needs. The Western Riverside County
17 MSHCP addresses biological impacts for take of Covered Species within the MSHCP area.
18 Impacts to Covered Species and establishment and implementation of a regional
19 conservation strategy and other measures included in the Western Riverside County MSHCP
20 address the federal, State, and local mitigation requirements for these species and their
21 habitats. (FEIR p. 4.3-38)

22 Cumulative impacts to biological resources, with the exception of impacts to MSHCP non-
23 covered species, would be less than significant on a cumulative basis provided that the terms
24 of the MSHCP are fully implemented (MSHCP Final EIR/EIS, Section 4.4.1.6). (FEIR p.
25 4.3-38)

26 The Project would not conflict with the conservation criteria for MSHCP Cell Groups that
27 affect the EDA. Other developments in the region similarly would be required to
28 demonstrate consistency with the MSHCP conservation criteria. Thus, cumulatively-

1 considerable impacts due to a conflict with the MSHCP Reserve Assembly would be less
2 than significant. (FEIR p. 4.3-38)

3 The proposed Project has the potential to result in indirect impacts to MSHCP conserved
4 lands, which represents a conflict with MSHCP Section 6.1.4. Other developments in the
5 cumulative study area that are adjacent to MSHCP conserved lands similarly would have the
6 potential to result in indirect impacts to MSHCP conserved lands. The Project's potential
7 conflict with MSHCP Section 6.1.4 represents a cumulatively-considerable impact prior to
8 mitigation. Cumulatively-considerable impacts due to a conflict with MSHCP Section 6.1.4
9 would be reduced to less-than-significant levels with implementation of Mitigation
10 Measures MM 4.3-5 through MM 4.3-7 and CRDRs 4.3-1 through 4.3-4. (FEIR pp. 4.3-38,
11 -39 and 4.3-46, -47)

12 Mining within the proposed EDA would impact 0.21 acre (3,620 linear feet) of ephemeral
13 stream and 615 linear feet of features with discontinuous OHWM that are DFW streambed
14 habitats, as well as 0.15 acre of tamarisk scrub riparian habitat (see FEIR Figure 4.3-2),
15 which are Riparian/Riverine resources pursuant to MSHCP Section 6.1.2. Other
16 developments within the MSHCP region also have the potential to impact MSHCP
17 Riparian/Riverine Features. Therefore, the Project's impacts due to a potential conflict with
18 MSHCP Section 6.1.2 would be cumulatively considerable prior to mitigation. With
19 implementation of Mitigation Measures MM 4.3-1 through MM 4.3-3, impacts the MSHCP
20 Riparian/Riverine areas would be reduced to less-than-significant levels (FEIR p. 4.3-39)

21 The Western Riverside County MSHCP database was consulted for the proposed Project
22 and the required focused surveys for the western burrowing owl have been conducted.
23 Although no burrowing owls, evidence of owl presence (casts, feathers, etc.), artificial
24 refugia, perches, rock crevices, debris piles, or potential owl burrows were observed within
25 the potential burrowing owl habitat in the Survey Area, there is a potential the site could
26 become occupied by the burrowing owl prior to initial ground disturbance. This is common
27 for sites throughout western Riverside County. Accordingly, the Project's potential impacts
28 to the burrowing owl would represent a cumulatively-considerable impact due to a conflict

1 with MSHCP Section 6.3.2. Implementation of Mitigation Measure MM 4.3-7 would ensure
2 that pre-construction surveys are conducted for the burrowing owl prior to any new
3 vegetation clearing, thereby reducing impacts to less-than-significant levels. (FEIR p. 4.3-
4 39)

5 The Project Applicant is required to pay the required MSHCP mitigation fees pursuant to
6 the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee
7 Ordinance (Riverside County Ordinance No. 810.2). Except as noted above, prior to
8 mitigation the Project would comply with the requirements of the Western Riverside County
9 MSHCP and, thus, would not conflict with its adopted policies. Accordingly, because the
10 proposed Project is required to comply with the Western Riverside County MSHCP and pay
11 the required MSHCP mitigation fee, the Project would have less-than-significant
12 cumulatively considerable impacts to MSHCP covered species. (FEIR p. 4.3-39)

13 No sensitive plant species have been observed in the survey area to date. There is one
14 sensitive plant species (Plummer's mariposa lily) that has been reported to the CNDDDB in
15 the vicinity of the Chandler Aggregates property. However, the Project's Study Area is not
16 in an MSHCP survey area for the species. Thus, Project impacts to sensitive plants would
17 be less-than-cumulatively considerable. (FEIR p. 4.3-39)

18 Coast horned lizard, coastal whiptail, red-diamond rattlesnake, southern California rufous-
19 crowned sparrow, Bell's sage sparrow, northern harrier, California horned lark, loggerhead
20 shrike, coastal California gnatcatcher, San Diego black-tailed jackrabbit, and San Diego
21 desert woodrat were observed in the Survey Area. All of these species are covered under the
22 MSHCP and do not require species-specific mitigation. Thus, Project impacts to these
23 species would be less-than-cumulatively considerable. (FEIR p. 4.3-39)

24 Project implementation would result in the removal of 54.5-acres of native, non-native, and
25 disturbed habitat. Although some of the habitat that would be removed has the potential to
26 support sensitive plant and/or animal species, the removal of habitat by the proposed Project
27 would be fully mitigated through mandatory compliance with the biological requirements of
28 the MSHCP. Furthermore, the Project Applicant would dedicate a total of 430.01 acres to

1 the MSHCP reserve, which would more than compensate for the 54.5 acres that would be
2 disturbed as part of the Project. Other developments within the MSHCP region similarly
3 would be required to comply with the requirements of the MSHCP, including the dedication
4 of land to the MSHCP reserve, if applicable. Therefore, impacts due to habitat modification
5 would be less-than-cumulatively considerable. (FEIR pp. 4.3-39, -40)

6 Clearing of habitat for the proposed EDA could disturb or destroy active migratory bird nests
7 including eggs and young, which are regulated by the MBTA and/or California Fish and
8 Game Code. Other cumulative developments in the MSHCP region also would have the
9 potential to result in impacts to migratory bird nests, including eggs and young.
10 Accordingly, the Project's potential impacts to migratory and nesting birds would be
11 cumulatively-considerable and significant prior to mitigation. Implementation of Mitigation
12 Measure MM 4.3-4 would ensure that the Project does not directly impact nesting birds
13 during the nesting season, thereby reducing the Project's cumulatively-considerable impacts
14 to less-than-significant levels. (FEIR p. 4.3-40)

15 The EDA does not contain any water bodies that could support fish; therefore, there is no
16 potential for the Project to interfere with the movement of any resident or migratory fish on
17 a direct or cumulatively-considerable basis. (FEIR p. 4.3-40)

18 Wildlife movement corridors in Western Riverside County are addressed by the
19 conservation requirements specified in the Western Riverside County MSHCP. The Project
20 site is not targeted as a wildlife movement corridor or linkage under the MSHCP, and with
21 mitigation would comply with all provisions of the MSHCP. Other developments in the
22 MSHCP region similarly would be required to comply with all provisions of the MSHCP,
23 including conservation requirements related to the establishment of wildlife movement
24 corridors or linkages. Accordingly, Project impacts to wildlife movement would be less-
25 than-cumulatively considerable. (FEIR p. 4.3-40)

26 The Project has the potential to impact migratory nesting birds if vegetation is removed
27 during the nesting season (February 1 through August 31). Impacts to nesting birds are
28 prohibited by the MBTA and California Fish and Game Code. Other cumulative

1 developments in the MSHCP region also have the potential to impact nesting birds during
2 the nesting season. Thus, prior to mitigation, Project impacts to migratory birds protected
3 by the MBTA would be cumulatively considerable. Implementation of Mitigation Measure
4 MM 4.3-4 would ensure that vegetation clearing within the EDA does not result in impacts
5 to nesting birds during the breeding season. With implementation of the required mitigation,
6 Project impacts to migratory birds would be reduced to less-than-significant levels. (FEIR
7 p. 4.3-40)

8 The Project would impact 0.21 acre (3,620 linear feet) of ephemeral stream that is non-
9 wetland WUS (refer to Figure 4.3-2). Mining within the proposed EDA would impact 0.21
10 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with
11 discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk
12 scrub riparian habitat (refer to Figure 4.3-2). Other developments in the region also could
13 result in impacts to jurisdictional drainages. Thus, Project impacts to jurisdictional drainages
14 within the EDA represent a cumulatively-considerable impact for which mitigation would
15 be required. Implementation of Mitigation Measure MM 4.3-1, as well as Mitigation
16 Measures MM 4.3-2 and MM 4.3-3, would ensure that Project impacts to 0.21 acre (3,620
17 linear feet) of ephemeral stream that is non-wetland WUS and regulated by the Army Corps
18 of Engineers, and 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of
19 features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre
20 of tamarisk scrub riparian habitat, are mitigated at a minimum 3:1 ratio off-site through
21 purchase of credits from an approved Mitigation Bank(s). Implementation of the required
22 mitigation would reduce Project impacts to these jurisdictional features to below a level of
23 significance.

24 Project impacts to sensitive vegetation communities on site would be fully mitigated through
25 compliance with the MSHCP and payment of required MSHCP fees, and would therefore
26 be less-than-cumulatively considerable. (FEIR p. 4.3-40)

27 Aside from the MSHCP which is addressed above, Ordinance No. 559 is not applicable to
28 the Project, and thus the Project has no potential to conflict with this ordinance. The Project

1 site is not targeted for conservation under the SKR HCP; thus, the Project Applicant would
2 be subject only to fees pursuant to County Ordinance No. 663. Other cumulative
3 developments within the SKR HCP area similarly would be required to pay fees or otherwise
4 would be required to comply with the provisions of the SKR HCP. Additionally, the Project
5 site contains no oak trees and therefore the Project has no potential to conflict with the
6 Riverside County Oak Tree Management Guidelines. Accordingly, cumulatively-
7 considerable impacts due to a conflict with a policy or ordinances protecting biological
8 resources would be less than significant. (FEIR p. 4.3-41)

9 The evidence supporting these conclusions includes, without limitation, the discussion of
10 these impacts in Subsection 4.3 of the FEIR and the citations noted therein, FEIR Technical
11 Appendices C1, C2, and C3, and Responses to Comment Letter D (Comments D-1 through
12 D-2 on FEIR pp. F-16 through F-19).

13 **D. Energy Cumulative Impacts**

14 **Cumulative Impact Finding: Not Cumulatively Considerable**

15 There are no components of the proposed Project that would result in the wasteful,
16 inefficient, or unnecessary consumption of energy resources. The Project proposes to
17 expand an existing mining operation, and the proposed expansion would not be associated
18 with the intensive use of energy resources. Although it is possible other cumulative
19 developments could result in the wasteful, inefficient, or unnecessary consumption of energy
20 resources, the Project's projected energy demand during operations would be less-than-
21 cumulatively considerable with mandatory compliance with applicable regulations. (FEIR
22 p. 4.4-16)

23 The Project would not conflict with or obstruct a State or local plan for renewable energy or
24 energy efficiency. As such, the Project has no potential to result in cumulatively-
25 considerable impacts due to a conflict with or obstruction of such plans. (FEIR p. 4.4-16)

26 The evidence supporting these conclusions includes, without limitation, the discussion of
27 these impacts in Subsection 4.4 of the FEIR and the citations noted therein, and FEIR
28 Technical Appendix K.

1 **E. Geology and Soils Cumulative Impacts**

2 **Cumulative Impact Finding: Not Cumulatively Considerable**

3 With the exception of erosion hazards, potential geologic and soils effects are inherently
4 restricted to the areas proposed for mining and would not contribute to cumulative impacts
5 associated with other existing, planned, or proposed development. That is, issues involving
6 fault rupture, seismic ground shaking, liquefaction, landslides, and expansive soils would
7 involve effects to (and not from) the proposed mining activities and are specific to on-site
8 conditions. Accordingly, addressing these potential hazards for the proposed mining on the
9 Project site have no relationship to, or impact on, off-site areas. Due to the site-specific
10 nature of these potential hazards and the measures to address them, there would be no
11 connection to similar potential issues or cumulative effects to or from other properties.
12 Cumulatively-considerable impacts would not occur. (FEIR p. 4.5-18)

13 During both mining and after mining has completed, measures would be incorporated into
14 the Project's design (such as soil stabilization and detaining all water on-site during mining
15 activities, and revegetation of the site) to ensure that substantial erosion hazards do not occur.
16 Development projects within the cumulative study area would be required to comply with
17 regulatory requirements, such as the need to obtain a national Pollutant Discharge
18 Elimination system (NPDES) permit and mandatory compliance with Storm Water Pollution
19 Prevention Plans (SWPPPs) and Water Quality Management Plans (WQMPs). All projects
20 involving earth movement in the cumulative study area also would be required to comply
21 with SCAQMD Rule 403 and grading requirements of the local governing body, which
22 would preclude wind-related erosion hazards during construction. Development projects
23 within the cumulative study area would be subject to mandatory regulatory requirements to
24 control erosion hazards during construction and long-term operation; therefore, cumulative
25 impacts associated with wind and water erosion hazards would be less than significant and
26 the Project's contribution would be less than cumulatively considerable. (FEIR p. 4.5-18)
27 The evidence supporting these conclusions includes, without limitation, the discussion of
28 these impacts in Subsection 4.5 of the FEIR and the citations noted therein, and FEIR

1 Technical Appendix D.

2 F. Greenhouse Gas Emissions Cumulative Impacts

3 **Cumulative Impact Finding:** Cumulatively Considerable after the incorporation of
4 Mitigation Measures and Applicable County Regulations and Design Requirements.

5 There is no evidence at this time that would indicate that the emissions from a project the
6 size of the proposed Project would directly or indirectly affect the global climate. As such,
7 Project impacts due to GHG emissions are inherently cumulative in nature and the Project's
8 potential impacts would occur within the global context. (FEIR 4.6-29)

9 The Project would result in annual emissions of 4,975.49 MTCO₂e/yr. Although the
10 Project's level of GHG emissions would be below the SCAQMD's Tier 3 industrial
11 screening threshold of 10,000 MTCO₂e/yr, for purposes of analysis herein it is
12 conservatively assumed that emissions of more than 3,000 MTCO₂e/yr would represent a
13 significant impact pursuant to SCAQMD's Tier 3 screening threshold for mixed uses and
14 the Riverside County CAP update screening threshold for all developments. Therefore,
15 because the Project would emit more than 3,000 MTCO₂e/yr of GHGs, Project impacts due
16 to GHG emissions would be significant on a cumulatively-considerable basis. Although
17 Mitigation Measures and CRDRs have been identified, the Mitigation Measures and CRDRs
18 are not sufficient to reduce Project-related emissions to below 3,000 MTCO₂e/yr. Thus,
19 impacts would be cumulatively considerable and unavoidable. (FEIR 4.6-31)

20 The Riverside County CAP is not applicable to non-traditional projects such as the mining
21 activities as proposed by the Project. It would not be possible for the Project to achieve a
22 minimum of 100 points pursuant to the CAP Screening Tables because the measures
23 included in the Screening Tables apply primarily to new buildings, while no new buildings
24 or structures are proposed as part of the Project. As such, the Project would conflict with
25 the Riverside County CAP. Although unlikely, it is possible that other non-traditional
26 developments may be proposed within Riverside County that also would not be able to
27 achieve 100 points pursuant to the CAP Screening Tables. Therefore, Project impacts due
28 to a conflict with the Riverside County CAP would be cumulatively considerable. Although

1 Mitigation Measures and CRDRs have been identified, the Mitigation Measures and CRDRs
2 are not sufficient to ensure Project compliance with the County's CAP; therefore, impacts
3 would be significant and unavoidable. (FEIR 4.6-31)

4 The evidence supporting these conclusions includes, without limitation, the discussion of
5 these impacts in Subsection 4.6 of the FEIR and the citations noted therein, and FEIR
6 Technical Appendices B2 and E.

7 **G. Historical and Archeological Cumulative Impacts**

8 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
9 Mitigation Measures and Applicable County Regulations and Design Requirements.

10 The cumulative impact analysis considers development of the proposed Project in
11 conjunction with other development Projects and planned development within the vicinity
12 of the Project site, including buildout of the Riverside County General Plan Land Use Plan
13 and buildout of nearby portions of the City of Moreno Valley and the City of San Jacinto.
14 This cumulative study area is appropriate because areas within western Riverside County
15 are similar in terms of climate, plant and animal resources, geology, and topography. (FEIR
16 4.7-15)

17 The Project site does not contain any historical resources and it is unlikely that any historical
18 resources would be located within the Project's proposed EDA. As such, the Project's
19 impacts to historic resources would be less-than-cumulatively-considerable. (FEIR 4.7-15)

20 The Project site does not contain any archeological resources and it is unlikely that any
21 archeological resources would be located within the Project's proposed EDA. As such, the
22 Project's impacts to archeological resources would be less-than-cumulatively-considerable.
23 (FEIR 4.7-15)

24 Although the Project would be subject to compliance with the provisions of California
25 Health and Safety Code § 7050.5 as well as Public Resources Code § 5097 et. seq., there is
26 a potential that buried human remains could be uncovered during mining operations. Other
27 cumulative developments similarly would have the potential to uncover buried human
28 remains. Accordingly, the Project's potential impacts to human remains would be

1 cumulatively considerable prior to mitigation. Impacts due to the potential discovery of
2 human remains would be reduced to less-than-significant levels with implementation of
3 Mitigation Measure MM 4.7-1 and CRDR 4.7-1. (FEIR pp. 4.7-16, -17)

4 The evidence supporting these conclusions includes, without limitation, the discussion of
5 these impacts in Subsection 4.7 of the FEIR and the citations noted therein, and FEIR
6 Technical Appendix F.

7 **H. Hydrology and Water Quality Cumulative Impacts**

8 **Cumulative Impact Finding: Not Cumulatively Considerable**

9 The cumulative impact analysis considers development of the proposed Project in
10 conjunction with other development projects and planned development within the Santa Ana
11 River watershed. This study area was determined to be appropriate for the Project because
12 all runoff associated with the Project would ultimately be conveyed to the Santa Ana River,
13 and the Project only has the potential to result in cumulatively-considerable impacts when
14 considered in conjunction with other development within the Santa Ana River watershed.
15 (FEIR 4.8-22)

16 Under on-going mining activities under the Project, all runoff from disturbed areas would
17 be conveyed to retention/sedimentation basins prior to discharge from the site, which would
18 preclude cumulatively-considerable impacts to water quality. Under post-reclamation
19 conditions, runoff from the northern portions of the Mine that are subject to mining activities
20 would be fully detained on site, while remaining areas on site that are subject to disturbance
21 associated with processing activities would be conveyed to a retention/sedimentation basin
22 prior to discharge from the site. Thus, because all runoff would be treated to remove
23 sediments under both interim and long-term conditions, the Project would not violate water
24 quality standards or waste discharge requirements and would not otherwise result in
25 substantial impacts to water quality on either a direct or cumulative basis. As such, impacts
26 would be less-than-cumulatively considerable. (FEIR pp. 4.8-22, -23)

27 Under interim conditions all runoff from the site would be treated by sedimentation basins
28 prior to discharging a portion of the runoff from the site to downstream areas, where

1 infiltration into the groundwater table would continue to occur as it does under existing
2 conditions. Following reclamation, a portion of the runoff within the active mined areas
3 would be fully detained on site and allowed to infiltrate into the groundwater table, with the
4 remaining runoff from the site being discharged at the Mine's southern boundary following
5 water quality treatment. Additionally, the Project would result in a reduction of groundwater
6 used at the site by 16.1% as compared to existing conditions. Thus, the Project would not
7 substantially deplete groundwater supplies, nor would the Project impede sustainable
8 groundwater management of the basin. As such, the Project would result in a less-than-
9 cumulatively considerable impact to groundwater supplies and groundwater recharge. (FEIR
10 p. 4.8-23)

11 Under on-going mining activities associated with the Project, the total rate and amount of
12 runoff from the site would be similar to existing conditions; thus, the Project would not
13 increase the rate or amount of surface runoff in a manner that would result in flooding on-
14 or off-site. Additionally, under interim conditions the Project has no potential to
15 cumulatively contribute to runoff that could exceed the capacity of downstream facilities or
16 that could provide substantial additional sources of polluted runoff. Furthermore, because
17 there would be no change under interim conditions, runoff from the site would not alter the
18 existing drainage pattern of the site or downstream areas. Under post-reclamation
19 conditions, the total rate and volume of runoff would be slightly reduced as compared to
20 existing conditions; thus, under post-reclamation conditions, the Project would not result in
21 flood hazards on- or off-site, would not contribute runoff that would exceed the capacity of
22 existing or planned stormwater drainage systems, and would not result in changes to the
23 drainage pattern of the site or downstream areas on either a direct or cumulatively-
24 considerable basis. Additionally, under both interim and post-reclamation conditions, all
25 runoff would be fully detained on site or would be conveyed to retention/sedimentation
26 basins prior to discharge from the site, which would preclude potential cumulatively-
27 considerable impacts to water quality. Thus, impacts would be less-than-cumulatively
28 considerable. (FEIR p. 4.8-23)

1 Under both interim and post-reclamation conditions, all runoff on the Project site would be
2 fully detained on site or would be treated by sediment basins that would remove sediments
3 in runoff prior to discharge from the site. Exposed areas of soil also would be subject to dust
4 control measures during interim conditions. Additionally, the Project would not result in a
5 substantial increase in the rate or amount of runoff that could result in increased erosion
6 hazards downstream. As such, the Project would result in less-than-cumulatively
7 considerable impacts due to erosion and siltation. (FEIR p. 4.8-23)

8 The Project site is not located within a 100-year flood hazard area, and the Project does not
9 propose any structures or housing. Accordingly, the Project would not impede or redirect
10 flood flows, and a cumulatively-considerable impact would not occur. (FEIR p. 4.8-24)

11 The Project site is not located within or adjacent to any flood hazard areas, is not subject to
12 tsunami hazards, and is located too far away from Lake Perris to be subject to impacts due
13 to seiches. The Project also has no potential to cumulatively contribute to increased risks
14 due to flood hazards, tsunamis, or seiches. Thus, a cumulatively-considerable impact would
15 not occur. (FEIR p. 4.8-24)

16 The Project would not conflict with the Santa Ana River Basin Plan or the West San Jacinto
17 Groundwater Management Plan (GMP). Other developments within the purview of these
18 documents would similarly be required to comply with the requirements set forth in the
19 Basin Plan and West San Jacinto GMP. As such, cumulatively-considerable impacts would
20 be less than significant. (FEIR p. 4.8-24)

21 The evidence supporting these conclusions includes, without limitation, the discussion of
22 these impacts in Subsection 4.8 of the FEIR and the citations noted therein, and FEIR
23 Technical Appendices G1 and G2.

24 I. Noise Cumulative Impacts

25 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
26 Mitigation Measures and Applicable County Regulations and Design Requirements.

27 The cumulative impact analysis considers operation of the proposed Project in conjunction
28 with other development projects in the vicinity of the Project site resulting from buildout of

1 the applicable General Plans, except for the analysis of potential traffic-related noise
2 impacts, which relies instead on the list of projects approach as described in FEIR Subsection
3 4.0.2.

4 The Project site is not located within two miles of any active public airports or private
5 airstrips and does not propose any noise sensitive land uses. Thus, the Project has no
6 potential to result in cumulatively-considerable noise impacts associated with public or
7 private airport operations. (FEIR pp. 4.9-39)

8 Project operations would not expose nearby sensitive receptors to noise levels exceeding the
9 County's daytime or nighttime thresholds. There are no other active operations in close
10 proximity to the Mine that could create cumulatively-considerable operational noise
11 impacts; thus, cumulatively-considerable impacts due to operational noise would be less than
12 significant. (FEIR pp. 4.9-39)

13 As shown in FEIR Table 4.9-12, with consideration of traffic for cumulative developments
14 Project-related traffic would not expose sensitive receptors to traffic-related noise increases
15 that exceed the County's standards. As such, cumulatively-considerable traffic-related noise
16 impacts would be less than significant. (FEIR pp. 4.9-39, -40)

17 The Project would not result in significant operational noise impacts associated with
18 blasting. As there are no other land uses in the Project's immediate vicinity that could
19 contribute to blasting-related impacts, cumulatively-considerable impacts would not occur.
20 (FEIR pp. 4.9-40)

21 Blasting activities associated with the Project would not exceed the airblast and vibration
22 level thresholds of 129 dB (L) and 0.75 in/sec PPV, respectively. There are no other known
23 sources of blasting or other periodic noise in the Project vicinity; thus, impacts due to
24 temporary or periodic noise would be less-than-cumulatively considerable. (FEIR p. 4.9-40)

25 The evidence supporting these conclusions includes, without limitation, the discussion of
26 these impacts in Subsection 4.9 of the FEIR and the citations noted therein, and FEIR
27 Technical Appendices H1 and H2.

28 **J. Paleontological Cumulative Impacts**

1 **Cumulative Impact Finding:** Not Cumulatively Considerable after the incorporation of
2 Mitigation Measures and Applicable County Regulations and Design Requirements.

3 The cumulative impact analysis considers development of the proposed Project in
4 conjunction with other development projects and planned development projects and planned
5 development in the vicinity of the Project Site, including buildout of the Riverside County
6 General Plan Land Use Plan, buildout of nearby portions of the City of Moreno Valley, and
7 buildout portions of the City of San Jacinto. These areas were selected for the cumulative
8 impact analysis because these areas are similar geographically and topographically to the
9 Project site. (FEIR p. 4.10-7)

10 The proposed Project has the potential to impact paleontological resources that may be
11 buried beneath the ground surface of the Project site in the northern and northeastern portions
12 of the proposed EDA identified as having a "High" paleontological sensitivity. As other
13 developments in the Project region occur, it is possible that these projects may result in
14 impacts to paleontological resources if found buried beneath the ground surface. Thus, the
15 Project's potential impacts to subsurface paleontological resources are cumulatively
16 significant and require mitigation. With implementation of Mitigation Measures MM 4.10-
17 1 through MM 4.10-4, cumulatively-considerable impacts would be reduced to less-than-
18 significant levels. (FEIR pp. 4.10-7 through -9)

19 The evidence supporting these conclusions includes, without limitation, the discussion of
20 these impacts in Subsection 4.10 of the FEIR and the citations noted therein, and FEIR
21 Technical Appendix I.

22 **K. Transportation and Traffic Cumulative Impacts**

23 **Cumulative Impact Finding:** Cumulatively Considerable after the incorporation of
24 Mitigation Measures and County Regulations and Design Requirements

25 For purposes of evaluating the Project's cumulatively-considerable impacts to traffic, the
26 analysis relies on the list approach, which includes present, and reasonably foreseeable
27 projects known to the Lead Agency (Riverside County), the City of Moreno Valley, the City
28 of San Jacinto, and the City of Beaumont at the time the Project's Notice of Preparation

1 (NOP) was distributed for public review on May 16, 2018. This approach was determined
2 to be appropriate because the comprehensive list of cumulative projects provides a sufficient
3 amount of information to enable an analysis of near-term cumulative effects on
4 transportation/traffic. Refer to FEIR Table 4.0-1 for a list of cumulative projects considered
5 in the analysis. Additionally, an ambient growth factor of 2% has been applied to Existing
6 traffic counts to account for ambient growth that would occur between the date the Project's
7 NOP was circulated for public review (May 16, 2018) and when operations under the Project
8 would commence in 2019. (FEIR p. 4.11-45)

9 Under EAP (2019) conditions, the Project would result in cumulatively-considerable
10 impacts to the following intersections: (FEIR p. 4.11-45)

- 11 • Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- 12 • Gilman Springs Rd. & Driveway (#5) – LOS F AM and peak hours
- 13 • SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

14 The Project also would result in cumulatively-considerable impacts due to traffic signal
15 warrants under EAP (2019) conditions at the following study area intersections (FEIR p.
16 4.11-45):

- 17 • Gilman Springs Rd. & Alessandro Bl. (#2)
- 18 • Bridge St. & Gilman Springs Rd. (#4)
- 19 • SR-79 NB Ramps & Gilman Springs Rd. (#7)

20 As shown in FEIR Table 4.11-30, *Intersection Analysis for EAP (2019) Conditions with*
21 *Improvements*, recommended improvements would alleviate all projected LOS deficiencies
22 at intersections in the Project study area under EAP (2019) conditions. However, several of
23 the improvements identified in FEIR Table 4.11-30 are either funded by an existing
24 mitigation funding program (i.e., TUMF) with no timetable for construction (meaning the
25 necessary improvements may not be in place when the Project becomes operational and
26 starts to contribute traffic to the facilities, applicable to Intersections #4 and #7), or the
27 improvements are not included in any existing program that would ensure timely
28 construction of required improvements (such as Intersection #5). Accordingly, the Project's

1 cumulatively-considerable impacts to the intersections listed above would be significant and
2 unavoidable under EAP (2019) traffic conditions. No other feasible mitigation measures for
3 these impacts are available to the Project that would have a proportional nexus to the
4 Project's traffic impact to these facilities. (FEIR pp. 4.11-51 through -54)

5 The Project would not result in any off-ramp queuing analysis impacts under EAP (2019)
6 conditions. (FEIR p. 4.11-45)

7 Although FEIR Table 4.11-22 shows that the following freeway segments would operate at
8 a deficient LOS under EAP (2019) conditions, the Project would contribute fewer than 25
9 peak hour trips to these freeway segments, which is below the threshold at which Caltrans
10 normally requires analysis of potential impacts to Caltrans' facilities. Accordingly, Project
11 impacts to the following segments of SR-60 would be less than significant under EAP (2019)
12 conditions. (FEIR pp. 4.11-45, -46)

- 13 • SR-60 Freeway Westbound – West of Gilman Springs Road (#1) – LOS E AM and
14 PM peak hours
- 15 • SR-60 Freeway Eastbound – West of Gilman Springs Road (#3) – LOS F PM peak
16 hour only

17 Although FEIR Table 4.11-23 shows that the following freeway merge/diverge locations
18 would operate at a deficient LOS under EAP (2019) conditions, the Project would contribute
19 fewer than 25 peak hour trips to these locations, which is below the threshold at which
20 Caltrans normally requires analysis of potential impacts to Caltrans' facilities. Thus, Project
21 impacts to the following merge/diverge locations would be less than significant under EAP
22 (2019) conditions. (FEIR p. 4.11-46)

- 23 • SR-60 Freeway – Westbound On-Ramp at Gilman Springs Road (#1) – LOS E AM
24 and PM peak hours
- 25 • SR-60 Freeway – Westbound Off-Ramp at Gilman Springs Road (#2) – LOS E PM
26 peak hour only
- 27 • SR-60 Freeway – Eastbound Off-Ramp at Gilman Springs Road (#3)- LOS E AM
28 peak hour; LOS F PM peak hour

- SR-60 Freeway – Eastbound, On-Ramp at Gilman Springs Road (#4) – LOS E PM peak hour only

Under EAPC (2019) conditions the Project would result in cumulatively-considerable impacts to the following intersections (FEIR p. 4.11-46):

- Gilman Springs Rd. & Alessandro Bl. (#2) – LOS E PM peak hour only
- Jack Rabbit Trail & Gilman Springs Rd. (#3) – LOS E PM peak hour only
- Bridge St. & Gilman Springs Rd. (#4) – LOS F AM and PM peak hours
- Gilman Springs Rd. & Driveway (#5) – LOS E AM peak hour; LOS F PM peak hour
- SR-79 NB Ramps & Gilman Springs Rd. (#7) – LOS F AM and PM peak hours

The following intersections warrant a traffic signal under EAPC (2019) conditions; therefore, Project impacts to the following intersections would be cumulatively considerable (FEIR p. 4.11-46).

- Gilman Springs Rd. & Alessandro Bl. (#2)
- Bridge St. & Gilman Springs Rd. (#4)
- SR-79 NB Ramps & Gilman Springs Rd. (#7)

As shown in FEIR Table 4.11-31, *Intersection Analysis for EAPC (2019) Conditions with Improvements*, recommended improvements would alleviate all projected LOS deficiencies at intersections in the Project study area to which the Project would contribute more than 25 peak hour trips under EAPC (2019) conditions. However, several of the improvements identified in FEIR Table 4.11-31 are either funded by an existing mitigation funding program (i.e., TUMF) with no timetable for construction (meaning the necessary improvements may not be in place when the Project becomes operational and starts to contribute traffic to the facilities, applicable to Intersections #2, #4, and #7), or the improvements are not included in any existing program that would ensure timely construction of required improvements (such as Intersections #3 and #5). Accordingly, the Project's cumulatively-considerable impacts to the intersections listed above would be significant and unavoidable under EAPC (2019) traffic conditions. No other feasible mitigation measures for these impacts are available to the Project that would have a proportional nexus to the Project's traffic impact

1 to these facilities. (FEIR p. 4.11-52 through -53)

2 The Project would not result in any direct or cumulatively-considerable impacts due to
3 queuing issues at off-ramps at the SR-79 Freeway and Gilman Springs interchange under
4 EAPC (2019) conditions (FEIR p. 4.11-46).

5 Although FEIR Table 4.11-26 shows that the following freeway segments would operate at
6 a deficient LOS under EAPC (2019) conditions, the Project would contribute fewer than 25
7 peak hour trips to these freeway segments, which is below the threshold at which Caltrans
8 normally requires analysis of potential impacts to Caltrans' facilities. Accordingly, Project
9 impacts to the following segments of SR-60 would be less-than-cumulatively considerable.
10 (FEIR pp. 4.11-46, -47)

- 11 • SR-60 Freeway Westbound – West of Gilman Springs Road (#1)
- 12 • SR-60 Freeway Eastbound – West of Gilman Springs Road (#3)

13 Additionally, although FEIR Table 4.11-27 shows that the following freeway merge/diverge
14 locations would operate at a deficient LOS under EAPC (2019) conditions, the Project would
15 contribute fewer than 25 peak hour trips to these locations, which is below the threshold at
16 which Caltrans normally requires analysis of potential impacts to Caltrans' facilities. Thus,
17 Project impacts to the following merge/diverge locations would be less-than-cumulatively
18 considerable. (FEIR p. 4.11-47)

- 19 • SR-60 Freeway – On-Ramp at Gilman Springs Road (#1)
- 20 • SR-60 Freeway – Off-Ramp at Gilman Springs Road (#2)
- 21 • SR-60 Freeway – Off-Ramp at Gilman Springs Road (#3)

22 There are two Congestion Management Program (CMP) facilities in the Project's study area:
23 SR-60 and SR-79. However, the Project would contribute fewer than 25 peak hour trips to
24 these facilities, which is below the threshold at which Caltrans normally requires analysis of
25 potential impacts to Caltrans' facilities. Thus, the Project has no potential to result in
26 cumulatively-considerable impacts to CMP facilities within the Project's study area.
27 Accordingly, the Project would not conflict with an applicable congestion management
28 program, including, but not limited to level of service standards and travel demand measures,

1 or other standards established by the county congestion management agency for designated
2 roads or highways, and impacts would be less-than-cumulatively considerable. (FEIR p.
3 4.11-47)

4 The Project does not propose any improvements to roadways or intersections. Traffic signals
5 would improve intersections operations, and thus the Project would not increase hazards due
6 to a design feature. The Project site occurs in a rural area with agricultural uses occurring
7 to the southwest of the Mine. Traffic generated by the Project primarily would consist of
8 haul truck trips, which would not conflict with existing traffic along Gilman Springs Road,
9 including traffic associated with existing agricultural uses. Accordingly, the Project would
10 not substantially increase hazards due to a design feature or incompatible uses, and impacts
11 would be less-than-cumulatively considerable. (FEIR 4.11-47)

12 The Project does not propose to construct or alter any existing roadways or intersections.
13 While new roads may be constructed on site as part of on-going mining operations, such on-
14 site roadways would be privately maintained and thus would not result in or require
15 maintenance of new roadways by the County. Although the Project would increase the
16 number of truck trips to and from the site and would extend the life of mining operations at
17 the site, any incremental increase in the need to maintain public roadway facilities resulting
18 from Project-related traffic would be offset by tax revenue generated by the expanded mining
19 activities. There are no components of the proposed Project that would result in or require
20 a substantial increase in expenditures by Riverside County for public road maintenance such
21 that environmental impacts would result on either a direct or cumulative basis. As such,
22 Project impacts would be less-than-cumulatively considerable. (FEIR pp. 4.11-47, -48)

23 The Project proposes to expand areas approved for mining on site, and the Project does not
24 propose any roadway or intersection improvements and the Project would not involve a
25 construction phase. As such, the Project would not cause an effect upon circulation during
26 the Project's construction, and cumulatively-considerable impacts would not occur. (FEIR
27 p. 4.11-48)

28 The Project consists of a proposal to expand areas subject to mining activities within an

1 existing active mine site; thus, the Project would have no impact on emergency access to
2 nearby uses. Within the Project site, paved and unpaved roadways would be maintained to
3 provide access, including emergency access, to all active mining areas within the site. As
4 such, the Project would not contribute to inadequate emergency access or access to nearby
5 uses, and impacts would be less-than-cumulatively considerable. (FEIR p. 4.11-48)

6 The only planned trail or bikeway in the Project area is an "Open Space Trail," which is
7 planned in the northern portions of the 1,021.4-acre Mine, but well to the north of existing
8 and proposed mining activities. The Project would not interfere with the County's ability to
9 establish an "Open Space Trail." There are no other adopted policies, plans, or programs
10 regarding bike systems or bike lanes applicable to the Project area. No expansion or
11 construction of bike systems or bike lanes is proposed as part of the Project, and impacts
12 would be less-than-cumulatively considerable. (FEIR p. 4.11-48)

13 **L. Tribal Cultural Resources Cumulative Impacts**

14 **Cumulative Impact Finding: Not Cumulatively Considerable**

15 The cumulative impact analysis considers development of the proposed Project in
16 conjunction with other development Projects and planned development within the vicinity
17 of the Project site, including buildout of the Riverside County General Plan Land Use Plan
18 and buildout of nearby portions of the City of Moreno Valley and the City of San Jacinto.
19 This cumulative study area is appropriate because areas within western Riverside County
20 are similar in terms of climate, plant and animal resources, geology, and topography. (FEIR
21 p. 4.12-13)

22 As indicated in FEIR subsection 4.12, the County conducted consultation with local tribes
23 in conformance with AB 52. No tribal cultural resources were identified on site as part of
24 the consultation efforts. Other developments within the region would similarly be required
25 to comply with the provisions of AB 52, and would be required to incorporate mitigation
26 measures to reduce potential impacts to tribal cultural resources to less-than-significant
27 levels. Accordingly, Project impacts to tribal cultural resources would be less-than-
28 cumulatively considerable. (FEIR p. 4.12-13)

1 **M. Utility and Service Systems Resources Cumulative Impacts**

2 **Cumulative Impact Finding: Not Cumulatively Considerable**

3 The cumulative impact analysis considers development of the proposed Project in
4 conjunction with other development projects and planned development in the vicinity of the
5 Project site, including buildout of the Riverside County General Plan Land Use Plan. This
6 study area was selected because utilities and service systems are provided to all the existing
7 and planned developments in the surrounding areas by the same service providers. (FEIR p.
8 4.13-19)

9 The proposed Project would result in a reduction in the demand for water at the Mine by
10 approximately 16.1% as compared to baseline conditions. Water used at the Mine for dust
11 control purposes is obtained from existing wells on site. Furthermore, the Project does not
12 require treated (potable) water, as groundwater is sufficient for dust control purposes. While
13 other developments in the cumulative study area have the potential to result in the need for
14 relocating or constructing new or expanded water treatment facilities, the Project would not
15 contribute to the need for such new or expanded facilities. Therefore, the Project would
16 result in a less-than-cumulatively considerable impact to water treatment facilities. (FEIR
17 p. 4.13-19)

18 The proposed Project would result in a reduction in the demand for water at the Mine by
19 approximately 16.1% as compared to baseline conditions. Although other development in
20 the cumulative study area would result in a net increase in demand for water supplies from
21 EMWD, the Project would not contribute to such a need because the Mine site already is
22 adequately served by groundwater resources. The Project's impact to water supplies would
23 therefore be less-than-cumulatively-considerable. (FEIR p. 4.13-19)

24 The Project would result in an increase in employees on-site from seven (7) to 15 employees,
25 which would not result in a substantial increase in demand for wastewater treatment. All
26 wastewater generated by the Project would be handled via portable toilets would be disposed
27 of by the rental service company in accordance with all applicable regulatory requirements.
28 The Project has no potential to result in or require the construction of new wastewater

1 treatment facilities. Additionally, in the event that the rental service company seeks to
2 dispose of wastewater at a facility that is over capacity, the rental service company would
3 be required to utilize a different wastewater treatment facility. Thus, the Project would result
4 in no cumulatively-considerable impacts to wastewater treatment facilities and wastewater
5 treatment capacity. (FEIR p. 4.13-19)

6 Cumulative impacts associated with the provision of storm water drainage facilities are
7 evaluated throughout the appropriate issue areas in the FEIR. In all cases, where
8 cumulatively-considerable impacts associated with any Project component are identified,
9 mitigation measures have been imposed to reduce such impacts to the maximum feasible
10 extent. Accordingly, impacts associated with the provision of stormwater drainage facilities
11 to serve the proposed Project would be less-than-cumulatively considerable. (FEIR pp. 4.13-
12 19, -20)

13 Solid waste generated by construction and operation of the Project would represent nominal
14 proportions of the daily disposal capacity at the potential transfer station (MVTs) and
15 landfills (El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill). The
16 transfer station and landfills are currently projected to remain open until as far into the future
17 as 2045 (El Sobrante Landfill) and have sufficient daily capacity to handle solid waste
18 generated by the Project and other cumulative developments both during construction and
19 long-term operation. The proposed Project would not directly result in the need for expanded
20 solid waste disposal facilities, as the El Sobrante Landfill, Lamb Canyon Landfill, and
21 Badlands Landfill have sufficient existing capacity to handle solid waste generated by the
22 proposed Project. Rather, the Project's incremental contribution to solid waste generation
23 may contribute to an ultimate need for expanding the solid waste disposal facilities that
24 would serve the Project and/or the construction of additional solid waste disposal facilities.
25 Moreover, it is possible that as other developments in the region are proposed, the RCDWR
26 and WMIE may opt to construct new solid waste disposal facilities to serve those
27 developments, and such facilities may or may not receive solid waste generated by the
28 proposed Project. Although the Project has the potential to cumulatively contribute to the

1 demand for new/expanded solid waste disposal facilities, the construction of which could
2 significantly impact the environment, it is too speculative for evaluation in the absence of a
3 proposed expansion or development plan (CEQA Guidelines § 15145). Therefore, the
4 Project's cumulative impacts to solid waste disposal facilities are evaluated as less than
5 significant. (FEIR p. 4.13-20)

6 The proposed Project would adhere to regulations set forth by local and State regulations
7 (including AB 341 and AB 939). Other cumulative developments would also be required to
8 comply with such regulations. As such, the Project as well as other cumulative
9 developments in the area would not result in cumulative impacts with respect to compliance
10 with federal, State, and local statutes and regulations related to solid wastes. Impacts would
11 be less-than-cumulatively-considerable. (FEIR p. 4.13-20)

12 The proposed Project would involve the continuation and expansion of an existing mining
13 operation and would not result in a substantial increase in daily operational characteristics
14 at the site. All utilities needed to serve the Mine are currently in place. Specifically,
15 electricity would continue to be provided via existing connections to the existing mining
16 processing equipment. No new natural gas would be required for the Project; thus, no new
17 natural gas facilities would be constructed for the Project. There would be no need for new
18 or expanded communication systems, as all such systems already are in place. The Project
19 does not propose nor require installation of new street lighting, and thus no impacts would
20 occur associated with street lighting. Accordingly, Project impacts due to the construction
21 or expansion of electricity, natural gas, communication systems, and street lighting would
22 be less-than-cumulatively considerable. (FEIR p. 4.13-20)

23 The Project would extend the duration (i.e., years) over which mining activities would occur
24 on site and would therefore cumulatively contribute to the need for road maintenance in the
25 long term. However, the Project's incremental demand for roadway maintenance would not
26 result in the County's inability to provide funding for programs or improvements needed to
27 protect the environment. Thus, the Project's cumulative contribution to the need for roadway
28 maintenance would be less than significant. (FEIR p. 4.13-21)

1 There are no other governmental services or facilities that would be impacted by the Project,
2 and the Project would not result in or require the construction or expansion of any facilities;
3 thus, impacts would be less-than-cumulatively considerable. (FEIR 4.13-21)

4 The Project would result in an increase in demand for electricity by approximately 55.98%
5 as compared to baseline conditions (refer to FEIR subsection 3.3.2.G). However, there are
6 no adopted energy conservation plans that are applicable to the proposed Project.
7 Nonetheless, the Project would not result in the wasteful or inefficient of electricity. New
8 or expanded mining operations do not significantly increase the demand for construction
9 materials in the region, but rather reduce the distance that aggregate materials are
10 transported. As such, if the proposed Project is not approved, then electricity consumption
11 would occur at a different aggregate mine site to meet the local area demand for aggregate
12 resources. If an increase in electricity consumption did not occur on site, it would occur off-
13 site in another location to meet the local area's demand for aggregate resources. Thus,
14 because there is no adopted energy conservation plan and because the Project would not
15 result in the inefficient or wasteful use of energy resources, Project impacts would be less-
16 than-cumulatively considerable. (FEIR 4.13-21)

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has considered the following
18 alternatives identified in the FEIR in light of the environmental impacts which cannot be avoided or
19 substantially lessened and has rejected those alternatives as failing to meet most of the Project's objectives,
20 as failing to reduce or avoid the Project's significant impacts, and/or or as infeasible for the reasons
21 hereinafter stated:

- 22 A. Pursuant to Public Resources Code Section 21002 and the State CEQA Guidelines Section
23 15126.6(a), an EIR must assess a reasonable range of alternatives to the project action or
24 location. Section 15126.6(a) places special emphasis on focusing the discussion on
25 alternatives which provide opportunities for eliminating any significant adverse
26 environmental impacts, or reducing them to a level of insignificance, even if the alternative
27 would impede to some degree the attainment of the project objectives, or would be costlier.
28 In this regard, the EIR must identify an environmentally superior alternative among the other

1 alternatives. As with cumulative impacts, the discussion of alternatives is governed by the
2 "rule of reason." The EIR need not consider an alternative whose effect cannot be reasonably
3 ascertained or does not contribute to an informed decision-making and public participation
4 process. The range of alternatives is defined by those alternatives, which could feasibly
5 attain the objectives of the project. As directed by State CEQA Guidelines section
6 15126.6(a), an EIR shall include alternatives to the project that could feasibly accomplish
7 most of the basic objectives of the Project.

8 **B.** The Project has been developed to achieve the following objectives:

9 The Project's fundamental purpose is to increase the availability of high-quality aggregate
10 resources within the local area in order to help meet the regional demand for aggregate
11 material. The primary objective of the proposed Project is to expand areas for mining by
12 adding approximately 54.5 acres to the currently approved 150.4 acres of mining area and
13 to adjust the operational restrictions at the Mine. The following is a list of specific objectives
14 that the proposed Project is intended to achieve.

- 15 A. To increase the availability of high-quality aggregate reserves within the local area
16 in order to help meet the regional demand for aggregate material and make the best
17 use of the Mine's aggregate resources by revising approved SMP 159R1 to
18 accommodate an expansion of the approved limits of aggregate mining activities.
- 19 B. To facilitate more efficient export processing of aggregate materials from the Mine
20 site by altering the days and hours of operation within 300 feet of the Mine site's
21 boundary.
- 22 C. To establish an annual tonnage limit on import and export of materials to and from
23 the Mine site that is reflective of the Mine site's mining capacity.
- 24 D. To reclaim the 204.9 acres subject to mining activities to a suitable condition by
25 revising SMP 159 to identify ultimate site elevations in conformance with SMARA
26 and the regulations and requirements of Riverside County.
- 27 E. To assist Riverside County in achieving the conservation objectives of the Western
28 Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

1 F. To establish updated standards for operational mining activities at the Gilman
2 Springs Mine site that provide flexibility in mining operations in order to facilitate
3 the efficient production of aggregate material that would help meet local market
4 demands.

5 C. Alternatives

6 As directed in State CEQA Guidelines § 15126.6(a), an EIR shall include alternatives to the
7 project that could avoid or substantially reduce one or more of the significant effects.
8 Because not all significant effects can be substantially reduced to a less-than-significant
9 level, either by adoption of mitigation measures, County regulations and design
10 requirements, existing regulations, or by standard conditions of approval, the following
11 section considers the feasibility of the Project alternatives as compared to the proposed
12 Project. As explained below, these findings describe and reject, for reasons documented in
13 the Final EIR and summarized below, each one of the Project alternatives. The evidence
14 supporting these findings is presented in Section 6.0, *Alternatives*, of the FEIR and elsewhere
15 in the administrative record as a whole.

16 1. No Project Alternative

17 The No Project Alternative (herein, "NPA") considers no mining activities within
18 the Expanded Disturbance Area (EDA). Mining would be allowed to continue within
19 the approximately 150.4 acres of the approximately 1,021.4-acre Mine property that
20 are permitted for mining activities under the existing Amendment No. 1 to Surface
21 Mining Permit No. 159 (SMP 159R1). This alternative was selected by the Lead
22 Agency for the purpose of conducting a comparative analysis of the environmental
23 effects of the proposed Project to the environmental effects of the NPA which would
24 leave the EDA in its existing condition. If the Project were not approved, it is
25 reasonable to expect that the EDA's undeveloped property would remain vacant and
26 no mining would occur within the EDA. (FEIR p. 6-4)

27 Because this alternative would avoid all of the Project's impacts, it warrants
28 consideration as the "environmentally superior alternative." However, pursuant to

1 CEQA Guidelines Section 15126.6(e)(2), if a no project alternative is identified as
2 the “environmentally superior alternative” then the EIR shall also identify an
3 environmentally superior alternative among the other alternatives. The Historical
4 Baseline Alternative (HBA) is identified as the “environmentally superior
5 alternative.” (FEIR pp. 6-3, -4)

6 The NPA would result in no physical environmental impacts to the Project site
7 beyond those that have already occurred on the property and ongoing mining
8 activities. All significant effects of the Project would be avoided or lessened by the
9 selection of the NPA. The NPA would fail to meet all of the Project’s objectives, as
10 indicated in FEIR Table 6-3, *Alternatives to the Proposed Project – Comparison of*
11 *Environmental Impacts*. (FEIR p. 6-35)

12 2. Historical Baseline Alternative (HBA)

13 The Historical Baseline Alternative (HBA) considers a scenario where the approved
14 mining limits would be expanded by 54.5 acres, consistent with the proposed Project,
15 but with a reduced limit on annual tonnage that is commensurate with the historical
16 baseline average tonnage produced at the Mine. As indicated in EIR Table 2-1,
17 between 2003 and 2017 the Mine produced an average of 377,675 tons per year (tpy).
18 Thus, under the HBA, while the mining limits would increase by 54.5 acres, the
19 annual tonnage would be capped at 377,675 tpy, rather than the 1,000,000 tpy
20 proposed by the Project. All other components of the HBA would be identical to the
21 proposed Project. This alternative was selected by the Lead Agency to compare the
22 environmental effects of the proposed Project with an alternative that would not
23 result in any new air quality emissions or traffic as compared to existing conditions.
24 This alternative also serves as the Environmentally Superior Alternative for the
25 Project, pursuant to CEQA Guidelines § 15126.6(e)(2). (FEIR p. 6-4)

26 As compared to the proposed Project, the HBA would result in reduced impacts to
27 air quality, energy, greenhouse gas emissions, noise, transportation/traffic, and
28 utilities/service systems. The HBA would result in increased impacts to aesthetics

1 due to the extended period of mining that would occur under the HBA as compared
2 to the Project. The Project and the HBA would result in the same or similar impacts
3 to biological resources, geology/soils, historic/archaeological resources,
4 hydrology/water quality, paleontological resources, and tribal cultural resources.
5 Notably, the HBA would avoid the Project's significant and unavoidable impacts to
6 air quality, due to greenhouse gas emissions, and to transportation/traffic. (FEIR p.
7 6-24)

8 The HBA generally would meet the Project's objectives, but less effectively than the
9 proposed Project due to the reduction in annual (and daily) tonnage limits. The HBA
10 would meet the objective to increase the availability of high-quality aggregate
11 reserves within the local area, however, less aggregate material would be produced
12 on an annual basis. The HBA would meet the Project's objective to facilitate more
13 efficient export processing of aggregate materials from the Mine site by altering the
14 days and hours of operation within 300 feet of the Mine site's boundary. The HBA
15 would not meet the objective to establish an annual tonnage limit on import and
16 export of materials to and from the Mine site that is reflective of the Mine site's
17 mining capacity, as annual tonnage limits would be restricted under the HBA as
18 compared to the proposed Project. The HBA would meet the Project's objective to
19 reclaim the 204.9 acres subject to mining activities to a suitable condition by revising
20 SMP 159 to identify ultimate site elevations in conformance with SMARA and the
21 regulations and requirements of Riverside County. The HBA would meet the
22 Project's objective to assist Riverside County in achieving the conservation
23 objectives of the Western Riverside County MSHCP. The HBA would not be as
24 effective as the proposed Project, however, in providing flexibility in mining
25 operations in order to facilitate the efficient production of aggregate material that
26 would help meet local market demands, as the annual tonnage limit would restrict
27 the Mine operator's ability to meet market demands in the local area. (FEIR p. 6-24,
28 -25) The Historical Baseline Alternative (HBA) is considered the Environmentally

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Superior Alternative pursuant to CEQA Guidelines § 15126.6 because it would completely avoid the Project's significant and unavoidable impacts (FEIR p. 6-4).

3. Reduced Mining Alternative (RMA)

The Reduced Mining Alternative (RMA) considers an expansion of mining activities similar to the proposed Project, but with a reduced annual tonnage limit that still exceeds the historical baseline average for aggregate material produced at the site but that is less than the annual tonnage proposed as part of the Project. Specifically, under the RMA a maximum of 688,838 tpy would be allowed to be mined at the site, or approximately half of the increase in annual tonnage proposed by the Project. Thus, under the RMA there would be an increase of 311,163 tpy as compared to the historical baseline average of 377,765 tpy. As with the proposed Project, the areas subject to mining would be increased under the RMA by 54.5 acres. All other components of the RMA would be similar to the proposed Project. This alternative was selected for consideration to compare the environmental effects of the proposed Project with an alternative that would result in reduced tonnage, and thus reduced operational impacts to air quality or traffic. (FEIR p. 6-4)

As compared to the proposed Project, the RMA would result in reduced impacts to air quality, energy, greenhouse gas emissions, noise, transportation/traffic, and utilities/service systems. The RMA would result in increased impacts to aesthetics due to the extended period of mining that would occur under the RMA as compared to the Project. The Project and the RMA would result in the same or similar impacts to biological resources, geology/soils, historic/archaeological resources, hydrology/water quality, paleontological resources, and tribal cultural resources. Notably, the RMA would avoid the Project's significant and unavoidable impacts to air quality and due to greenhouse gas emissions, although cumulatively-considerable impacts to transportation/traffic would remain significant and unavoidable under the RMA. (FEIR p. 6-33)

The RMA generally would meet the Project's objectives, but less effectively than the

1 proposed Project due to the reduction in annual (and daily) tonnage limits. The RMA
2 would meet the objective to increase the availability of high-quality aggregate
3 reserves within the local area, however, less aggregate material would be produced
4 on an annual basis. The RMA would meet the Project's objective to facilitate more
5 efficient export processing of aggregate materials from the Mine site by altering the
6 days and hours of operation within 300 feet of the Mine site's boundary. The RMA
7 would not meet the objective to establish an annual tonnage limit on import and
8 export of materials to and from the Mine site that is reflective of the Mine site's
9 mining capacity, as annual tonnage limits would be restricted under the RMA as
10 compared to the proposed Project. The RMA would meet the Project's objective to
11 reclaim the 204.9 acres subject to mining activities to a suitable condition by revising
12 SMP 159 to identify ultimate site elevations in conformance with SMARA and the
13 regulations and requirements of Riverside County. The RMA would meet the
14 Project's objective to assist Riverside County in achieving the conservation
15 objectives of the Western Riverside County MSHCP. However, the RMA would
16 less effective in meeting the Project's objective to provide flexibility in mining
17 operations in order to facilitate the efficient production of aggregate material that
18 would help meet local market demands, as the annual tonnage limit would restrict
19 the Mine operator's ability to meet market demands in the local area. (FEIR p. 6-33)
20 Because this alternative would reduce operational-related impacts as compared to the
21 Project, it is considered to be environmentally superior to the proposed Project.
22 (FEIR p. 6-33)

23 4. Environmentally Superior Alternative

24 Section 15126.6(e)(2) of the State CEQA Guidelines indicates that an analysis of
25 alternatives to a proposed Project shall identify an environmentally superior
26 alternative among the alternatives evaluated in an EIR. This issue is evaluated in
27 FEIR Section 6.0, *Alternatives to the Proposed Project*, of the FEIR. Here, the
28 "Historical Baseline Alternative (HBA)" is the environmentally superior alternative.

1 5. Alternatives Considered but Rejected

2 Based on a review of aerial photography, the County of Riverside General Plan Land
3 Use Map, and a list of approved/pending development proposals within nearby
4 portions of the County of Riverside, City of Beaumont, the City of San Jacinto, and
5 the City of Moreno Valley that are included in the Project's Traffic Impact Analysis
6 (EIR Technical Appendix J1; refer to EIR Table 4.0-1 for a list of cumulative
7 developments), there are no other available properties under the control of the Project
8 Applicant that are designated for surface mining operations that have the potential
9 for expansion to encompass areas that would provide for an additional approximately
10 30,000,000 tons of aggregate material. All lands within the Project vicinity that are
11 already being mined are under ownership of other parties and are being mined in
12 accordance with existing vested and/or approved mining operations. (FEIR p. 6-5)
13 If alternative sites located within the Project vicinity not zoned for mining are
14 considered, it is unlikely that the impacts of such a new mining operation on lands
15 not previously subject to mining activities would reduce or avoid any of the Project's
16 significant environmental effects. The Project's significant air quality impacts are
17 associated with regional emissions of NO_x, and mining on another property likely
18 would have similar daily emissions of NO_x as compared to the proposed Project
19 because it would require similar mining equipment and haul trucks. With respect to
20 traffic impacts, all of the Project's significant and unavoidable impacts are due to the
21 fact that the timing of regionally-funded improvements cannot be assured and
22 required improvements may not be in place at the time mining activities under the
23 Project commence. Development of a new mine on an alternative site location is
24 likely to have similar if not more severe cumulatively-considerable traffic impacts
25 because it would not be possible to establish a new mine that contains approximately
26 30,000,000 tons of available aggregate material reserves without resulting in
27 cumulatively-considerable traffic impacts that would similarly be significant and
28 unavoidable. (FEIR pp. 6-5, -6)

1 For these reasons, an alternative sites analysis is not required for the proposed Project
2 pursuant to CEQA Guidelines § 15126.6(f). (FEIR p. 6-6)

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has, pursuant to State CEQA
4 Guidelines Section 15093, balanced the "economic, legal, social, technological, and other benefits" of the
5 Project, against the unavoidable adverse environmental effects described herein, and has determined that
6 each and every one of the following benefits individually outweigh and render acceptable each and every
7 one of those environmental effects:

8 A. **The proposed Project will expand the availability of aggregate resources in the local**
9 **area, thereby reducing Vehicle Miles Travelled (VMTs).**

10 The Project is anticipated to serve a regional need and likely would reduce VMTs in the long
11 term by diverting trips that would otherwise travel to other aggregate facilities in the region.
12 The fact is that aggregate will be consumed with or without the proposed Project. The
13 Project would not have an effect on demand for aggregate but would have an effect on the
14 distance that aggregates travel within the region in the long term. Project aggregate made
15 available by the proposed expansion area would replace materials hauled from farther
16 distances in the long term and supply new demand for aggregate that will occur in the
17 Riverside County region. This rationale is supported by Dr. Peter Berk's "Working Paper
18 No. 994 – A Note on the Environmental Costs of Aggregate" (Department of Agricultural
19 and Resource Economics and Policy, Division of Agricultural and Natural Resources,
20 University of California Berkley, January 2005). Dr. Berck states that:

21 "The opening of a new quarry for aggregates will change the pattern of transportation of
22 aggregates in the area served by the quarry. In this note, we will show that, so long as
23 aggregate producers are cost minimizing, the new pattern of transportation requires less truck
24 transport than the pattern of transportation that existed before the opening of the new quarry.
25 Since the costs of providing aggregates falls, it is reasonable to assume that the price of
26 delivered aggregates also will fall. This note also shows that the demand expansion effect is
27 of very small magnitude. Since the demand increase from a new quarry is quite small, the
28 dominant effect is that the quarries are on average closer to the users of aggregates and, as a

1 result, the truck mileage for aggregate hauling decreases. To summarize the effects of a new
2 quarry project:

- 3 a) The project in itself will not significantly increase the demand for
4 construction materials in the region through market forces, which include the
5 downward pressure on pricing.
6 b) Truck traffic (i.e. vehicle miles traveled) in the region will not increase and
7 may decrease as a result of the project.”

8 In its guidance document CEQA and Climate Change, CAPCOA lists various mitigation
9 measures that can be implemented to reduce air quality and GHG emissions for various
10 projects. One particular mitigation measure for reducing air quality and greenhouse gas
11 emissions during construction activity is Mitigation Measure C-5 “Use of Local Building
12 Materials.” The Project would provide local building materials to serve the demand for
13 aggregate resources in the local area, thus resulting in a reduction in emissions associated
14 with transport of materials from sources of aggregate products located further away.

15 **B. The Project would assist Riverside Conservation Authority (RCA) in assembling the**
16 **Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).**

17 As a result of the Project’s Habitat Acquisition and Negotiation Strategy (HANS), which
18 was conducted as required by the MSHCP, the Project Applicant proposes to convey to the
19 Riverside Conservation Authority (RCA) 184.73 acres of the Mine located within MSHCP
20 Cell Group B, 230.47 acres of the Mine located within MSHCP Cell Group C, and 14.81
21 acres of the Mine located within MSHCP Cell Group D. The required dedications, all of
22 which occur outside of the existing mining limits and the proposed EDA, would assist the
23 RCA in achieving the conservation objectives for Cell Groups B, C, and D.

24 **C. The Project would create new jobs.**

25 The Project is estimated to result in the creation of up to eight (8) new, recurring jobs within
26 the County, and would assist the County in improving its jobs-housing balance. (FEIR p. 3-
27 9)

28 **D. The Project will implement the intent of Riverside County’s General Plan for mining**

1 **projects and would locate mining activities away from incompatible land uses.**

2 The Riverside General Plan and the San Jacinto Valley Area Plan land use designations for
3 the Mine's property is "Open Space – Rural (OS-RUR)" and "Open Space – Mineral
4 Resource (OS-MR)." Both of these land use designations allow for mineral extraction with
5 approval of a Surface Mining Permit. Additionally, the Project area contains very few land
6 uses that are incompatible with mining activities, and the expansion of mining activities on
7 site would therefore reduce the need to establish or expand other mines in the County that
8 are located in areas with a higher proportion of incompatible uses. (FEIR Figure 2-6 and p.
9 2-8)

10 E. **The Project will result in reduced groundwater consumption as compared to existing**
11 **conditions.**

12 All water used on site consists of groundwater pumped from on-site wells. FEIR Figure 3-
13 5, Dust Control Measures, shows areas currently subject to watering for dust control, and
14 also shows the Project's proposed dust control measures. As shown, under existing
15 conditions approximately 44.65 acres of the Project site are subject to watering for dust
16 control. Under the proposed Project, the Mine's access road would be paved to reduce areas
17 subject to watering by 0.84 acre. Additionally, the Project proposes to use gravel
18 stabilization over approximately 10.59 acres of the existing disturbed areas at the Mine,
19 which would preclude the need for watering for dust control purposes. Thus, with the
20 proposed Project, areas subject to watering for dust control would be reduced by 7.21 acres,
21 from 44.65 acres under existing conditions to 37.44 under the proposed Project, thereby
22 reducing the total areas subject to watering for dust control from 44.65 acres to
23 approximately 37.44 acres. Thus, total water usage for dust control purposes would be
24 reduced by approximately 16.1% as compared to baseline conditions. (FEIR pp. 3-12
25 through -14)

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the State CEQA Guidelines
27 section 15126(g) requires an EIR to discuss how a proposed project could directly or indirectly lead to
28 economic, population, or housing growth. A project may be growth inducing if it removes obstacles to

1 growth, taxes, community service facilities, or encourages other activities which cause significant
2 environmental effect. The discussion is as follows:

- 3 A. CEQA requires a discussion of the ways in which the proposed Project could be growth
4 inducing. The CEQA Guidelines identify a project as growth inducing if it would foster
5 economic or population growth or the construction of additional housing, either directly or
6 indirectly, in the surrounding environment (CEQA Guidelines § 15126.2(d)). New
7 employees and new residential populations represent direct forms of growth. These direct
8 forms of growth have a secondary effect of expanding the size of local markets and inducing
9 additional economic activity in the area. (FEIR p. 5-4)
- 10 B. A project could indirectly induce growth at the local level by increasing the demand for
11 additional goods and services associated with an increase in population or employment and
12 thus reducing or removing the barriers to growth. This typically occurs in suburban or rural
13 environs where population growth results in increased demand for service and commodity
14 markets responding to the new population. Because the Project proposes to expand existing
15 mining operations at the Gilman Springs Mine, the Project would not involve the expansion
16 of existing utilities or facilities and would not entail the development of buildings or housing
17 that could induce growth. (FEIR p. 5-4)
- 18 C. Under CEQA, growth inducement is not considered necessarily detrimental, beneficial, or
19 of little significance to the environment. Typically, growth-inducing potential of a project
20 would be considered significant if it fosters growth or a concentration of population in excess
21 of what is assumed in pertinent master plans, land use plans, or in projections made by
22 regional planning agencies such as the Southern California Association of Governments
23 (SCAG). Significant growth impacts could also occur if the project provides infrastructure
24 or service capacity to accommodate growth beyond the levels currently permitted by local
25 or regional plans and policies. In general, growth induced by a project is considered a
26 significant impact if it directly or indirectly affects the ability of agencies to provide needed
27 public services, or if it can be demonstrated that the potential growth significantly affects
28 the environment in some other way. (FEIR p. 5-4)

- 1 D. The expansion of existing mining activities proposed would not directly promote growth or
2 development on adjacent and surrounding properties. Because development on nearby
3 parcels would be consistent with the County's General Plan, growth-inducing impacts of the
4 Project would be less than significant. Furthermore, continued aggregate processing would
5 fill a market demand for aggregate materials within the region, and would not result in an
6 increase in demand for aggregate materials. The fact is that aggregate will be consumed
7 with or without the proposed Project. The Project would not have an effect on demand for
8 aggregate but would have an effect on the distance that aggregates travel within the region.
9 Project aggregate would replace materials hauled from farther distances and supply new
10 demand for aggregate that will occur in the Riverside County region. (FEIR p. 5-5)
- 11 E. Furthermore, a study prepared by the San Diego Association of Governments (SANDAG)
12 found that when aggregate is transported by truck to the point of use, the price of the material
13 increases about 15 cents per ton for every mile hauled, and concluded that "...the point of
14 diminishing marginal benefit -- that is, where the largest number of projects can be served
15 with the least additional distance -- occurs at the 20- to 25-mile driveshed" (SANDAG, 2011,
16 pp. ES-4 and 3-9). Thus, because the Project would not increase the demand for aggregate
17 resources but would rather reduce the distance that such materials must travel, the Project
18 would not result in growth-inducing impacts associated with the mining of aggregate
19 resources. (FEIR pp. 5-5, -6)
- 20 F. Indirect growth-inducing impacts at the local level result from a demand for additional goods
21 and services associated with the increase in people in the area, including employees. This
22 occurs in suburban or rural environments where population growth results in increased
23 demand for service and commodity markets responding to the new population. This type of
24 growth is, however, a regional phenomenon resulting from introduction of a major
25 employment center or regionally significant housing project. The implementation of the
26 proposed Project would not result in indirect growth-inducing impacts of the region because
27 the Project proposes expansion of existing mining activities and would only result in the
28 introduction of eight new employees on-site. The introduction of eight new employees

1 would not be growth inducing. (FEIR p. 5-6)

2 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Project would implement
3 applicable elements of the Riverside County General Plan as follows:

4 **A. Land Use Element**

5 The Land Use Element designates the general distribution, general location, and extent of
6 land uses, such as housing, business, industry, open space, agriculture, natural resources,
7 recreation, and public-quasi-public uses. The Land Use Element also discusses the standards
8 of residential and non-residential density intensity for the various land use designations. The
9 Land Use Element also provides development standards related to each land use category,
10 and general plan policy level direction for an array of land-use related issues. Under existing
11 conditions, the Project site is designated by the Riverside County General Plan and San
12 Jacinto Valley Area Plan for "Open Space – Rural (OS-RUR)" and "Open Space – Mineral
13 Resource (OS-MR)." The OS-RUR land use designation allows for one single-family
14 residence and/or for extraction of mineral resources subject to a Surface Mining Permit
15 (SMP) provided that scenic resources and views are protected. The OS-MR land use
16 designation allows for mineral extraction and processing facilities. No changes to the site's
17 General Plan land use designations are proposed. As such, the Project would be fully
18 consistent with the General Plan Land Use Element. (FEIR p. 2-8)

19 **B. Circulation Element**

20 The Riverside County General Plan includes a Circulation Element, which designates future
21 road improvements and extensions, addresses non-motorized transportation alternatives, and
22 identifies funding options. The Circulation Element also identifies transportation routes,
23 terminals, and facilities. Circulation Element Policy C 2.1 states that the County will
24 maintain the following County-wide target LOS: LOS C on all County-maintained roads and
25 conventional State Highways. As an exception, LOS D may be allowed in Community
26 Development areas at intersections of any combination of Secondary Highways, Major
27 Highways, Arterial Highways, Urban Arterial Highways, Expressways, or conventional
28 State Highways. LOS E may be allowed in designated Community Centers to the extent

1 that it would support transit-oriented development and pedestrian communities (FEIR p.
2 4.11-21). The Project would implement mitigation measures that address the Project's
3 cumulatively-considerable transportation and traffic impacts, and based thereon, the Board
4 of Supervisors finds that the Project would be consistent with the General Plan Circulation
5 Element. After the implementation of Applicable County Regulations and Design
6 Requirements (CRDRs) and feasible Mitigation Measures (MMs), there would still be
7 significant and unavoidable cumulatively-considerable traffic impacts, although mitigation
8 is provided to reduce impacts to the maximum feasible extent. The proposed Project is
9 consistent with the General Plan Circulation Element and is therefore consistent with the
10 General Plan.

11 **C. Multipurpose Open Space Element**

12 The Multipurpose Open Space Element addresses the conservation, development, and use
13 of natural resources, including water, soils, rivers, and mineral deposits. The Multipurpose
14 Open Space Element details plans and measures for preserving open space for protection of
15 natural resources such as wildlife habitat; the managed availability of space for parks, trails,
16 and scenic vistas; and protection of public health and safety through protection of areas
17 subject to geologic hazards, flooding and fires.

18 The Western Riverside County MSHCP is a comprehensive habitat conservation/planning
19 program for western Riverside County that is intended to preserve native vegetation and
20 meet the habitat needs of multiple species, rather than focusing preservation efforts on one
21 species at a time. The MSHCP provides coverage (including take authorization for listed
22 species) for special-status plant and animal species, as well as mitigation for impacts to
23 special-status species and associated native habitats. As discussed in subsection 4.3.3.C.1,
24 the Survey Area is located within the San Jacinto Valley Area Plan of the Western Riverside
25 County MSHCP and is located within Subunit 1, Gilman Springs/Southern Badlands, in the
26 San Jacinto Valley Area Plan of the MSHCP. The conservation consideration related to the
27 Criteria Cells in Subunit 1 is that Subunit 1 contains a portion of Proposed Core 3. The
28 Criteria Cells and Cell Groups affecting the Mine are presented on FEIR Figure 4.3-3. FEIR

1 Table 4.3-4, *Conservation Criteria for MSHCP Cell Groups*, presents an analysis of the
2 Project's consistency with the conservation criteria for the Cell Groups that would be
3 affected by mining activities within the proposed 54.5-acre EDA. As shown, the Project
4 would not conflict with the conservation criteria specified for Cell Groups B, C, or D. (FEIR
5 p. 4.3-25)

6 The proposed Project was subject to the Joint Project Review (JPR) process with Riverside
7 County (JPRT 19-03-15-01), pursuant to the HANS process as established by the MSHCP,
8 and the Project's design reflects the results of the HANS process. Based on the proposed
9 design of the EDA and the conservation areas agreed to as part of the JPR and HANS
10 processes, the Project Applicant would preserve 184.73 acres within the southern half of
11 Cell Group B, and an additional 245.28 acres in adjacent Cell Groups C (230.47 acres) and
12 D (14.81 acres), for a combined conservation total of 430.01 acres. As shown in Table 4.3-
13 4, the Project would be fully consistent with the conservation criteria for MSHCP Cell
14 Groups B, C, and D. (FEIR p. 4.3-28). As discussed above, Mitigation Measures MM 4.3-1
15 through MM 4.3-8 would ensure that impacts relating to protections in place by the MSHCP
16 would be mitigated to a less-than-significant level. As such, the Project would be fully
17 consistent with the MSHCP.

18 With the implementation of Applicable County Regulations and Design Requirements
19 (CRDRs) and feasible Mitigation Measures (MMs), the Project would have a less than
20 significant impact on cultural resources as disclosed in FEIR Subsection 4.7, *Historical*
21 *Archeological Resources*, and FEIR Subsection 4.12, *Tribal Cultural Resources*. MM 4.7-1
22 would ensure that if human remains are discovered during mining activities, the Project
23 Applicant would be required to comply with the applicable provisions of California Health
24 and Safety Code § 7050.5 and California Public Resources Code § 5097 et. seq. Mandatory
25 compliance with Mitigation Measure MM 4.7-1, State law, and applicable regulatory
26 requirements would reduce the Project's potential impacts to buried human remains to less-
27 than-significant-levels. (FEIR p. 4.7-17)

28 As disclosed in Subsection 4.1.16, *Recreation*, of the Project's Initial Study (FEIR Technical

1 Appendix A), the Project does not involve or propose any recreational facilities.
2 Additionally, the Project does not propose to construct any residential structures on site, and
3 therefore would not generate a demand for recreational facilities. Furthermore, the Mine is
4 located within the Valley-Wide Recreation & Parks District, which does not identify any the
5 need for parkland resources or in-lieu fees associated with non-residential development.
6 Therefore, the Project would be fully consistent with the General Plan Multipurpose Open
7 Space Element.

8 **D. Safety Element**

9 The Safety Element establishes policies and programs to protect the community from risks
10 associated with seismic, geologic, flood, and wildfire hazards. The Safety Element serves
11 the following functions: develops a framework by which safety considerations are
12 introduced into the land use planning process; facilitates identification and mitigation of
13 hazards for new development and thus strengthens existing codes; project review, and
14 permitting processes; presents policies directed at identifying and reducing hazards in
15 existing development; and strengthens earthquake, flood, inundation, and wildland fire
16 preparedness planning and post-related reconstruction policies. The Project complies with
17 all applicable building codes, County Ordinances, and State and federal laws. The proposed
18 Project is consistent with the General Plan Safety Element and is therefore consistent with
19 the General Plan.

20 As indicated in FEIR Subsection 4.6, *Geology and Soils*, the proposed EDA is not located
21 within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ)
22 designated by the State of California or fault hazard zones designated by the County of
23 Riverside to include traces of suspected active faulting. The Project is subject to seismic
24 ground shaking associated with earthquakes. With implementation of the recommendations
25 contained in the Project's Slope Stability Investigation (Technical Appendix D), as would
26 be required through standard conditions of Project approval, impacts associated with ground-
27 shaking would be further reduced to a less-than-significant level. Based on the presence of
28 non-liquefiable bedrock, that the potential for liquefaction and other shallow groundwater-

1 related hazards at the site is considered to be very low. The County of Riverside would
2 impose the recommendations of the site-specific slope stability investigation (FEIR
3 Technical Appendix D) as a standard condition of Project approval to further reduce the risk
4 associated with seismic-related ground failure, including liquefaction. With implementation
5 of the site-specific slope stability investigation (FEIR Technical Appendix D) as a standard
6 condition of Project approval, the Project would not result in adverse effects associated with
7 on- or off-site landslide, lateral spreading, collapse, rockfall hazards, or ground subsidence.
8 Mudflow hazards also are not likely to occur on site due to the shallow depth to bedrock and
9 the nature of on-site soils. Additionally, as recommended in the Project's site-specific Slope
10 Stability Investigation (Technical Appendix D), slopes and benches would be protected with
11 perimeter berms and/or levees as necessary to prevent slope erosion and surface flow
12 incursion in the areas where natural slopes drain toward mining and/or reclaimed slopes.
13 The County of Riverside would impose the recommendations of the site-specific Slope
14 Stability Investigation (Technical Appendix D) as a standard condition of Project approval
15 to further reduce the risk associated with mudflow. Additionally, with mandatory
16 compliance to the site-specific Slope Stability Investigation, impacts due to changes in
17 topography or ground surface features, as well as impacts associated with cut slopes steeper
18 than 2:1 and higher than 10 feet in height, would be less than significant. Under existing
19 conditions there are no existing subsurface sewage disposal systems on the property, as all
20 wastewater is handled via portable toilets. The Project would not result in substantial soil
21 erosion or the loss of topsoil. The Project Applicant is required to obtain a National Pollutant
22 Discharge Elimination System (NPDES) permit, as well as adhere to a Water Quality
23 Management Plan (WQMP) and South Coast Air Quality Management District (SCAQMD)
24 Rule 403. With mandatory compliance to these regulatory requirements, the potential for
25 soil erosion impacts would be less than significant. The Project consists of a proposed
26 expansion to an existing aggregate quarry. No buildings or permanent structures are
27 proposed as part of the Project. Additionally, slopes created as part of the Project would
28 consist of bedrock materials suitable for aggregate mining, and no expansive soils are

1 anticipated. As such, no impacts due to expansive soils would occur. (FEIR pp. 4.5-18
2 through 4.5-19)

3 As indicated in IS subsection 4.1.7, *Hazards and Hazardous Materials* (refer to FEIR
4 Technical Appendix A), the only hazardous materials associated with existing and planned
5 operations of the Project are associated with oils and fuels for mining-related equipment.
6 However, no such fuels or oils are stored on-site, as fuel is delivered to the Mine on an as-
7 needed basis. The proposed Project would therefore result in an incremental increase in the
8 need for fuel and oil deliveries to the Mine. However, it is not expected that the increased
9 fuel deliveries to the Mine would substantially increase hazards to the public or the
10 environment as compared to existing conditions. In addition, the routine transport of
11 aggregate materials would not result in any significant hazards to the public or the
12 environment. Waste generated on-site is limited to non-hazardous waste piles and refuse
13 from site workers. On-site waste piles ultimately would be graded in accordance with the
14 SMP 159R2 reclamation plan, while refuse would be disposed of in accordance with County
15 waste requirements. The Project is not identified along an emergency access route on any
16 local or regional plans. Although Gilman Springs Road could serve as an emergency access
17 route in the Mine's vicinity, there are no components of the Project that would obstruct
18 access along Gilman Springs Road. The Project also has no potential to emit hazardous
19 emissions or handle hazardous or acutely hazardous materials, substances, or waste within
20 one-quarter mile of an existing or proposed school. The General Plan Update EIR lists the
21 Lockheed Propulsion Site No. 1 and Site No. 2 as known Major Hazardous Material Sites in
22 Riverside County. These sites are located immediately to the north of the Mine's property,
23 approximately 0.33 mile from the Project's proposed EDA. However, no hazardous
24 materials sites are identified on the Project site, including within the proposed EDA. A site-
25 specific Phase 1 Environmental Site Assessment (ESA) has been prepared for the property,
26 which identifies the Lockheed property as a Recognized Environmental Concern (REC) but
27 notes that a Remedial Action Plan (RAP) has been approved for implementation by the
28 Department of Toxic Substances Control (DTSC). Due to remediation, the Phase 1 ESA

1 concludes that magnitude of this REC is low. The Phase 1 ESA also notes that the storage
2 of petroleum products on site is considered an REC, the magnitude of which is considered
3 "low" based on the relatively limited and localized aerial extent of observed impact and the
4 low cost of remediation. The Phase 1 ESA does not identify any hazardous materials sites
5 on the property that have been identified on lists of hazardous materials sites compiled
6 pursuant to Government Code Section 65962.5. (IS pp. 4-24 through 4-25)

7 As disclosed in FEIR Subsection 4.11, *Transportation and Traffic*, the Project would not
8 conflict with an applicable congestion management program, including, but not limited to
9 level of service standards and travel demand measures, or other standards established by the
10 county congestion management agency for designated roads or highways, and impacts
11 would be less than significant. The Project would not substantially increase hazards due to
12 a design feature or incompatible uses, and impacts would be less than significant. There are
13 no components of the proposed Project that would result in or require a substantial increase
14 in expenditures by Riverside County for public road maintenance such that environmental
15 impacts would result. As such, Project impacts would be less than significant. The Project
16 proposes to expand areas approved for mining on site, and the Project does not propose any
17 roadway or intersection improvements and the Project would not involve a construction
18 phase. As such, the Project would not cause an effect upon circulation during the Project's
19 construction, and no impact would occur. The Project would not result in inadequate
20 emergency access or access to nearby uses, and impacts would be less than significant. The
21 Project does not propose nor require the construction or expansion of a bike system or bike
22 lanes. (FEIR pp. 4.11-49 through 4.11-50)

23 **E. Noise Element**

24 The Noise Element identifies and appraises noise problems and includes policies to protect
25 the County from excessive noise. The County of Riverside has adopted a Noise Element of
26 the General Plan to control and abate environmental noise, and to protect the citizens of the
27 County from excessive exposure to noise. The Noise Element identifies two separate types
28 of noise sources: 1) transportation and 2) stationary, and establishes guidelines for acceptable

1 transportation and stationary community noise levels. With implementation of the
2 recommendations provided in the noise impact analysis and the required mitigation
3 measures, the Project would be consistent with the General Plan Noise Element and is
4 therefore consistent with the General Plan.

5 As disclosed in FEIR Subsection 4.9, *Noise*, the Project would not expose people residing
6 or working in the area to excessive noise levels associated with public or private airports, as
7 there are no airports within two miles of the Project site. The Project would not result in the
8 generation of a substantial temporary or permanent increase in ambient noise levels in the
9 vicinity of the Project in excess of standards established in the local general plan, noise
10 ordinance, or applicable standards of other agencies. Impacts associated with site operations,
11 Project-related traffic, and blasting activities would be less than significant. Vibration levels
12 associated with Project-related blasting and truck haul trips would be below applicable
13 thresholds of significance. Thus, the Project would not cause the exposure of persons to or
14 generation of excessive ground-borne vibration or ground-borne noise levels, and impacts
15 would be less than significant. (FEIR pp. 4.9-40) Therefore, the Project is consistent with
16 the General Plan Noise Element.

17 **F. Housing Element**

18 The 2013-2021 Housing Element identifies and establishes County policies intended to
19 fulfill the housing needs of existing and future residents in Riverside County. The Element
20 establishes policies that guide County decision-making and set forth an action plan to
21 implement its housing goals.

22 As disclosed in IS Subsection 4.1.14, *Population and Housing* (FEIR Technical Appendix
23 A), the Project does not contain any residential structures under existing conditions and
24 contains no residents. As such, the expansion of mining operations on-site would not result
25 in the displacement of substantial numbers of existing housing, which could necessitate the
26 construction of replacement housing elsewhere. Accordingly, no impact would occur. The
27 proposed Project would expand an existing mining operation and would result in up to eight
28 (8) new employees on-site. Although increased employment opportunities would occur on-

1 site, the relatively minor increase in employment on-site would not create a demand for
2 additional housing, particularly housing affordable to households earning 80% or less of the
3 County's median income. The Project site is not located within or near a County
4 Redevelopment Area. Thus, no impact would occur. The Project site does not contain any
5 residential structures under existing conditions. Additionally, the Project does not propose
6 to build any residential structures on-site. Although the proposed Project would expand an
7 existing mining operation and would result in up to eight (8) new employees on-site, the
8 relatively minor increase in employment likely would be accommodated by the County's
9 existing workforce. As such, the expansion of mining operations on-site would not
10 cumulatively exceed official regional or local population projections. Although increased
11 employment opportunities would occur on-site, the relatively minor increase in employment
12 on-site would not induce substantial population growth. In addition, the Project does not
13 involve the construction of any infrastructure that could otherwise induce substantial
14 population growth. Accordingly, the Project is consistent with the General Plan Housing
15 Element. (IS pp. 4-46 through 4-48)

16 **G. Air Quality Element**

17 As disclosed in FEIR Subsection 4.2, *Air Quality*, although compliance with regulatory
18 requirements and Mitigation Measure MM 4.2-1 would reduce the Project's air pollutant
19 impacts and thus its inconsistency with SCAQMD's 2016 AQMP, the Project's
20 inconsistency with the AQMP would remain significant and unavoidable. Operational-
21 source emissions with implementation of Mitigation Measures MM 4.2-1 and MM 4.2-1
22 would continue to exceed the SCAQMD regional thresholds for NO_x, PM₁₀, and PM_{2.5}. No
23 other mitigation is available for NO_x, PM₁₀, or PM_{2.5} emissions that is feasible for the Project
24 Applicant to implement and the County of Riverside to enforce that would have a
25 proportional nexus to the Project's level of impact. Although the required mitigation would
26 reduce the Project's impacts, it is important to note that more than 50 percent of the Project's
27 NO_x emissions would be derived from vehicular activity and more than 95 percent of the
28 Project's PM₁₀ and PM_{2.5} emissions would be associated with dust resulting from aggregate

1 processing and handling. Further, the Project already implements best management
2 practices to reduce fugitive dust-related emissions. Accordingly, because mitigation is not
3 available to reduce the Project's operational emissions of NO_x, PM₁₀, or PM_{2.5} to below the
4 SCAQMD regional thresholds, the Project would result in a conflict with the SCAQMD
5 AQMP and would result in a cumulatively considerable net increase of any criteria pollutant
6 for which the project region is non-attainment under an applicable federal or state ambient
7 air quality standard. Implementation of the mitigation measures and regulatory requirements
8 listed in FEIR Subsection 4.2 would ensure that the proposed Project would be consistent
9 with the Air Quality Element and General Plan by reducing potential air emissions to the
10 lowest feasible level. (FEIR pp. 4.2-27 through -45)

11 **H. Healthy Communities Element**

12 The Healthy Communities Element establishes policies to address primary health issues that
13 may address County residents, such as high rates of obesity, chronic illness, air pollution,
14 lack of access to healthy foods, unsafe environments, and lack of access to health care and
15 mental health services. The Project would be consistent with the applicable Healthy
16 Communities Element policies governing Countywide Land Uses and non-Motorized
17 Transportation, as the Project would help to achieve the purposes of the General Plan through
18 compliance with applicable General Plan policies.

19 **I. Administration Element**

20 The Administration Element focuses on the administration of the General Plan, which is the
21 sole responsibility of the County of Riverside, under the authority of the Board of
22 Supervisors This Element details the vision for Riverside County, General Planning
23 Principals, Countywide Elements and Planning Policies/Area Plan, Appendices of the
24 General Plan, and other administrative topics. The General Plan Amendments proposed by
25 the Project would not conflict with any Administrative Element polices.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR also discusses,
27 pursuant to State CEQA Guidelines Sections 15126(c) and 15126.2(c), significant irreversible
28 environmental changes and provides in the FEIR Section 5.0, *Other CEQA Considerations*, the following

1 findings:

- 2 A. Natural resources in the form of energy resources would be used during the proposed Project,
3 but mining of the Project site as proposed is not expected to negatively affect the availability
4 of such resources, including resources that may be non-renewable (e.g., fossil fuels). (FEIR
5 p. 5-3
- 6 B. The Project would allow continued use of the property's aggregate resources, which are of
7 value to the State and the region. The proposed Project would not involve the use of large
8 sums or sources of non-renewable energy. (FEIR pp. 5-3, -4)
- 9 C. The Project would be required to comply with federal, State, and local regulations related to
10 hazardous materials, which would ensure that continued mining activities at the Mine as a
11 result of the proposed Project would not have the potential to cause significant irreversible
12 damage to the environment, including damage that may result from upset or accident
13 conditions. (FEIR p. 5-4)
- 14 D. As evaluated in the FEIR, the Project would result in an increase in demand for electricity
15 by approximately 55.98% as compared to baseline conditions (refer to FEIR subsection
16 3.3.2.G). All of the increase in demand is associated with the mining processing equipment.
17 The Project also would result in an increase in demand for fossil fuels associated with
18 employee vehicular trips, haul truck trips to and from the site, and on-site mobile mining
19 equipment. However, as noted in FEIR Subsection 4.2 (refer to the analysis of Thresholds
20 b. and c.), new or expanded mining operations do not significantly increase the demand for
21 construction materials in the region, but rather reduce the distance that aggregate materials
22 are transported. As such, if the proposed Project is not approved, then electricity and fossil
23 fuel consumption would occur in association with a different aggregate mine site to meet the
24 local area demand for aggregate resources. Therefore, the proposed Project would not result
25 in the wasteful use of energy or the consumption of resources that are not justified based on
26 the scale of the proposed Project. (FEIR p. 5-4)

27 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR proposing the
28 Second Revision to SMP 159 (SMP 159R2) is consistent with the Riverside County General Plan.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
2 the Final EIR in evaluating the Second Revision to SMP 159 (SMP 159R2), and that the Final EIR is an
3 accurate and objective statement that complies with the California Environmental Quality Act (CEQA) and
4 reflects the County's independent judgment, and that SMP 159R2 is incorporated by this reference.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the statement of
6 overriding consideration, **CERTIFIES** Final EIR and **ADOPTS** the Mitigation Monitoring and Reporting
7 Plan attached as Attachment "A" hereto. To the extent that there are any inconsistencies between the
8 mitigation measures as set forth in the Final EIR, and those set forth in the Mitigation Monitoring and
9 Reporting Program, the Mitigation Monitoring and Reporting Program shall control.

10 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Final EIR addressing the
11 Second Revision to SMP 159 (SMP 159R2) is on file with the Clerk of the Board, including the final
12 exhibits and related cases, are hereby approved for the real property described and shown on the final
13 exhibits, and mining activities on said real property shall occur substantially in accordance with SMP
14 159R2, unless it is amended by the Board of Supervisors.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Final EIR proposing
16 the Second Revision to SMP 159 (SMP 159R2) shall be placed in the Office of Clerk of the Board, in the
17 Office of County Planning Department, and the Office of the Building and Safety Director.

18 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
19 upon which this decision is based are the Clerk of the Board of Supervisors and the County Planning
20 Department and that such documents are located at 4080 Lemon Street, Riverside, California.

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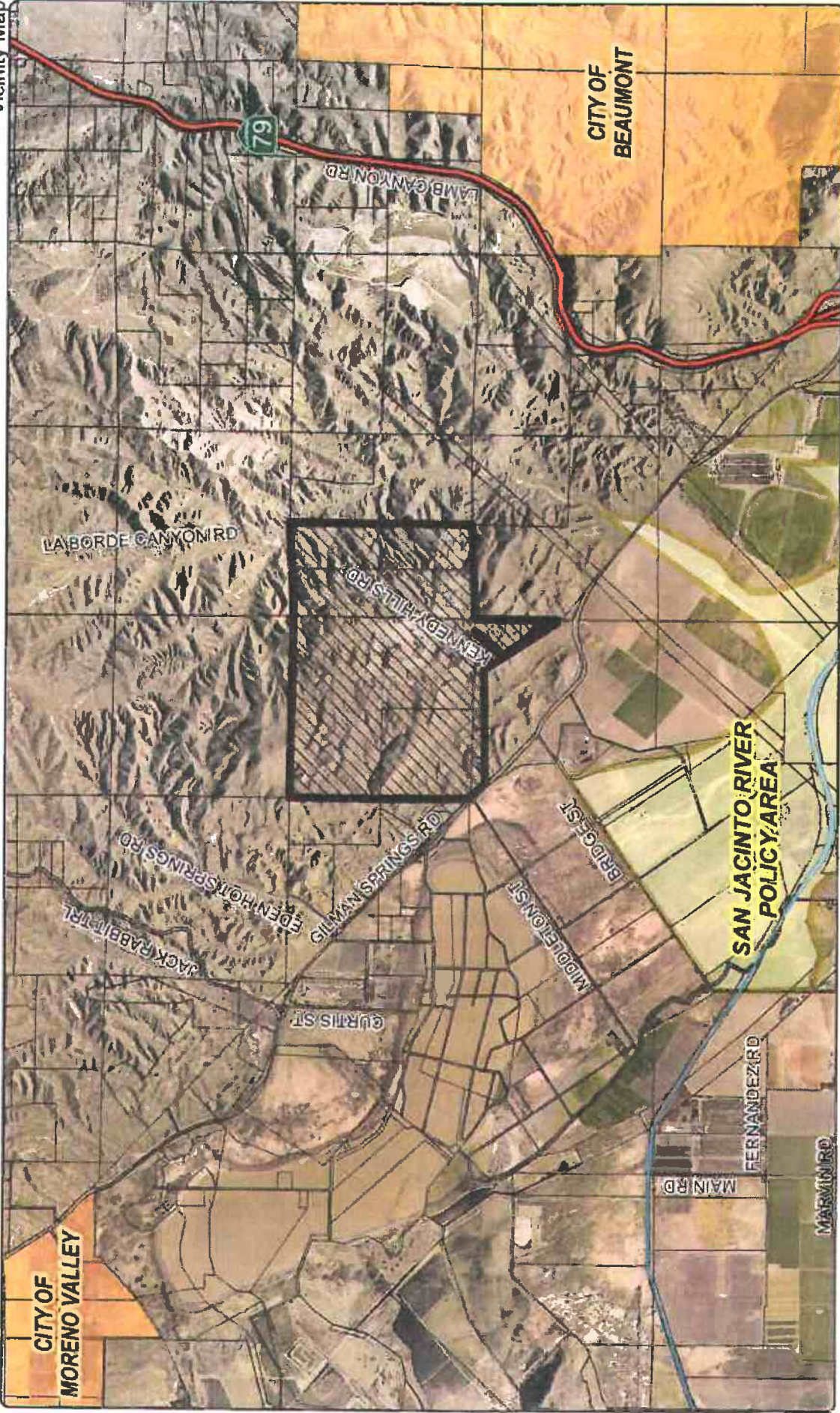
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ATTACHMENT "A"
MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

**RIVERSIDE COUNTY PLANNING DEPARTMENT
SMP00159R2
VICINITY/POLICY AREAS**

Supervisor: Hewitt
District 5

Date Drawn: 03/03/2020
Vicinity Map



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2009, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided in the current General Plan. The County of Riverside Planning Department is not responsible for any errors or omissions in this map. For more information, please contact the Riverside County Planning Department at (951) 261-2200 or visit the County website at www.riversidecounty.net.

RIVERSIDE COUNTY PLANNING DEPARTMENT

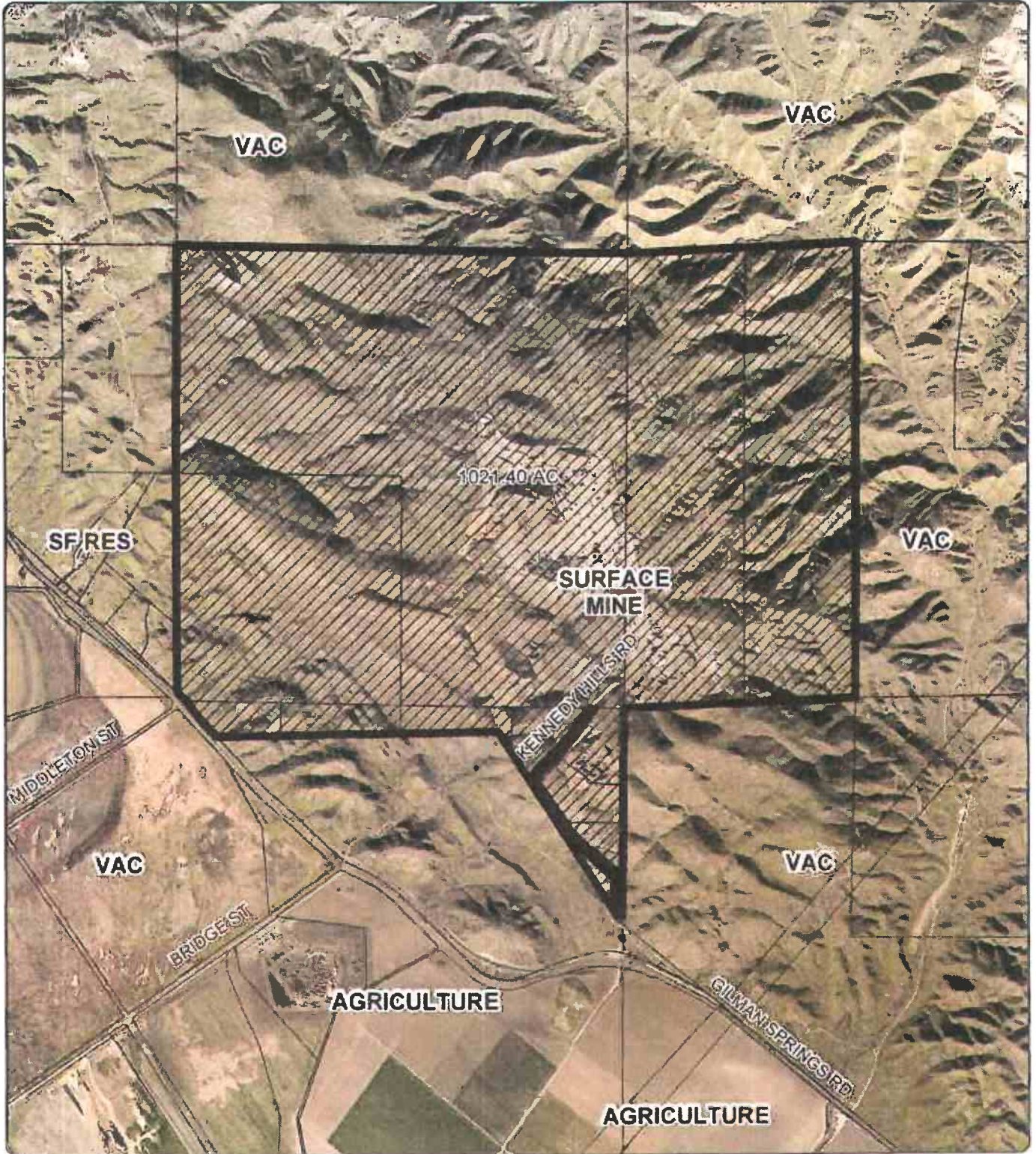
SMP00159R2

Supervisor: Hewitt
District 5

Date Drawn: 03/09/2020

LAND USE

Exhibit 1



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

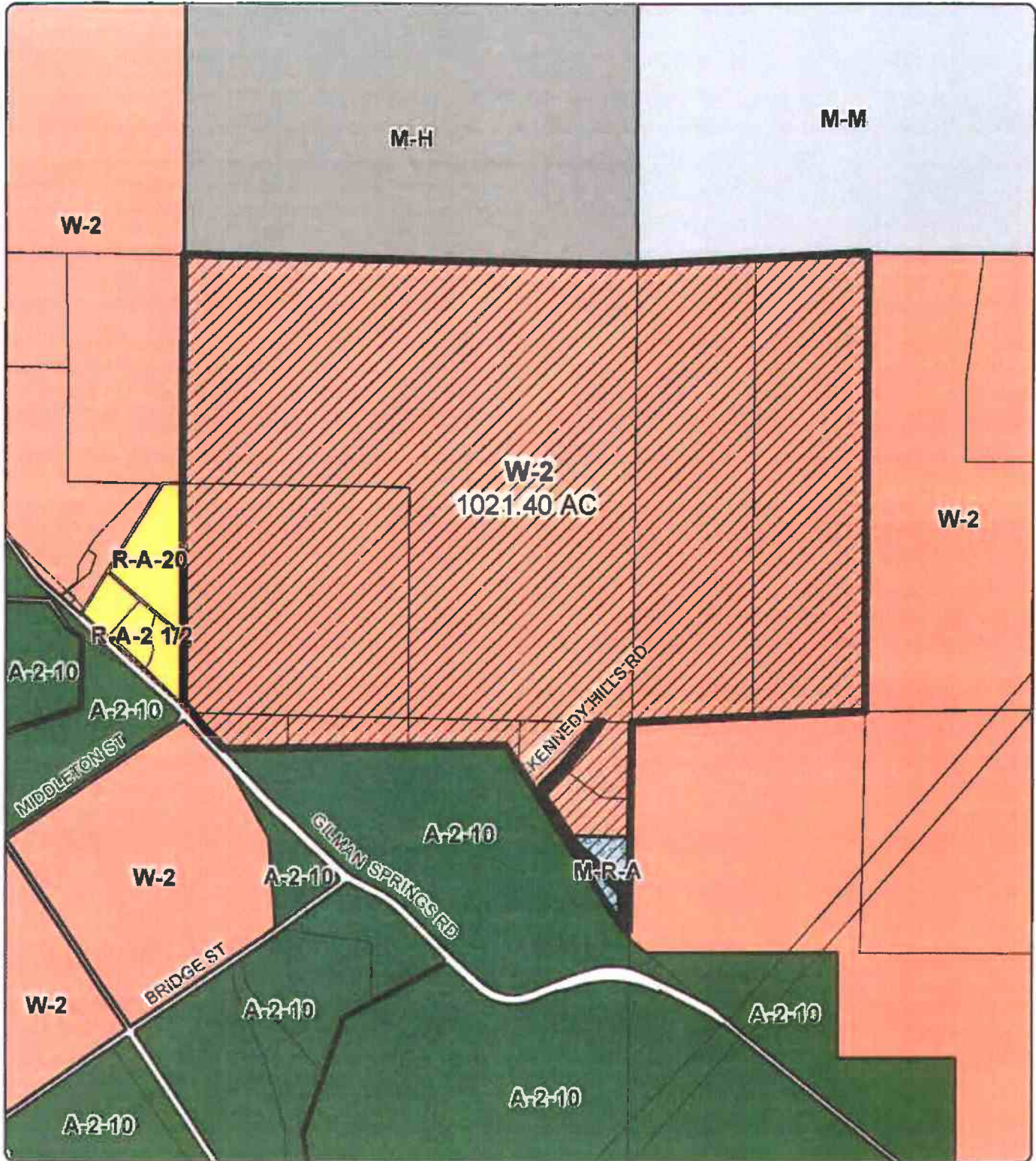
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EXISTING ZONING

Date Drawn: 03/09/2020

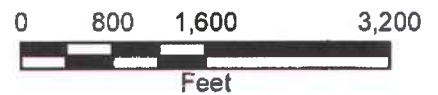
Exhibit 2

Supervisor: Hewitt
District 5



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcti.ca.gov>

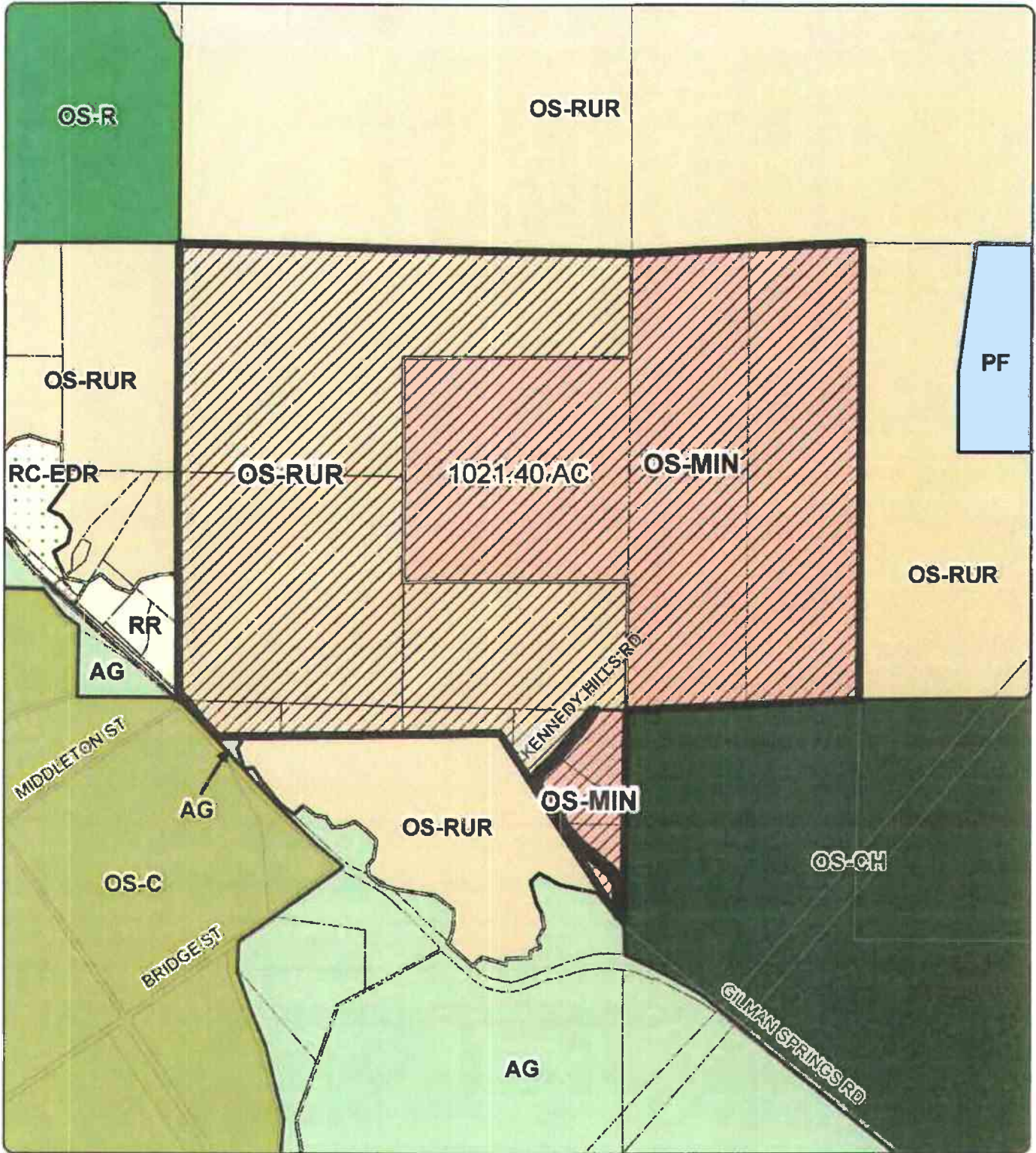
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00159R2

EXISTING GENERAL PLAN

Supervisor: Hewitt
District 5

Date Drawn: 03/09/2020
Exhibit 5



Zoning Dist: Hemet-San Jacinto

Author: Vinnie Nguyen



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



Amended Mining and Reclamation Plan for the Gilman Springs Mine

SMP159R2

Chandler Aggregates

Exhibit C — Project Description

March 2019

Introduction

Originally known as the Mt. Eden Project, the Gilman Springs Mine initially garnered interest after the discovery of limestone outcrops in 1910. However, the mine's remote location, lack of water, and limited railroad access dissuaded people from mining the property. California Portland Cement Company purchased the site in 1927, and then idled the property for competitive reasons, until selling to CalMat in 1986. Market conditions had changed, and in 1987 the project was approved for mining and formally assigned the designation of SMP159 by the County of Riverside. After the adoption of Surface Mining and Reclamation Act (SMARA), the mine was registered with the California Department of Conservation as CA Mine ID: 91-33-0019. Chandler Aggregates, Inc became the operator in the spring of 2017, and is looking to extend the life of the operation as part of this application.

The original SMP159 entitlement included 85 acres for mining and related operations. SMP159R1 added 65 acres in 1999, bringing the currently permitted acreage to 150. Mining at the project site has been conducted in phases, with phases one through four active since 1987, and an additional phase initiated in 1999. The projected quantity of aggregate from the SMP159R1 permit was 20,590,000 tons, and production was capped at 1,000,000 tons per year (TPY). Actual production during the last 15 years of the SMP159R1 permit has averaged 377,675 TPY, and had totaled 5,747,426 tons as of January 1, 2017.

Under existing conditions, the Gilman Springs Mine encompasses stockpiles, excavated mining pits, interior unpaved roads, an aggregate processing plant, and support equipment for the mining operations. Mining on the site is complimented with existing approvals for an Asphalt Batch Plant and a Concrete Batch Plant, which were included as part of SMP159. The SMP159R2 entitlement will further enhance the site's utility by including the recycling of broken concrete and asphalt, and will use an Inert Debris Engineered Fill Operation (IDEFO) as a primary means of reclaiming the site. Tonnages of both the recycling activities and the IDEFO will be included as part of the site's 1,000,000 ton annual limit.

SMP159R2 will increase areas for mining by adding 54.5 acres to the 150 currently permitted acres, resulting in a total permitted acreage of 204.9 acres. The proposed expansion area is a continuation of current operations, thereby expanding the mine's access to limestone deposits. Aggregates reserves made possible by the 54.5 acres of expansion area are approximately 30,000,000 tons, and will bring the mine's total remaining reserves to approximately 44,000,000 tons. Mineral deposits on site consist of primarily of limestone and granite, which are sold as construction grade aggregate. The site is ideally located between the Temescal Valley—Orange County and the San Bernardino Production-Consumption Regions (Figure 3), as classified by the California Division of Mines and Geology.

At the conclusion of mining activities, the site will continue IDEFO operations. The surrounding land uses and constraints of the Gilman Springs Mine include the San Jacinto Fault Zone to the south, Riverside County's Lamb Canyon Landfill to the east, and the Laborde Canyon / Lockheed Propulsion Environmental Restoration site immediately north. In order to achieve final reclamation of the property, Chandler Aggregates Inc. will contour the site as shown in the reclamation plan (Exhibit B) utilizing an IDEFO to help establish final topography. Revegetation of the mine will utilize the seed mix and performance criteria established for the site as part of the Biological Technical Report. Reclamation will be finished five years after mining ends.

In summary, the proposed SMP 159R2 includes:

- The authority to conduct mining operations in the 54.5 acre expansion area, which will bring the total mining acreage of the property to 205 acres.
- Mining operations and associated activities will be conducted seven days per week/ twenty-four hours per day, with the following exception: *"All uses shall confine operations on the property, other than maintenance, to the hours between 6:00 a.m. to 10:00 p.m. of any day, except those operations that are located not less than 300 feet from the outer boundary of such a property."* Operations will remain in strict compliance with Riverside County Noise and Lighting Standards, as well as Riverside County Ordinances 555 and 348.
- A total permitted tonnage of 44,000,000 tons (14 million remaining, and 30 million additional).
- A maximum annual mining tonnage of 1,000,000 tons per year.
- A mining duration of 45 years with an additional 5 years for reclamation.

Site and Area Characteristics

Project Location

The Gilman Springs Mine encompasses approximately 1,021.3 acres, and consists of Assessor Parcel Numbers (APNs) 422-240-(007, 008), 423-240-(001, 018, 019, 020, 021, 022, 023, 024), and 424-190-(001, 002). The Mine is located in the northwestern portion of unincorporated Riverside County (see Figure 1, *Site Aerial*). From a regional perspective, the Mine is southeast of the City of Moreno Valley, southwest of the City of Beaumont, and north of the City of San Jacinto. The Mine is approximately 3.0 miles south of SR-60, approximately 11.5 miles east of I-215, and approximately 5.9 miles east of the Lake Perris State Recreation Area. Specifically, the Mine is located to the northeast of the intersection of Gilman Springs Road at Bridge Street, as depicted in Figure 2, *USGS Topographic Map*.

Mining operations are currently permitted by Surface Mining Permit No. 159, Revision No. 1 (SMP 159R1) on approximately 150.4 acres of the approximately 1,021.3 acres of the property. As shown in Exhibit A, *Mining Plan*, under existing conditions, the Mine primarily consists of stockpiles, excavated mining pits, interior unpaved roads, and support equipment for aggregate mining operations, with a drainage basin located in the southern portion of the site. The remaining approximately 887.1 acres of the property consist of undeveloped property. To the north of Mine is open space; to the east is open space and the Lamb Canyon Landfill; immediately to the south is Gilman Springs Road and agricultural uses; and to the west is open space, a single-family residence, and Gilman Springs Road, beyond which are agricultural uses and open space. (Google Earth, 2016)

Access

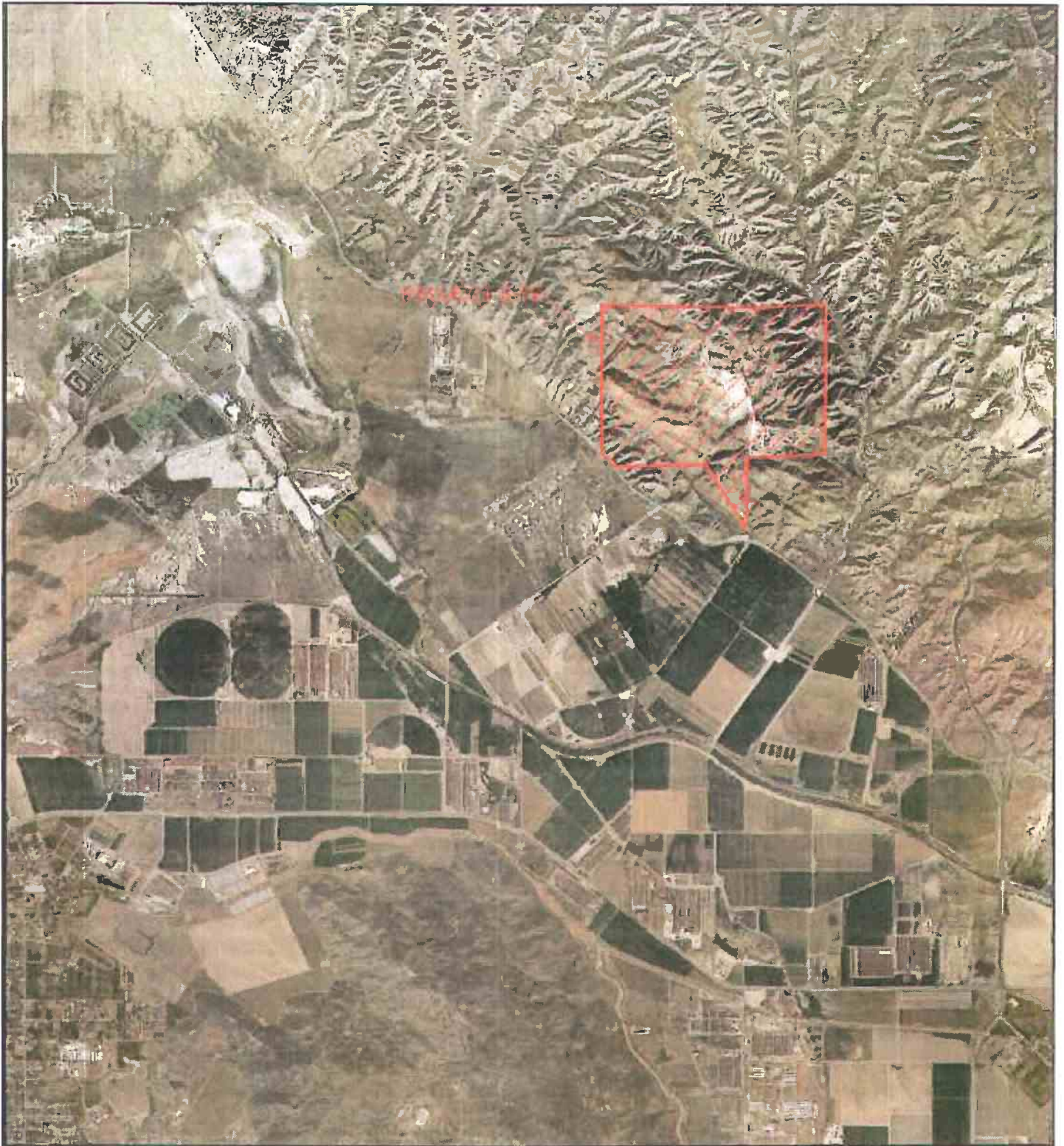
The entrance to the Project site occurs approximately 0.6 mile southeast of the intersection of Bridge Street and Gilman Springs Road, by way of an access easement and lockable gates. Customers and employees commuting to the site will typically arrive at Gilman Springs Road via Interstate 10 and Highway 79, or via Highway 60. Traffic exiting the site will use this same Gilman Springs Road access, with deliveries continuing throughout the County via local highways and freeways.

The existing mining site and associated uses will continue to access to the site by way of the private paved roadway, after passing through the entrance and exit gates. Security and public safety will be enhanced through the use of this controlled access, with security during off-hours.

Utilities

The following purveyors provide utilities to the site:

- Electrical Power: Southern California Edison Company
- Gas: SoCal Gas
- Telephone: Frontier
- Water: Private Wells
- Sewer: Private Septic System

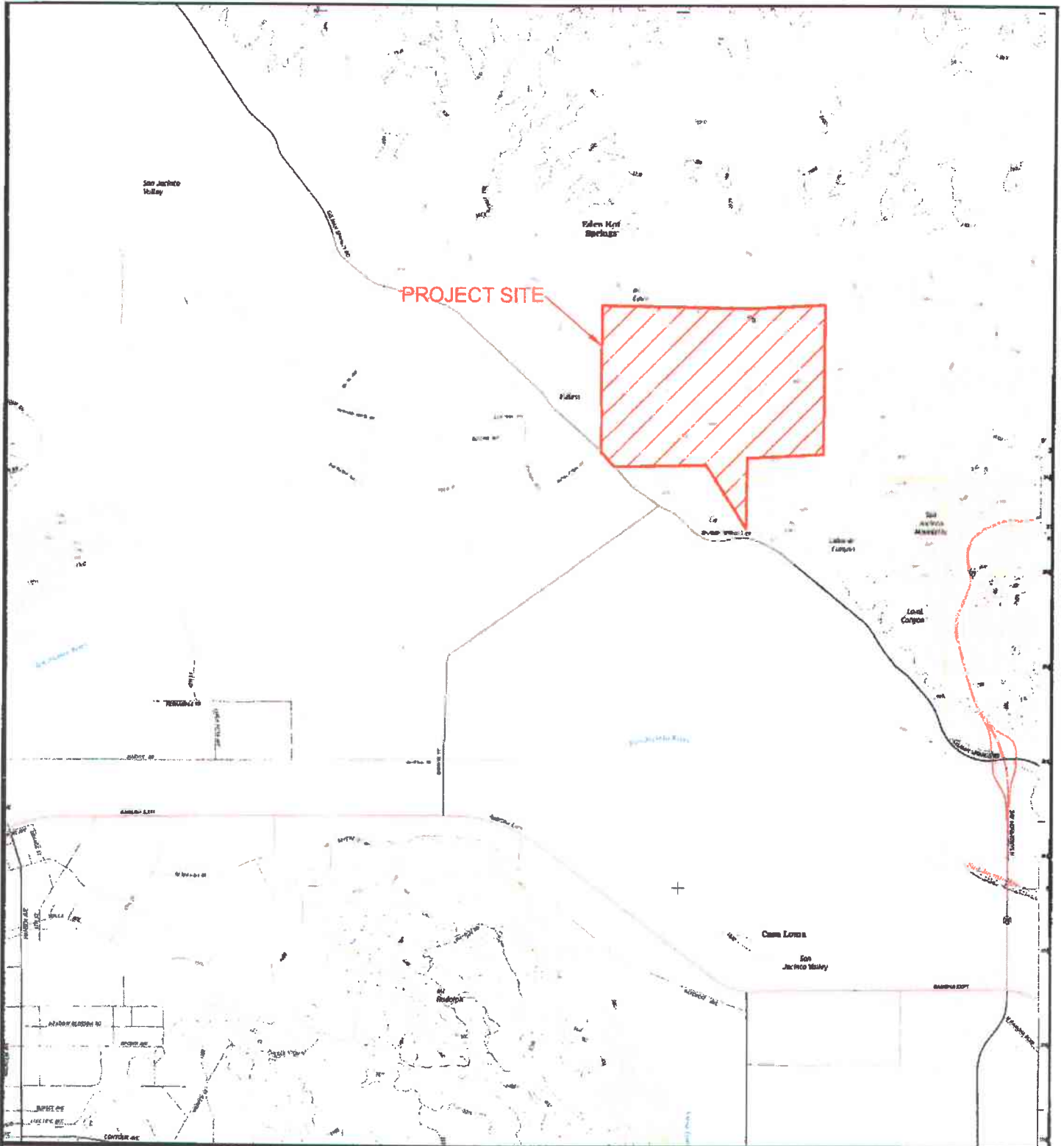


**CHANDLER
AGGREGATES INC.**

24867 Maitri Rd.
Temescal Valley, CA 92883
Office: (951) 277-9110 Fax: (951) 277-1341

**FIGURE 1
SITE AERIAL EXHIBIT**

SMP159R2
COUNTY OF RIVERSIDE



PROJECT SITE



CAI
CHANDLER
AGGREGATES INC.
 24867 Mairri Rd.
 Temescal Valley, CA 92883
 Office: (951) 277-9110 Fax: (951) 277-1341

FIGURE 2
USGS QUADRANGLE MAP
 25K7.5 MINUTE US TOPO
 SMP159R2
 COUNTY OF RIVERSIDE
 QUADRANGLES: LAKEVIEW AND EL CASCO

CALIFORNIA GEOLOGICAL SURVEY

AGGREGATE SUSTAINABILITY IN CALIFORNIA

Fifty-Year Aggregate Demand Compared to Permitted Aggregate Reserves

By
John P. Clinkenberg (PG #4731)
2012

Contributors By:
Joanna Smith and John Church
G-S Design and Map Layout By:
Milton Farnsworth



LEGEND

Fifty-Year Aggregate Demand Compared to Permitted Aggregate Reserves
The pie charts show the permitted 50-year demand for aggregate as of January 2011 compared to currently permitted aggregate reserves (in blue bars). The 50-year demand for a particular study area is proportionally represented by size of the pie diagram above. Study area boundaries are shown on the inset map of aggregate studies (lower left).

- 50-year demand that will not be met by adding permitted aggregate reserves.
 - 50-year demand is 25 to 750 million tons.
 - 50-year demand is > 750 to 800 million tons.
 - 50-year demand is > 800 to 850 million tons.
 - 50-year demand is more than 850 million tons.
- Examples:**
- 50-year demand for aggregate is 100 million tons; permitted reserves total 25 million tons of the 50-year demand.
 - 25000 Million Tons (permitted reserves) 50-year demand (1 to 20 Years given of permitted reserves remaining)
 - 50-year demand for aggregate is 510 million tons; permitted reserves are greater than or equal to the 50-year demand.
 - 100000 Million Tons (permitted reserves) 50-year demand (less than 50 Years (given of permitted reserves remaining))

- Areas With Short-Term Aggregate Supply**
- < 10 years of permitted reserves remaining in the study area.
- Aggregate Production Rates**
(Symbols represent one or more aggregate mines, tonnage represents 2010 annual production)
- < 0.5 Million Tons per Year
 - > 0.5 - 1.5 Million Tons per Year
 - > 1.5 - 3 Million Tons per Year
 - > 3 - 5 Million Tons per Year
 - > 5 Million Tons per Year

- Population**
- 1 Dot = 100 Persons (based on 2010 Census Data)

Map Usage and Limitations
This map is intended for general informational purposes only. It is not intended for use in any legal proceeding or as a basis for any engineering or other professional services. The California Geological Survey does not warrant the accuracy or completeness of the information shown on this map. The California Geological Survey is not responsible for any errors or omissions in this map or for any consequences arising from its use.



FIGURE 3
AGGREGATE SUSTAINABILITY
IN CALIFORNIA

SMP159R2

CHANDLER
AGGREGATES INC.

24867 Maitri Rd.
Temescal Valley, CA 92883
Office: (951) 277-9110 | Fax: (951) 277-1341

Map obtained from the "Aggregate Sustainability in California" Report - Published in 2012 by the California Geological Survey

Adequate capacity currently exists in the site utilities to serve the existing approved permit and the expansion area.

Land Use

Under existing conditions, the Project site has a primary crushing and crushed aggregate production location in the northern portion of the site, capable of making both crushed aggregates and aggregate base. A secondary location occurs in the southeastern portion of the site, and contains processing equipment for crushing, washing, and sizing of aggregate material. Under the proposed Project, these two locations would eventually be consolidated near the existing northern processing area, as shown on Exhibit A (Mining Plan). The operational characteristics of the two existing processing areas on site would not immediately change upon Project approval, and would continue to operate as they do under existing conditions until a new PTO is obtained from SCAQMD to relocate and consolidate both facilities to a single site location.

Relocation of the processing equipment on site is expected to have a beneficial effect on surrounding land uses in proximity to the site. Potential impacts to surrounding land uses are evaluated based on the land use's proximity to the component of the Project which would impact the land use. The distances of the various components of the Project and the distance to surrounding land uses is shown in the Project's Environmental Impact Report (EIR). The closest residence to the mining and processing areas is located .6 miles to the west.

SMP159, SMP159R1, and the Expanded Disturbance Area (EDA), are currently made up of ridges and hillsides. The site is within the San Jacinto Valley Area Plan and is designated as "Mountainous" by the Open Space and Conservation Map of the Riverside County General Plan. Zoning is M-R-A (Mineral Resources and Related Manufacturing) and W-2 (Controlled Development Areas), which allows surface mining provided a permit is obtained pursuant of County Ordinance 555.

The Fire Hazard Classification (Ord. 787) shows that the majority of the project lies in "Very High Fire Danger" (as evidenced by the Eden Hot Spring Fire in 1998), with the exception of "Moderate Fire Danger" in the Southwestern portion of the site.

Visibility

The southern slope of the mountainous property is visible from across the San Jacinto Valley, about three to more than five miles away. Most of this land is presently agricultural. Along Gilman Springs Road, which is an "Eligible County Scenic Highway" (Riverside County Planning Department, 1983), the southern slope of the property can only be seen for a distance of about half a mile directly in front of the property, as it is screened by the ridge of hills southwest of the property on the east and by the projection of the mountainous ridge east of the property. The south slope is also visible from two gaps, less than 1/10 of a mile long, in the ridge of hills southwest of the property. The mining operation will be conducted mostly on the flat tops of the hills, and these areas will not be visible from the road and from most areas across the San Jacinto Valley. Therefore, mitigation is not anticipated, but the final determination will be determined in the EIR.

Panoramic Photographs



Site entrance, looking southeast



Current SMP159R1 active mining area, looking east



View of Expanded Disturbance Area (EDA) from the south

Geology

Regional Geology

The site includes approximately 1,000 acres of rugged bedrock highland within the badlands of Riverside County, California. The San Timoteo Badlands is an elevated region of rugged topography formed in non-marine sediments that extends from the San Jacinto Mountains to Loma Linda. In the area of the site, the badlands expose a contact between overlying Mt. Eden beds and underlying crystalline rock types that include granites, metasedimentary rocks and limestones. Bedrock mountains/hills with locally steep relief are formed in a sequence of limestone, quartzite, marble, and granitic rocks in the site region.

Site Geology

The site is situated in an elevated and dissected badlands terrain in the northern Peninsular Ranges geomorphic province. The Peninsular Ranges include plutonic and metamorphic crystalline rocks of Cretaceous and older age. The crystalline basement rocks are locally mantled by residual soils and capped by isolated alluvial/sedimentary remnants.

The geologic structure of the expansion area is defined by northwest-trending foliation/bedding visible in aerial imagery as resistant ridges, outcrop alignment and primary bedding in steeply northeast-dipping metasediments and marble. The metasediments are bounded by and locally invaded by an intrusive igneous body near the south boundary of the expansion area. Cross joints oriented normal to bedding/foliation form blocky structure within the marble and metasediments. The granitic units tend toward more random joint orientations. Matti and Morton (2015) indicate north to northeast-dipping foliation in the metasedimentary units of the expansion area. Stereonet plots of bedding/foliation data support a bias toward north and northeast-dipping beds in the expansion area. Folding in the metasediments result in more easterly dips locally. Cross joints are more randomly oriented discontinuities that cut bedding and form block fabric in outcrop and excavation in rock material.

Geologic Units (Described below youngest to oldest)

Fill (f): Fill associated with disturbed areas and stockpile material is present along roads and in the active mine area. Fill includes loose material on slopes and benches. Significant fill does not occur within the expansion area.

Old Alluvium (Qofu): Old alluvial-fan deposits are depicted by Matti and Morton (2015) as a mantle on underlying bedrock units in the southwestern portion of the expansion area. These materials include sand, silt, and gravelly sediments derived from local bedrock areas. These deposits are not included in Exhibit B since they will be removed from the expansion area as overburden or soil stockpile.

Mt. Eden Formation (Tmea): Arkosic sandstone and silty sandstone of the Mt. Eden formation forms a sedimentary cover along the northern boundary of the expansion area. This unit is described as homogeneous, consolidated to lithified, well-bedded gray and brown sandstone. This unit is recessive and slope forming. Areas of Tmea appear to occur within the proposed slope boundary along the northern side of the proposed expansion area.

Granitic and Gneissic Bedrock (gr): Bedrock of intrusive origin and mixed gneissic textures crops out south of the expansion area and as localized dikes and screens in the limestone as metasedimentary units (ls, mss, sch). This unit is described by Matti and Morton (2015) as "very pale-brown, texturally massive to foliated, inequigranular to coarse-grained muscovite-garnet monzogranite. Grain sizes range from fine to coarse, with grain size varying on a small scale." Outcrops of granite tend toward rounded forms that protrude through a grassy soil cover.

Metasedimentary Rocks (ms): Metamorphic sedimentary rocks of mixed composition include schist, quartzite and foliated gneiss that include thin layers of limestone (marble) forming recessive landforms. Matti and Morton (2015) describe these as "layered and foliated biotite-intermingled with unmapped dikes and sills of Granite of Mr. Eden (gr)."

Marble (m): Marble beds crop out along resistant northwest-trending ridges that form the high ground within the expansion area. The marble is white and varies in texture from medium-to very coarse-grained and rough. Solution weathering has formed localized voids and pockets visible at the ground surface in some outcrops.

Structural Geology

Regional-scale and/or large faults were not observed in the existing mine exposures.

The site is not located within or immediately adjacent to an Alquist-Priolo Earthquake Fault Zone (APZ) designed by the State of California or fault hazard zones designated by the County of Riverside to include traces of suspected active faulting. The closest APZ boundary, designated for the San Jacinto fault, is located approximately two-tenths of a mile southwest of the expansion area boundary. Active or potentially active faults are not shown on or in the immediate vicinity of the site on published geologic maps.

The San Jacinto Fault zone is a system of northwest-trending, right-lateral, strike-slip faults approximately ¼ mile southwest of the site. More large historic earthquakes have occurred on the San Jacinto fault than any other fault in Southern California. From a ground-shaking standpoint the most significant fault for the site is the San Jacinto Fault.

Fault scarps and other lineaments associated with the Beaumont Plain Fault Zone have been mapped approximately 3 miles northeast of the site. The Beaumont Plain Fault Zone is a system of north- and northwest-trending normal faults that are the result of local extensional strain.

Geologic hazards associated with the San Jacinto fault zone in this area consists of fault rupture, liquefaction, strong ground motion, and landslides. Based on the presence of non-liquefiable bedrock, the potential for liquefaction and other groundwater-related hazards is considered to be very low. Of these hazards, ground shaking is the most likely to be experienced on the subject property.

Hydrology/Surface Water

Historical (Pre-Development) Conditions

Per the USGS quadrangles for the study watershed, offsite flows within Laborde Canyon (2,855.4 acres) originate approximately 1.5 miles north of the project's northern boundary and flow southerly through relatively steep canyons as an identified blue line stream, before flowing through a small portion of the project site's northeastern corner. The majority of the remaining watershed flows are on-site, originating near the center of the project site and breaking to the east, west, and south before discharging off-site. On-site slopes are shown as moderate to relatively steep.

The USGS quadrangle indicates five additional blue line streams traversing the site. The most significant of these is shown as draining southerly and southwesterly through the approximate middle of the site.

Existing Conditions

Refer to Exhibit "G" of the *Preliminary Hydrology & Hydraulics Report* (Bonadiman, 2019) for the existing conditions study map. The existing project site is partially developed as a surface mining operation/quarry. The majority of land disturbance is located at the approximate center of the site. Flows associated with the blue line stream discussed above (historical conditions) have been routed around the existing operation to the west side of the existing paved access road. These flows then continue in a manner substantially identical to historical conditions prior to discharge off of the site. The remaining five blue line streams (including Laborde Canyon) have not been disturbed by the existing mining operation and associated improvements.

Developed Conditions

Refer to Exhibit "H" *Preliminary Hydrology & Hydraulics Report* (Bonadiman, 2019) for the developed conditions study map, which shows the final permitted extents of SMP 159R2 and the associated aggregate processing plant areas. Flows associated with the blue line stream discussed above will be maintained, and the other blue line streams (including Laborde Canyon) will remain undisturbed. All other drainage areas will remain effectively unchanged from existing conditions. The proposed excavation will have a capacity of 8,559 a.f., which will retain and infiltrate the calculated 100-year, 5-day runoff volume of 63.92 a.f. at a depth of 6.8 ft. The proposed aggregate processing plant area will be able to retain and infiltrate the calculated 100-year, 5-day runoff volume.

The quarry bottom may be exposed to periodic ponding of surface water after locally heavy precipitation. However, such ponding is anticipated to be shallow and short-lived, lasting only as long as evaporation/infiltration occurs; therefore, this transient water is not considered in slope stability calculations. Groundwater is not anticipated to significantly affect the stability of the proposed slopes; therefore, the evaluation considered dry conditions in the slope stability calculations.

Groundwater

Two wells are located on site, and provide information on the depth of groundwater. Information reported for Well "KM Shallow" indicates that it is situated at an elevation of 1,933 feet amsl and had a static water level of 397 feet below the existing ground surface (bgs) when drilled in 2000. A depth of water of 522 feet bgs is also reported for this well. These data indicate that groundwater occurs below the proposed bottom elevation of the expansion pit.

Groundwater will not occur within the lowest proposed elevation of the final pit bottom (1,825 feet amsl). Wells on site are monitored annually for potential contamination from the adjacent Laborde Canyon cleanup site. Groundwater extracted from the site will be done at or below existing amounts, due to expanded dust control measures.

Soils

The General Soil Map of Western Riverside Area identifies the soil as primarily Rocky Fine Sandy Loam (FyE2 and FyF2), San Timoteo Loam (SmE2), Badland (BaG) and Rockland (RtF) (Table 1,). Additional soils and characteristics are listed in Table 1, and the locations of these soils in the project ownership boundary is shown in Figure 1.

In order to preserve naturally deposited seeds, the Reclamation Plan calls for the top 6" to 12" of existing soil to be stripped and stockpiled prior to mining. When operation is completed, the stockpiled soils will be redistributed on the finished grade.

Table 1: Soil descriptions for the Gilman Mine property ownership boundary. Primary soils in the property ownership boundary are included.

Map Unit (USDA Soil Map)	Name	Percent Slopes	Erodibility	Natural Drainage Class	Runoff Class	Capacity of Most Limiting Layer to Transmit Water	Parent Material	Typical Profile	Hydrologic Soil Group
BaG	Badland	30-70%	Not Specified	Not Specified	Very High	Not Specified	Not Specified	H1-0 to 60 inches: unweathered bedrock	Not Specified
FyE2	Friant rocky fine sandy loam	8-25 %	Eroded	Well drained	Low	Very low to moderately low (0.00 to 0.06 in/hr)	Residuum weathered from schist, mica	H1 - 0 to 13 inches: fine sandy loam H2 - 13 to 17 inches: unweathered bedrock	D
FyF2	Friant rocky fine sandy loam	25-50 %	Eroded	Well drained	Medium	Very low to moderately low (0.0 to 0.06 in/hr)	Residuum weathered from mica schist	H1 - 0 to 13 inches: fine sandy loam H2 - 13 to 17 inches: unweathered bedrock	D
RTF	Rockland	Not included (N/A)	NI	NI	NI	NI	NI	NI	NI
SmE2	San Timoteo loam	8-25%	Eroded	Well drained	Low	Moderately high (0.20 to 0.57 in/hr)	Marine deposits derived from mixed and/or residuum weathered from sandstone	H1 - 0 to 9 inches: loam H2 - 9 to 22 inches: loam H3 - 22 to 28 inches: weathered bedrock	B

Vegetation

Vegetation on the property mainly consists of a coastal sage scrub community; however, portions of the property also contained chaparral and native grasses four to 16 inches in height. During the prehistoric period, vegetation in the general area of the project provided sufficient food resources to support prehistoric human occupants. The natural setting of the locale during prehistoric occupation offered a rich nutritional resource base.

The project, and survey area, are not within a Narrow Endemic Plant Species Survey Area (NEPSSA); therefore, no survey for Narrow Endemic plant species was conducted. Additionally, the survey area is not within a Criteria Area Species Survey Area (CASSA); therefore, no survey for Criteria Area species was required.

Mule Fat Scrub

Mule fat scrub is a depauperate, shrubby riparian scrub community dominated by mule fat and interspersed with shrubby willows. This habitat occurs along intermittent stream channels with a fairly coarse substrate and moderate depth to the water table (Holland 1986). Mule fat scrub in the survey area, however, only supports mule fat; there are no willows.

Chaparral

This habitat in the survey area is represented by: 1) two types of chamise chaparral, 2) one ecotone between chamise chaparral and Riversidean sage scrub, 3) two types of scrub oak chaparral, and 4) two types of southern mixed chaparral. Chaparral generally consists of broad-leaved sclerophyll shrubs usually between one to three meters tall with occasional patches of bare soil or sage scrub, often with an accumulation of litter. Chaparral is well adapted to repeated fires as many species respond by stump sprouting. Where chaparral has been disturbed, it contains a preponderance of non-native, weedy species. Chamise chaparral in the survey area is dominated by chamise (*Adenostoma fasciculatum*). Chamise chaparral/Riversidean sage scrub in the survey area is dominated by chamise and brittlebush (*Encelia farinosa*), the latter of which is a dominant species in the Riversidean sage scrub. Scrub oak chaparral in the survey area is dominated by scrub oak (*Quercus berberidifolia*), and southern mixed chaparral in the survey area is co-dominated by a mix of chaparral species including chamise, brittlebush, and ceanothus (*Ceanothus* sp.).

Coastal Sage Scrub

Riversidean sage scrub is a subcategory of coastal sage scrub, a dominant shrub community of California. In the survey area, Riversidean sage scrub is dominated by a mix of low-growing shrubs such as buckwheat (*Eriogonum* spp.), California sagebrush (*Artemisia californica*), and brittlebush. In some locations in the survey area, however, Riversidean sage scrub is dominated by just one species such as California sagebrush or brittlebush. Where Riversidean sage scrub that is dominated by brittlebush has been disturbed, the vegetation community also contains a preponderance of non-native, weedy species.

Non-native Grassland

Non-native grassland is a dense to sparse cover of annual grasses, often associated with numerous species of showy-flowered, native, annual forbs. Characteristic species often include oats (*Avena* spp.), red brome (*Bromus madritensis*), rippgut (*B. diandrus*), short-pod mustard (*Hirschfeldia incana*), and other mustards (*Brassica* spp.). Non-native grassland in the survey area occurs in small patches in a mosaic with sage scrub and chaparral.

Disturbed Habitat

Disturbed habitat is generally made up of areas that exhibit signs of recent disturbance. They usually support little vegetation; however, when there is vegetation present it consists of mostly non-native, weedy species. Disturbed habitat in the survey area includes dirt roads and areas adjacent to dirt roads.

Proposed Vegetation Mitigation

The proposed mitigation for Riparian/Riverine resources is also the proposed mitigation for the impacts to 0.21 acre of CDFW jurisdiction. This mitigation will also cover the impacts to 0.21 acre of Corps non-wetland WUS that overlap with CDFW jurisdiction. The final mitigation for impacts to waters of the State and WUS will be determined by the appropriate agencies during the permitting process.

The Riverine resources (ephemeral streambed) are proposed to be mitigated at a 1:1 ratio. A total of 0.21 acre of mitigation is proposed to occur via off-site purchase of credits from an approved Mitigation Bank(s), off-site habitat restoration, or other mitigation method as approved by the County and resource agencies. Mitigation for the unavoidable impacts to Riparian/Riverine resources will be at least biologically equivalent to the resources being impacted by the proposed project. Refer to the Project's EIR for a complete discussion of proposed mitigation.

Wildlife

Eight sensitive animal species were observed in the expanded survey area, but not within the project boundary itself. The coast horned lizard (*Phrynosoma blainvillii*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), red-diamond rattlesnake (*Crotalus ruber*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), northern harrier (*Circus cyaneus*), California horned lark (*Eremophila alpestris actia*), coastal California gnatcatcher (*Polioptila californica californica*), and San Diego desert woodrat (*Neotoma lepida intermedia*). The Bell's sage sparrow, Loggerhead shrike, and San Diego black-tailed jackrabbit were observed in the expansion area. All of these species are covered under the MSHCP and do not require species-specific mitigation. The MSHCP does not, however, cover impacts to nesting birds that are protected under the MBTA and/or California Fish and Game Code.

Proposed Wildlife Mitigation

The clearing of vegetation shall occur outside of the bird breeding season (February 15 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete, through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey report shall be submitted to the County for review and approval prior to initiating clearing and grubbing during the breeding season. Clearing of vegetation outside of the avian breeding season will not require a Nesting Bird Clearance Survey. Refer to the Project's EIR for a complete discussion of proposed mitigation.

Mining

Mineral Commodity

Metasedimentary and granitic rocks that are evident within the project are suitable for a range of processed and unprocessed concrete, asphalt, decorative, and fill material products. Some areas within the mining area contain sand that, when washed, will be suitable for use in high strength concrete and plaster. Additionally, marbleized limestone or crushed aggregate provides the ability to produce a variety of higher quality processed or unprocessed aggregate products. The resulting products will be usable in a variety of construction materials including hot mix asphalt, high-strength ready mix concrete, crushed aggregate fill materials, roadway base, and miscellaneous fill material. The expanded disturbance area primarily consists of marbleized limestone and material suitable for crushed aggregate. It is anticipated that material extracted from the expanded disturbance area will be combined with material taken from other mining phases to yield the exact products demanded by customers.

Mining Operation

The mining sequence will be approximately as follows

1. Overburden, including topsoil (native soils from 6" to 12" thick), is removed and stockpiled for later use in reclamation.
2. Rock is blasted, then stockpiled, ripped, or excavated by mining equipment.
3. Excavated material is transferred by loaders and haul trucks to the primary crusher.
4. Crushed material is transported to secondary crushing and screening equipment by conveyors.
5. Final products are sorted, washed if necessary, and stockpiled by conveyor.
6. Finished materials are sold to customers, placed in trucks by loaders, and transported for use in construction products, such as asphalt, concrete, and roadway base.

Project Life

The anticipated starting project starting date is 2019-20, depending on approvals, and the expected ending date would be 2069-70. The first, second, and third phases are estimated to range from 2019-2029, 2034-2064, and 2064-2069, respectively. The first two phases are primarily focused on mining, and the last phase is designated for reclamation. Overall project life is expected to be 50 years, with the first 45 predominantly mining, and the last 5 focused on reclamation.

Phase 1

Phase 1 will be initiated after project approval, and will include overburden removal in the expansion area. Also included in this phase will be a continuation of existing and currently approved mining operations. This phase is expected to last 10 years, but the actual timing will be dependent upon on market conditions and progression of mining.

Estimated SMP159R2 Phasing Schedule

Phase	Estimated Duration*	Phase Description	Cumulative Total (tons)
1	10	Overburden Removal / Initial Mining Activities	8,500,000
2a	**	Main Excavations, Mining and Processing	22,100,000
2b	***	Concurrent Mining and Reclamation	7,650,000
3	5	Final Reclamation and Monitoring	850,000
All	50		39,100,000

*For ** and ***, duration will be dependent on market conditions and demand.*

Phase 2

Primary mining and extractive activities will take place on site during Phase 2. The duration of Phase 2 will depend on market conditions, will result in the extraction of approximately 22,100,000 tons of material, and will result in the creation of final slopes and benches. Activities from Phase 1 may carry over into this phase, depending on market conditions and processing capabilities of the site.

Phase 3

Phase 3 will be the final phase, resulting in a reclaimed site. Final sloping and revegetation activities will occur during this phase, including the later years of the IDEFO operation as currently planned. Pad and access road areas will receive an erosion control mix, while the benches will be treated and planted in accordance with the reclamation plan. Revegetation monitoring will also occur in this phase, including 5 years of monitoring for the slopes and benches. Areas receiving the erosion control mix will not be subject to the same monitoring requirements and performance standards as the benches.

The total reserves in this application are approximately 44,000,000 tons, and will all be included as part of the SMP159R2 entitlement. By maintaining, and not increasing production levels, the mining operation will be extended to complete mining and reclamation, at a pace dependent on a combination of current levels and demand forecasts.

Size

The total acreage of property at the project site is approximately 1,021 acres. The current permitted acreage under SMP159R1 is 150.44 acres. The Expanded Disturbance Area (EDA) will add 54.5 acres, bringing the total permitted acreage for mining to 204.9 acres. Maximum slope height will be approximately 376 feet high, with slope benching proposed at 25-foot-wide with 25-foot-high inter-bench verticals (faces), resulting in a maximum slope ratio of 1 horizontal to 1 vertical (45 degrees). There will be 35' wide maintenance benches, and a 50' wide service bench near the bottom of the pit, resulting in an overall slope angle of 37 degrees.

Excavations

Reclamation of the project is expected to be phased with mining, where possible. Mining is proposed to expand the existing Gilman Springs Pit to include the EDA to the area west of the existing pit and to deepen the existing pit. The mine is formed in crystalline bedrock that includes granitics, metasedimentary rocks and marble, and overlying sandstone of the Mt. Eden Formation (Matti and Morton, 2015). Older alluvial fan deposits locally mantle the bedrock areas. A roughly rectangular pit is proposed with local bends in the finished walls. The deeper portion is proposed with a bottom at elevation 1,825 feet above mean sea level (amsl) at the west side.

The reclamation slope plan depicts a benched configuration using 25-foot-tall by 25-foot-wide benches with locally wider (35-foot-wide benches) forming a slope inclined at approximately 1 horizontal to 1 vertical (45 degrees). The stated angle for overall slopes is 37 degrees. Bench face angles are proposed at approximately 88 degrees with allowance for back break to about 80 degrees. The stated angle for the upper and lower portions of the overall slope is 43 degrees. The *Slope Stability Investigation Report* (Terracon, 2019) evaluated slightly steeper angles for both overall slopes and the upper/lower slopes.

Maximum slope height will be approximately 376 feet high, with slope benching proposed at 25-foot-wide with 25-foot-high inter-bench verticals (faces), resulting in a maximum slope ratio of 1 horizontal to 1 vertical (45 degrees). There will be 35' wide maintenance benches, and a 50' wide service bench near the bottom of the pit, resulting in an overall slope angle of 37 degrees.

Anticipated Production of Commodity

Annually, the mine is projected to produce an average of 531,250 cubic yards (CY) or 850,000 tons of material and 39,844 CY or 63,750 tons of waste (topsoil, overburden, and wash fines, collectively). At the end of the permit, the mine is expected to produce a cumulative total of 24,437,500 CY or 39,100,000 tons of material and 1,832,824 CY or 2,932,500 tons of waste.

Planned Ore Processing Methods on Site

Processing methods on site will remain essentially the same, with the existing wash and screening plants continuing to produce aggregates. Mining on the pit benches begins with a licensed and approved blasting contractor to loosen the rock, followed by front-end loaders and haul trucks delivering the material loosened by blasting to the primary crushing station. Once initially stockpiled, the sand and rock are then sized, sorted, and washed to construction specifications. Sands are produced for use in concrete, asphalt, plaster, and block production. Washed products are then stockpiled in the yard and allowed to de-water prior to shipment. Shipping utilizes another front-end loader to load customer trucks. A simplified flow diagram might look similar to:

Quality Management Plan (Bonadiman, 2018) both show that on-site drainages will not leave the site untreated, eliminating concerns about sediment-laden water leaving the property.

Stockpiles of finish materials are washed, and contain sufficient moisture to prevent wind erosion. Stockpiles that meet the criteria for preventative erosion measures pursuant to AQMD rules will be treated or covered, in compliance with Rule 403.

Mine slopes and benches will be protected with perimeter berms as necessary to prevent slope erosion or surface flow incursion in the area where natural slopes drain toward the mining and/or reclaimed slopes.

Blasting

The mine will conduct approximately 12-15 blasts per year. 24 hours prior to blasting, the sheriff, fire department, and any residents within half a mile will be notified. To mitigate any potential effects on offsite structures and residents seismic monitoring will take place. Blasting agents and materials will be stored on site in approved containers. All blasting on site will be performed by licensed professionals. Additionally, few structures and residents reside in the vicinity of the project.

Truck Traffic

The historic average tonnage of the mine is 377,675 tons per year (TPY) or 1,668 TPD based on a 15-year average of historical data. The project is proposing to expand this level to 1,000,000 TPY, or a net increase of 629,386.6 TPY. As such, the high-end estimate of the daily tonnage is 4,500 tons per day (TPD). After factoring in the mine's existing operations of 1,668 TPD, the Project is projected to increase by 2,832 TPD. At 25 tons of aggregate per truck, this results in an increase of 227 daily truck trips above the historical baseline.

While annual tonnage limits for the mine are remaining constant at 1,000,000 tons per year, for CEQA purposes, traffic impacts over the Project's baseline will be considered and evaluated. The increase in annual production attributed to the project would increase truck trips to and from the Mine. Additionally, the Project would result in an increase of up to eight (8) employees, which also would generate traffic. The increase in traffic from the Mine would contribute an increased volume of vehicular traffic to the local roadway network and has the potential to adversely affect the performance of the local circulation system, on both a direct and cumulatively-considerable basis. A traffic study shall be prepared for the Project according to the California Department of Transportation (Caltrans) *Guide for the Preparation of Traffic Impact Studies* (December 2002) and the *Riverside County Transportation Department's Traffic Impact Analysis Preparation Guide* (April 2008). The study shall quantify the volume of vehicular traffic anticipated to travel to and from the Mine. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

Scoping for the Traffic Study has been completed, and actual traffic counts were conducted in February, 2018. An updated study was completed in April, 2019.

Reclamation

Subsequent Uses

Reclamation on the site will result in approximately 205 acres of reclaimed property. The reclamation process will include the operation of an Inert Debris Engineered Fill Operation (IDEFO) to achieve reclaimed topography and to facilitate site reclamation. The ultimate use of the site will be a continuation of the IDEFO used in reclamation. When reclamation for SMP159R2 is deemed complete by the California Division of Mine Reclamation (DMR), a separate Condition Use Permit (CUP) will be filed for the stand alone IDEFO operation, if required. The IDEFO is anticipated to be a complimentary counterpart to Riverside County's Lamb Canyon landfill operation.

Reclamation Schedule

Reclamation will be concurrent with mining activities on site and is proposed to be completed by December 31, 2069. The last five years (2064-2069) are designated primarily to reclamation, with the mining activity winding down beginning in the five year period preceding final reclamation.

Reclamation of slopes and the pit areas may progress at differing rates, depending on market demand for the aggregates, the progression of mining, and success of the IDEFO. Once a bench is completed, a layer of topsoil will be placed, and then re-vegetated utilizing the site's reclamation seed mix. Financial Assurances for the site are currently in-place, and have been prepared in accordance with the Surface Mining and Reclamation Act (SMARA). Reclamation activities are not expected to take place during Phase 1 of mining operations. Phase 2 of mining operations are expected to see initial reclamation activities, including revegetation of the upper bench and the initiation of IDEFO activities. Phase 3, expected to start in 2064 and continue for 5 years, is dedicated primarily to reclamation.

Future Mining

Upon completion of mining in accordance with Exhibit "A", no further mining is proposed. Other areas within the property hold similar resources, and if market conditions are favorable, those areas may be proposed for mining. In that event, an additional application and analysis will be submitted in accordance with Riverside County Ordinance 555.

Public Safety

Public safety is a major consideration in the mining process and therefore is incorporated in this Mining and Reclamation Plan. The following is a brief outline of pre-reclamation and post-reclamation safety measures to be utilized by Chandler Aggregates:

- The property will be secured by fencing and "Surface Mining - No Trespassing" signage, in accordance with County Ordinance 555. Access to the site will be restricted by locked gates and fencing.

- Excavation and processing will be accomplished in accordance with rules and regulations of Occupational Safety Hazard Administration (OSHA), Mine Safety Hazard Administration (MSHA), Federal Bureau of Alcohol, Tobacco, and Firearms, Cal-OSHA, Riverside County Fire Department, Riverside County Environmental Health Department, South Coast Air Quality Management District, and other responsible or interested agencies.
- Storage, handling and removal of fuels, solvents, lubricants, and explosives will be accomplished in accordance with the permit conditions, rules, and regulations of responsible or advising agencies. Safety measures will include, but not be limited to double walled tanks, spill containment structures and impervious surfaces to prevent infiltration.
- Development of a Hazardous Materials Business Plan, in accordance with agency requirements.
- Slopes and stockpiles will be stabilized at safe slope ratios, in accordance with the recommendations of a qualified consulting geologist. A review of finished slopes will be accomplished by a qualified geologist on at least an annual basis.

Post Reclamation

Following the completion of IDEFO activities and grading/contouring of the site, including revegetation where applicable, the site will be evaluated and prepared for its ultimate use. Revegetation will consist of the native seed mix shown in the reclamation plan. On the top or surface of the IDEFO, soil stabilizers will be utilized for dust control as necessary.

The ultimate use of the site will be consistent with the County of Riverside's General Plan for the region. The needs of the community, with respect to open space, residential, commercial development, recreational areas, and infrastructure will be addressed near the completion of the project, and will factor in to any future use of the property. The planned post-reclamation use is to continue the IDEFO operation.

Drainage and Erosion Controls

Historical Conditions

The existing project site is partially developed as a surface mining operation/quarry. The majority of land disturbance is located at the approximate center of the site. Flows associated with the blue line stream discussed above (historical conditions) have been routed around the existing operation to the west side of the existing paved access road. These flows then continue in a manner substantially identical to historical conditions prior to discharge off of the site. The remaining five blue line streams (including Laborde Canyon) have not been disturbed by the existing mining operation and associated improvements.

Proposed Conditions

The site is graded to capture all surface flows falling on or near the main pit area, and retain them on-site. Pit walls are benched and sloped to retain and direct rainfall and storm flows into on-site drainage basins.

The site is designed to accommodate storm water sedimentation basins as shown in the Hydrology Report and be designed to provide the required capacities as shown in the Hydrology Report. As the basins are

not required to reduce peak flow rates, spillways capable of passing the 1000-year flow rates shall be incorporated in the outlet of the basins. If basin infiltration rates do not allow for percolation of the basin volume within 72 hours an outflow pipe may be required and shall be designed in accordance with CASQA Sedimentation Basin Best Management Practices (BMP's).

V-Ditches, as shown on the Reclamation Plan, will be constructed around the top of the slopes. These V-Ditches will control and direct potential surface flows away from the slope faces, minimizing the potential for erosion and gullyng. The drains will be inspected regularly, and any needed maintenance will be performed prior to forecasted rain events.

Slopes and Slope Treatment

Based on the findings contained within *Slope Stability Investigation, Proposed Expansion Area, Chandler Gilman Springs Pit* (Terracon February, 2019), the overall modeled 42-degree mine cut-slopes up to approximately 400 feet in height and upper/lower intermediate slopes (modeled at 45 degrees) are suitably stable against gross failure for the anticipated long-term conditions, including the effects of seismic shaking. Therefore the planned (slightly flatter) slope angles are considered suitably stable against gross failure for the anticipated long-term conditions, including seismic shaking.

Around the perimeter of the mine, minor slopes are anticipated as mining transitions from overburden into material suitable for blasting and processing. In areas where these slopes remain, they will be re-seeded using the Reclamation Seed Mix referenced herein, and will be applied through the use of a hydroseeder. Prior to hydro seeding, the slopes will be prepared and roughened to create an advantageous environment for the seeds and seedlings to take hold. Seeding will be done immediately preceding the wet season when possible, to take advantage of precipitation and normal growth cycles to assist with germination. All slopes, including those 2:1, will be inspected annually by a certified Geologist.

Pit Areas and Excavation

Mining benches in the main pit areas will receive an application of topsoil, and then be seeded according to the approved mix. IDEFO portions of the project will be filled with inert materials and silts/clays from mining activities, and stabilized using AQMD approved methods. Slopes will be revegetated to protect and stabilize the soil surface per the reclamation seed mix and performance standards contained herein.

Reclamation and revegetation will commence as mining progresses to the outer boundary of the mining areas.

Ponds, Reservoirs, Tailings, and Wastes

Any pond areas will be backfilled and/or graded to the elevations specified on the Reclamation Plan. Any overburden piles and stockpiles will also be graded to the specified elevations. Any residual material will be used for contouring and slope enhancement.

All waste piles, tailings, etc. that are not used in revegetation will be incorporated into the IDEFO.

Clean-up

Processing Plant and Equipment

The existing stationary processing plant as well as all ancillary buildings and structures will be dismantled and removed during the final stages of mining, concurrent with reclamation. The material mined during the last stages of the project will be processed using smaller, portable equipment. None of the existing structures from the aggregate plant will remain on site post-reclamation.

Trash and Debris

The entire project site will be monitored and clean-up performed as necessary for trash and debris removal. The trash and debris will be placed in suitable containers and hauled off-site for appropriate disposal.

Contaminants

The extraction and processing of sand, gravel and limestone does not involve the use of chemicals other than fuel and lubricants for mobile equipment, and the associated maintenance materials, as discussed in the Public Safety section. All fuels, lubricants, and other approved materials will be handled and stored per the site's SWPPP and SPCC plans, which are kept on-site. Therefore, the mining operation will not discharge contaminants into the environment.

All facilities and equipment associated with fuels, solvents and lubricants will be removed as a part of the reclamation process.

Prior to final reclamation, a Phase I Environmental Site Assessment will be conducted on the site to certify that the property is environmentally clean and in suitable condition for future use. The purpose of a Phase I Site Assessment is to identify, through research and visual inspection, any environmental problems resulting from the use of hazardous materials, including:

- Evaluating storage, handling, treatment, and disposal of materials and waste.
- Investigating site for evidence of underground storage tanks or spills.
- Researching history of the facility, soil type, and ground and surface water.
- Reviewing the regulatory files on sites surrounding the property and/or properties.

Soils and Fine-Textured Waste

Silts and clays resulting from the washing process will remain on site and be utilized as part of the compacted fill and the reclamation/revegetation requirements. The revegetation plan addresses the requirements for growth of plant species related to the site, and as such discusses the requirements related to proper soil preparation for this area. The mean thickness of topsoil after reclamation is approximately 2-8 inches.

Soil samples will be tested with A05-2 tests Waypoint Analytical in Anaheim. The A05-2 test is a comprehensive analysis that includes agricultural suitability, soil texture, and organic content with amendment recommendations.

Revegetation

The reclamation seed mix consists of the following species and application rates:

UPLAND HABITAT SEED MIX		
SCIENTIFIC NAME	COMMON NAME	POUNDS/ACRE
<i>Acmispon glaber</i>	Deerweed	2
<i>Ambrosia dumosa</i>	Burro bush	3
<i>Artemisia californica</i>	California sage brush	5
<i>Deinandra fasciculata</i>	Fascicled tarweed	2
<i>Baccharis pilularis</i>	Coyote brush	3
<i>Encelia farinosa</i>	Brittlebush	3
<i>Eriogonum fasciculatum</i>	Flat-top buckwheat	5
<i>Eriophyllum confertiflorum</i>	Golden yarrow	3
<i>Gutierrezia californica</i>	California matchweed	3
<i>Lasthenia californica</i>	Goldfields	2
<i>Lupinus bicolor</i>	Lupine	2
<i>Mimulus aurantiacus</i>	Monkey-flower	2
<i>Plantago erecta</i>	Dot-seed plantain	3
<i>Salvia apiana</i>	White sage	3
<i>Salvia mellifera</i>	Black sage	3
<i>Stipa pulchra</i>	Purple needlegrass	5
TOTAL		49

The revegetation seed mix list is based on recommendations contained in the *Biological Resources Assessment* for the project, completed by Alden Environmental in February of 2018.

Roads and compacted surfaces that require revegetation will be scarified to a depth of 6-12 inches to help establish a suitable root zone in preparation for planting. Topsoil and overburden remaining on site will be used in the revegetation process. A soil analysis will be completed prior to the re-vegetation process. Topsoil will be spread to a thickness of 6" and blended into existing subsurface materials.

Seed application will be accomplished with hydroseeding equipment, using both contractors and plant personnel when possible. Seeding will be done in the fall to early winter to maximize the potential benefit of limited Southern California rainfall, and this method has proved successful in revegetation efforts on other mine properties operated by the applicant.

Test plots will be conducted on the upper benches, when accessible, so as not to be disturbed by mining activities. Irrigation is not planned or proposed at this time, but will be incorporated in the future if necessary, as determined by the test plots. If test plots deem it necessary that irrigation is needed, then re-vegetation areas must be self-sustaining for at least two years to be considered successful. The test plots will help evaluate:

- How different species of plants grow and mature at the site.
- How effective seeding methods are, and whether improvements can be incorporated.
- Different soil amendments and fertilizers.
- Irrigation possibilities vs. using rainfall exclusively.
- Plant protection needs and weed control techniques.

Performance Standards

Cover is defined as the downward vertical projection of the crown or shoot area above the ground surface, expressed as a percentage of the reference area. *Density* is defined as the number of individual plants or stems within the reference area, expressed as a number of species per given area (usually a specified transect). *Species richness* is defined as the number of different species within the reference area, again, usually a defined transect. Performance standards for cover, density, and species richness were developed utilizing input from Alden Environmental, who conducted and oversaw all biological studies on-site, and the Division of Mine Reclamation. The standards are outlined in the table below:

Cover	35% cover of native perennials
Density	20 native perennials per 50-meter by 1-meter transect.
Species Richness	5 species of native perennials per 50-meter by 1-meter transect.

Weed Management and Control

If an exotic plant species invades the site, it is often easiest and cheapest to eradicate the species early than to allow it time to take hold and set seed. First it must be determined if the invasive species is a threat to the goals of the project. Many projects experience a population explosion of weeds the first year or two after implementation. In some cases, these weeds naturally die out without causing any adverse effects. In other cases, they take over the site and crowd out the desired species and reduce species richness. The remediation measures in Table 6.6.2 of "*Rehabilitation of Disturbed Lands: A Manual for Decision Making*" will be used as a guideline to address noxious weeds.

Weed control during the first year after implementation of test plots is necessary to inhibit non-native weeds from establishing and to minimize rodent damage to plants by removing non-native potential protective cover. Weed removal will be accomplished through manual, mechanical, or chemical methods depending on the specific circumstances.

A monitoring program, consisting of the continuing management of areas containing noxious weed infestations will be initiated during the year following treatment in order to assess the effectiveness of the treatment, and to determine the need for follow-up treatments. The noxious weed performance standards and threshold levels are outlined in the table below:

Performance Standards and Threshold Level

Noxious Weeds	Noxious weeds, defined as those invasive non-native species that are injurious to agricultural crops, livestock, and natural habitats or ecosystems.
Threshold level	Weed abatement activities will be initiated when noxious weeds represent more than 10% of the cover of a 100 square foot reference area.
Monitoring Program Threshold Level	Additional weed abatement activities will be undertaken when noxious weeds continue to represent more than 10% of the cover of a 100 square foot reference area six months after initial treatment.

Monitoring and Maintenance

One year after seeding, the site will be assessed for success of seeding efforts and erosion control. Remedial actions that may be employed at that time will include removal of non-native species, reseeding if necessary, and replacement of erosion control devices. Monitoring will be performed annually for a period of five years after reclamation, or until the success criteria have been met. Monitoring and sampling methods will follow protocols set forth in Section 6.0 of *"Rehabilitation of Disturbed Lands: A Manual for Decision Making"*, published by the California Geological Survey. Section 6.2.1.4 provides methodology for obtaining an 80% confidence level, and is incorporated here by reference.

The success criteria for the revegetation plan is 35 percent of the cover, density, and diversity of perennial species on-site at the end of reclamation compared to the reference areas on adjacent lands. The *Biological Resources Assessment (Alden Environmental, 2018)*, prepared for the Environmental Impact Report identified Coastal Sage Scrub as the dominant vegetation community on site.

An erosion control mix will be used on pad areas and roadways, and will not be subject to the same performance criteria outlined herein for benches and slopes.

Reclamation Assurance

Financial Assurances for the subject site are currently in-place, and have been prepared in accordance with the Surface Mining and Reclamation Act FINANCIAL ASSURANCE COST ESTIMATE GUIDELINES. The Financial Assurance Cost Estimate (FACE) is updated on an annual basis, and is submitted for review and approval to the Riverside County Building and Safety Department. The amount currently on-file and in-place, in the form of a bond, is currently \$195,000.

Statement of Responsibility

The California Surface Mining and Reclamation Act (SMARA) of 1975, Section 2779 states, "Whenever one operator succeeds to the interest of another in any uncompleted surface mining operation by sale, assignment, transfer, conveyance, exchange, or other means, the successor shall be bound by the provisions of the approved reclamation plan and the provisions of this chapter."

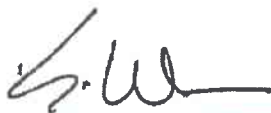
As a representative for **Chandler Aggregates Incorporated**, I certify that the information contained in this Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that **Chandler Aggregates Incorporated** will accept all responsibility for the reclamation of mined lands associated with this site:

Assessor's Parcel Numbers: 422-240-(007, 008), 423-240-(001, 018-024), and 424-190-(001, 002)

Containing approximately 205 acres.

In accordance with the approved Surface Mining and Reclamation Plan and within the time limits of said plan.

Executed on this 30 day of April, 2019



Signature of Company Representative

ERIC WERNER

Print Name



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



09/16/20, 10:56 am

SMP00159R2

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SMP00159R2. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is for the mining and processing of aggregate; including blasting, crushing, screening stockpiling and export of aggregate; and related maintenance and office facilities, and Surface Mining Permit No. 159 Revision No. 2 is a revision to the existing mining and reclamation plan to accommodate an expansion in mining activities from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site ("Expanded Disturbance Area", or "EDA") of 54.5 acres. The Gilman Springs Mine (herein, "Mine") encompasses approximately 1,021.4 acres. Additionally, SMP 159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site's utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine's aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site's 1,000,000-ton annual limit. Additionally, and in conformance with the Surface Mining and Reclamation Act of 1975 (SMARA) and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of Ordinances, 1995), SMP 159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. . The Project also proposes to revise the Mine's timing restrictions for mining activities within 300-feet of the Mine's boundaries from between 7:00 a.m. and 10:00 p.m., Monday through Saturday except holiday's, to 24-hours per day, seven days per week including Sundays and federal holidays, within the Controlled Development Areas (W-2) zone. The proposed surface mining revision proposes a 50-year life of permit

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 1 **AND - Project Description & Operational Limits (cont.)**
until December 31, 2070.

Advisory Notification. 2 **AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

Exhibit A (Mine Plan), Amended No. 2, dated June 25, 2019.

Exhibit B (Reclamation Plan), Amended No. 2, dated June 25, 2019.

Exhibit C (Project Description), Amended No. 2, dated June 25, 2019.

Advisory Notification. 3 **AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
 - Ord. No. 916 (Cottage Food Operations)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 927 (Regulating Short Term Rentals)

- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 4 AND - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the SMP00159R2, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

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

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - HOLD HARMLESS (cont.)

Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 5 AND - Planning Previous Conditions of Approval

The conditions of approval from SMP00159 and SMP00159R1 remain in effect unless specifically amended by the SMP00159R2.

Fire

Fire. 1 Gen - SMP Fire

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards.

General

General. 1 Gen - 90 Days to Protest

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Planning

Planning. 1 0010-Planning-SMP - ANNUAL REPORT

During the life of this permit, the permittee shall annually prepare and submit a written report to the County Geologist, demonstrating compliance with all the conditions of approval and mitigation measures required for this SMP No. 159R2 and EA No.43079. This report shall be submitted along with the mine operator's annual mining report and annual inspection application package required for this mine's annual SMARA inspection. This package shall be submitted to the County no later than June 30 of each calendar year.

Planning. 2 0010-Planning-SMP - CAUSES FOR REVOCATION

In the event the use hereby permitted under this surface mining permit, a) ceases operation for a period of one (1) year or more (unless an Interim Management Plan is approved in accordance with Ordinance No. 555), b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety and welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25 **Gen - Historical/Archaeological Resources (cont.)**

withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code 6254 (r).

Planning. 26 **Gen - Hydrology Water Quality**

CRDR 4.8-1 The Project is required to comply with the provisions of the County's National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R8-2013-0024, NPDES Permit No. CAS618033) and the Project's Storm Water Pollution Prevention Program (SWPPP).

Planning. 27 **Gen - Mitigation Measures Aesthetics**

CRDR 4.1-1 The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp source and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from the Mount Palomar Observatory (located approximately 36.5 miles south of the Project site in northern San Diego County). Pursuant to the requirements of Ordinance No. 655, all lighting shall consist of low pressure sodium lighting, or other lamp types that emit 4050 lumens or less. If light fixtures are proposed above 4050 lumens, then the lighting shall be fully shielded in conformance with the requirements of Ordinance No. 655.

CRDR 4.1-2 The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life.

Planning. 28 **Gen - Mitigation Measures Air Quality**

MM 4.2-1 Prior to any mining activities within the 54.5-acre Expanded Disturbance Area (EDA), the Mine Operator shall provide evidence to the Riverside County Planning Department that signs stating the following (or equivalent) have been posted at the truck access gates and aggregate loading areas:

- "Truck Drivers shall turn off engines when not in use."
- "Truck drivers to shut down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to 'neutral' or 'park,' and the parking brake is engaged."
- Telephone numbers for the Mine Operator and the CARB also shall be posted to allow for reporting of violations.

CRDR 4.2-1 The Project is required to comply with the provisions of SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

CRDR 4.2-2 The Project is required to comply with the provisions of South Coast Air Quality Management District Rule 403, "Fugitive Dust" by implementing the following dust control measures during ground disturbing activities, as applicable:

- All new ground disturbing activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.
- The Mine Operator shall ensure that all disturbed unpaved roads and disturbed areas within the Mine

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29

Gen - Mitigation Measures Biological Resources (cont.)

jurisdictional drainages, the Project Applicant shall obtain a Section 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW) for impacts to 0.21 acre (3,620 linear feet) of ephemeral stream and 615 linear feet of features with discontinuous OHWM that are CDFW streambed habitats, as well as 0.15 acre of tamarisk scrub riparian habitat.

MM 4.3-4 All vegetation clearing activities within the 54.5-acre Expanded Disturbance Area (EDA) shall occur outside of the bird breeding season (February 15 through August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. Surveys shall be conducted no more than three (3) days prior to scheduled vegetation clearing activities within the EDA. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (300 feet for the California gnatcatcher and raptors; 100 feet for other non-raptors). The vegetation containing the active nest shall not be removed, and no ground-disturbing activities shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey shall be repeated to confirm the absence of nesting birds. A Nesting Bird Clearance Survey report shall be submitted to the County for review and approval prior to any new vegetation clearing and grubbing during the breeding season. Clearing of vegetation outside of the avian breeding season shall not require a Nesting Bird Clearance Survey. The Mine operator shall keep records of: a) all new clearing activities that occur during the general avian breeding season; b) the results of all pre-construction nesting surveys; c) mitigation or avoidance measures that were undertaken during the breeding season; d) areas within the EDA that have been disturbed outside of the general avian breeding season; and e) copies of the approved Nesting Bird Clearance Survey report(s). These records shall be maintained on site at all times and made available for City inspection upon request.

MM 4.3-5 All lighting shall be selectively placed, directed, and shielded away from habitats around the periphery of the active mining areas. In addition, large spotlight-type lighting directed into areas outside the actively-mined areas shall be prohibited. Operational lighting shall be shielded and focused to reduce impacts to wildlife.

MM 4.3-6 Prior to mining activities within the proposed Expanded Disturbance Area (EDA), signs shall be posted along internal roadways restricting speeds to 10 miles per hour or less.

MM 4.3-7 Prior to commencement of mining activities pursuant to SMP 159R2, the Project Applicant shall construct a 765-foot long 12-foot high berm between the proposed MSHCP Conservation Area and the existing mining operations on site, as depicted on EIR Figure 4.3-4, Proposed MSHCP Conservation Area Noise Receiver Locations.

MM 4.3-8 Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to removal of any vegetation within the 54.5-acre Expanded Disturbance Area (EDA), a pre-construction

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29

Gen - Mitigation Measures Biological Resources (cont.)

presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding (MOU) with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the vegetation clearing does not occur within 30 days of the survey, a new survey shall be required. If it is determined that the Project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife (CDFW).

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the Project site prior to initiation of vegetation clearing activities, the Project Proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding (MOU) with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place,
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experience capturing, handling, and relocating borrowing owls, including the outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

CRDR 4.3-1 The Project Applicant shall comply with County of Riverside Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment.

CRDR 4.3-2 The Project Applicant shall comply with County of Riverside Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29

Gen - Mitigation Measures Biological Resources (cont.)

CRDR 4.3-3 The Project Applicant shall incorporate measures required through National Pollutant Discharge Elimination System (NPDES). Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area.

CRDR 4.3-4 The Project is required pursuant to Amendment No. 2 to Reclamation Plan No. 159 (SMP 159R2) to implement the approved reclamation seed mix as part of any revegetation or reclamation activities. Only species on the approved reclamation seed mix (refer to EIR Table 3-4) shall be allowed. The reclamation seed mix does not include any plants included on the California Invasive Plant Council's list of invasive species (or in Table 6-2 of the MSHCP).

CRDR 4.3-5 Prior to commencement of mining activities within the proposed EDA, the Project Applicant shall convey to the Riverside Conservation Authority (RCA) 184.73 acres of the Mine located within MSHCP Cell Group B, 230.47 acres of the Mine located within MSHCP Cell Group C, and 14.81 acres of the Mine located within MSHCP Cell Group D. The required dedications, all of which occur outside of the existing mining limits and the proposed EDA, would assist the RCA in achieving the conservation objectives for Cell Groups B, C, and D.

Planning. 30

Gen - Mitigation Measures Energy

CRDR 4.4-1 The following regulations have been adopted to improve energy efficiency, and would serve to reduce the Project's level of energy consumption:

- Pavley Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

Planning. 31

Gen - Mitigation Measures Paleontological Resources

MM 4.10-1 Prior to the commencement of ground-disturbing activities within the EDA, a pre-construction meeting shall be held and attended by the Project Paleontologist, Project Applicant, and a representative of the Lead Agency (County of Riverside). The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials. The Mine Operator shall be responsible for monitoring for compliance with this requirement, and shall document the date, time, location, and attendees who participated at this meeting. Complete grading plans shall be made available to the Project Paleontologist or Paleontological Monitor prior to the start of any earthmoving activities.

MM 4.10-2 Prior to commencement of mining activities within the EDA, the Project Applicant shall provide evidence to Riverside County that mass grading and excavation activities in areas identified as likely to contain paleontological resources will be monitored by a qualified paleontologist or paleontological monitor shall occur. Monitoring shall be conducted full-time in all areas of grading or excavation in undisturbed Mount Eden formation sediments ("Area B" on EIR Figure 4.10-2) located in the northern and northeastern portions of the proposed EDA as well as locations where over-excavation of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31

Gen - Mitigation Measures Paleontological Resources (cont.)

surficial alluvial sediments will encounter these formational sediments in the shallow subsurface. Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid operational delays and to remove samples of sediment that are likely to contain the remains of small fossil invertebrates and vertebrates. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have a low potential to contain fossil resources. Evidence of compliance with this mitigation measure shall be provided to Riverside County prior to commencement of mining activities within the EDA.

MM 4.10-3 If a paleontological resource is discovered on the property, discovered fossils or samples of such fossils shall be collected and identified by a qualified paleontologist. Preparation of recovered specimens to a point of identification and permanent preservation (not display), including screen-washing sediments to recover small invertebrates and vertebrates, if indicated by the results of test sampling. Evaluation and museum-level preparation of discovered fossils shall be overseen by a qualified paleontologist. Any and all fossils encountered during Project grading activities will be deposited at the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the Project Applicant. The Project Applicant shall provide evidence of compliance with this mitigation measure to Riverside County within 60 days of completion of grading activities within the "High" paleontological sensitivity area of the Project site, if such resources are found on-site.

MM 4.10-4 Within 90 days of completion of paleontological monitoring activities within the "High" paleontological sensitivity area of the Project site ("Area B" on EIR Figure 4.10-2), the Project Applicant shall prepare a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location. A letter documenting receipt and acceptance of all fossil collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the appropriate lead agency (Attn: Riverside County Transportation and Land Management Agency, Planning Department, 4080 Lemon Street, Riverside, California 92502), shall signify satisfactory completion of the Project's monitoring and mitigation program with respect to nonrenewable paleontological resources

Planning. 32

Gen - Mitigation Measures Transportation and Traffic

MM 4.11-1 Prior to commencement of mining activities as authorized under SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the installation of a traffic signal at the intersection of Jack Rabbit Trail. & Gilman Springs Rd. (#3). The Project's fair share of the required improvement is 35.5%.

MM 4.11-2 Prior to commencement of mining activities as authorized under SMP 159R2, the Project Applicant shall make a fair-share monetary contribution to the County of Riverside, to be held in trust, for the installation of a traffic signal at the intersection of the Project's Driveway & Gilman Springs Rd. (#5). The Project's fair share of the required improvement is 54.7%.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 36

Gen - Road Impact Assessment (cont.)

new and significantly expanded surface mining facilities are required to make payment of a Road Impact Assessment.

For SMP 159 Revised Permit No.1 the applicant agreed to a condition of approval requiring compliance with the Road Impact Assessment as set forth in this policy and Ordinance No. 555.

The Road Impact Assessment depends on the following payment program:

PCC Material: Applicants shall pay to the County a Road Impact Assessment of \$0.05 per ton of Portland cement concrete-grade aggregate material ("PCC Material") extracted from the subject mining site associated with the new Permit, or revised Permit for a Significantly Expanded Surface Mining Operation, and either (i) sold as a finished product and transported off the site, or (ii) transported off the site for further processing and sale off the site.

Non-PCC Material: Applicants shall pay to the County a Road Impact Assessment of \$0.03 per ton of material not suitable for Portland cement concrete use ("Non-PCC Material"), including, without limitation overburden, other waste rock, or topsoil, extracted from the subject mining site associated with the new Permit, or revised Permit for a Significantly Expanded Surface Mining Operation, and either (i) sold as a finished product and transported off the site, or (ii) transported off the site for further processing and sale off the site. If the Road Impact Assessment payment amount would be less than \$25,000, applicants for a new Permit, or a revised Permit for a Significantly Expanded Surface Mining Operation, shall be required to pay a minimum Road Impact Assessment amount of \$25,000 ("Minimum Payment") per year.

CPI Adjustments. The Road Impact Assessment shall be adjusted annually in accordance with the Consumer Price Index for "All Urban Consumers, All Items Less Food and Energy Riverside-San Bernardino-Ontario, CA Area," published by the U.S. Department of Labor Statistics, or, if no longer available, a similarly applicable index. The annual CPI adjustment shall not exceed 4 percent. The \$25,000 minimum annual Road Impact Assessment shall be subject to a 10% adjustment every five years.

Payment Schedule. Applicants electing to be subject to a Road Impact Assessment shall submit payments to the County on an annual basis on October 1 of each year, based on the annual Operator's report required to be submitted on July 1. The first payment for a new Permit shall be paid the first October 1 after approval of the Permit or revised Permit. The first payment for a Significantly Expanded Surface Mining Operation shall be paid the first October 1 after extraction has begun. For both a new Permit and a Significantly Expanded Surface Mining Operation, the Minimum Payment, if applicable, shall be prorated on a daily basis for the first year. Consistent with sections 2207(g) and 2778 of SMARA, the disclosure of the amount of a Road Impact Assessment paid by a party subject to this Board Policy shall be considered proprietary information. However, the total amount of all Road Impact Assessments collectively paid by all parties subject to this Board Policy shall be considered public information, unless the disclosure of such information would result in either the direct or indirect disclosure of information identified as proprietary pursuant to this section, which will be assessed by the County on a case-by-case basis.

Annual Minimum Road Impact Assessment. Except for a prorated amount the first year after approval, Applicants shall pay a Minimum Payment of \$25,000 annually.

Planning. 37

Gen - Signage

No signs are approved pursuant to this use. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Riverside County Planning Department, pursuant to the requirements of Section 18.30.a.(1) of Riverside County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 37

Gen - Signage (cont.)

governmental agency other than the Planning Department), and all necessary building permits shall be obtained from the Riverside County Department of Building and Safety.

Planning-CUL

Planning-CUL. 1

If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2

PDA06020 accepted

County Archaeological Report (PDA) No. 6020 submitted for this project (SMP00159r2) was prepared by Andrew Garrison of Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment for the Surface Mining Permit No. 159, Amendment No. 2 Project", dated January 18, 2018. PDA06020 concludes: The cultural resources study for the Surface Mining Permit No. 159, Amendment No. 2

Project was negative for the presence of cultural resources. The EIC records search indicated that while 13 cultural resource sites have been recorded within a one-mile radius of the project, no cultural resources have ever been recorded within the APE. Further, 26 studies have been conducted within one mile of the project, two of which combined cover the entire project APE. As shown within the records search, resources near the project are mainly of food processing/bedrock milling sites associated with the seasonal drainages within Laborde Canyon, located southeast of the project, or artifact scatters and isolates located in the Eden Hot Springs, northwest of the APE. Ground visibility during the survey was generally good, and although the current APE contains bedrock outcrops and seasonal drainages, no resources were identified during the survey. The bedrock outcroppings present within the APE were all eroded and friable with no signs of prehistoric use. Further, the intermittent sources of water that would be located at the base of the hills within the canyons are at the bottom of slopes that are steep and difficult to access, making them a poor location for prehistoric habitation sites. The lack of documented prehistoric resources is likely due to the terrain of the Badlands, making access to water within the steep narrow canyons a challenge. Therefore, based on the results of the records search and field survey, it is unlikely that any cultural resources exist on the property.

PDA06020 recommends: Given that no archaeological sites, features, or artifacts were identified during the field reconnaissance, no potential impacts to cultural resources are associated with the proposed project. The archaeological study was completed in accordance with County of Riverside report guidelines and CEQA significance evaluation criteria. Based upon the absence of any cultural resources on the property, site-specific mitigation measures will not be required for this project. Further, as a result of inhospitable terrain, disturbance from the cutting and clearing of dirt roads and turnouts, and the absence of recorded cultural resources within the project boundaries, there is little potential for cultural resources to be present/disturbed by the proposed project.

Monitoring of grading by archaeologists and Native American representatives will not be recommended as a Condition of Approval. No further archaeological investigations are recommended for project approval based upon the records search and the results of the field survey.

These documents are herein incorporated as a part of the record for project.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO180007 (Revised) ACCEPTED

County Geologic Report GEO No. 180007 (Revised), submitted for the project SMP00159R2, APNs 422-240-007, -008; 423-230-008, and 432-240-001, -018 through -024, was prepared by Terracon, and is titled; "Slope Stability Investigation, Proposed Expansion Area, Chandler Gilman Springs Pit, CA Mine ID 90-33-0019 – SMP159R2, Riverside County, California, Terracon Project No. CB195044" dated February 5, 2018. In addition, Terracon has submitted the following revised report:

"Revised Slope Stability Investigation, Chandler Gilman Springs Pit – Proposed Expansion Area, CA Mine ID 90-33-0019 – SMP 159R2, Riverside County, California, Prepared for Chandler Aggregates, Inc., Terracon Project No. CB175260" dated April 19, 2019.

GEO180007 (Revised) concluded:

1. This site is not located within an Alquist-Priolo Earthquake Fault Zone nor a County designated fault hazard zone.
2. No active or potentially fault traces are known to traverse the site and no evidence of onsite faulting was observed during our field reconnaissance and aerial photo review.
3. Based on ground water elevations at the onsite wells (397 and 522 feet deep), groundwater is not anticipated to be a consideration for the mine expansion.
4. The potential for liquefaction and other shallow groundwater hazards within the reclamation area is considered to be low.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180007 (Revised) ACCEPTED (cont.)

5. Moderate to severe seismic shaking of the site can be expected to occur during the lifetime of the proposed mining and reclamation. This potential has been considered in our analyses and evaluation of slope stability.
6. On the basis of our field investigation and slope stability analyses, it is the opinion of this firm that the proposed slope excavations and reclamation of the proposed mine slopes are feasible from geotechnical engineering and engineering geologic standpoints, provided the recommendations contained in this report are implemented during mining.
7. Based on our analyses, overall modeled 42-degree cut-slopes up to approximately 400 feet in height and upper/lower intermediate slopes (modeled at 45 degrees) are suitably stable against gross failure for the anticipated long-term conditions, including the effects of seismic shaking.
8. Based on our current analysis, revised slope configurations are also suitably stable against gross failure for the anticipated long-term conditions, including seismic shaking. Therefore, the planned (slightly flatter) slope angles are considered suitably stable against gross failure for the anticipated long-term conditions, including seismic shaking.
9. It is anticipated that rock fragments will be angular and relatively resistant to rolling; therefore, rockfall hazard is not anticipated for properly excavated and scaled rock slopes.

GEO180007 (Revised) recommended:

1. Overall final cut slopes (pit top to pit toe) should be no steeper than approved angles (42 degrees as modeled in Cross Section A) up to the maximum proposed height (400 feet).
2. The bedding orientation (generally 40-degree northeast dip) within marble bearing and foliated schist strata may influence the geometry of north- and northwest-facing pit walls.
3. The occurrence of back break and kinematic influence on face angles may result in slightly fatter or steeper interbench slope angles.
4. The geotechnical engineer or geologist should be notified if adverse slope conditions that are not mitigatable by established operational plans are discovered during mining.
5. As a typical for any surface mining operation, we recommend periodic observation of mine benches above working areas for indications of potential instability during mine operations.
6. Pit slope monitoring should include regular inspections of benches and pit crests in order to identify any tension cracks or other indications of potential slope instability.
7. Mine slopes and benches should be protected with perimeter berms and/or levees as necessary to prevent slope erosion or surface flow incursion in the areas where natural slopes drain toward the mining and/or reclaimed slopes.

GEO No. 180007 (Revised) satisfies the requirement for a geologic study/slope stability analysis for Planning/CEQA purposes. GEO No. 180007 (Revised) is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-GEO. 2

GEO180007 ACCEPTED

County Geologic Report GEO No. 180007, submitted for the project SMP00159R2, APNs 422-240-007, -008; 423-230-008, and 432-240-001, -018 through -024, was prepared by Terracon, and is titled; "Slope

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 2

GEO180007 ACCEPTED (cont.)

Stability Investigation, Proposed Expansion Area, Chandler Gilman Springs Pit, CA Mine ID 90-33-0019 – SMP159R2, Riverside County, California, Prepared for Chandler Aggregates, Inc., Terracon Project No. CB175260” dated February 5, 2018.

GEO180007 concluded:

1. This site is not located within an Alquist-Priolo Earthquake Fault Zone nor a County designated fault hazard zone.
2. No active or potentially fault traces are known to traverse the site and no evidence of onsite faulting was observed during our field reconnaissance and aerial photo review.
3. Based on ground water elevations at the two onsite wells (397 and 522 feet deep), groundwater is not anticipated to be a consideration for the mine expansion.
4. The potential for liquefaction and other shallow groundwater hazards within the reclamation area is considered to be low.
5. Moderate to severe seismic shaking of the site can be expected to occur during the lifetime of the proposed mining and reclamation. This potential has been considered in our analyses and evaluation of slope stability.
6. On the basis of our field investigation and slope stability analyses, it is the opinion of this firm that the proposed slope excavations and reclamation of the proposed mine slopes are feasible from geotechnical engineering and engineering geologic standpoints, provided the recommendations contained in this report are implemented during mining.
7. Based on our analyses, overall modeled 42-degree cut-slopes up to approximately 400 feet in height and upper/lower intermediate slopes (modeled at 45 degrees) are suitably stable against gross failure for the anticipated long-term conditions, including the effects of seismic shaking.
8. It is anticipated that rock fragments will be angular and relatively resistant to rolling; therefore, rockfall hazard is not anticipated for properly excavated and scaled rock slopes.

GEO180007 recommended:

1. Overall final cut slopes (pit top to pit toe) should be no steeper than approved angles (42 degrees as modeled in Cross Section A) up to the maximum proposed height (400 feet).
2. The bedding orientation within marble bearing and foliated schist strata may influence the geometry of north- and northwest-facing pit walls.
3. The occurrence of back break and kinematic influence on face angles may result in slightly fatter or steeper interbench slope angles.
4. The geotechnical engineer or geologist should be notified if adverse slope conditions that are not mitigatable by established operational plans are discovered during mining.
5. As a typical for any surface mining operation, we recommend periodic observation of mine benches above working areas for indications of potential instability during mine operations.
6. Pit slope monitoring should include regular inspections of benches and pit crests in order to identify any tension cracks or other indications of potential slope instability.
7. Mine slopes and benches should be protected with perimeter berms and/or levees as necessary to prevent slope erosion or surface flow incursion in the areas where natural slopes drain toward the mining and/or reclaimed slopes.

GEO No. 180007 satisfies the requirement for a geologic study/slope stability analysis for Planning/CEQA purposes. GEO No. 180007 is hereby accepted for planning purposes. Engineering and other Building

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 2

GEO180007 ACCEPTED (cont.)

Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Plan: SMP00159R2

Parcel: 422240008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-SMP - 1ST FINANCIAL ASSURANCE Not Satisfied

Prior to commencement of any surface disturbance, construction of any processing plant, surface mining operation, the permittee shall establish financial assurances to ensure reclamation of the surface mining operation with the County.

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 County.

b. The specific amount of financial assurance for this mining operation shall be based upon actual calculations of reclamation costs and shall be subject to review and approval by the County and review by the California Department of Conservation. Calculations shall be provided on forms created by the Department of Conservation, as appropriate.

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, land restoration and revegetation compatible with the topography and general environment of surrounding property in accordance with the approved Reclamation Plans.

d. The financial assurance shall remain in effect for a twenty-five (25) year period and/or shall be released by the County on approval of the site's final reclamation by the County and the Department of Conservation, Division of Mine Reclamation.

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

060 - Planning. 2 0060-Planning-SMP - 1ST INSPECTION REPORT Not Satisfied

Prior to commencement of any surface disturbance, or construction of any processing plant, surface mining operation, or issuance of the first Special Inspection Permit, the permittee shall apply for a Special Inspection Permit from the Riverside County Department of Building and Safety which will be accompanied by the appropriate filing fee set forth in Riverside County Ordinance No. 671. The Special Inspection Permit shall be accompanied by a written report which specifies conformance with these conditions of approval.

060 - Planning. 3 0060-Planning-SMP - RCL RECLAMATION PLAN Not Satisfied

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.

060 - Planning. 4 0060-Planning-SMP - YR BLASTING NOTICES Not Satisfied

A letter, containing a general description of the blasting operations and precautions, including the blast warning whistle signals that are required by the State of California Construction Safety orders, shall be sent to all residents within a one-half mile radius of the surface mining operations. The notification will occur a minimum of once a year. Evidence that notification has been done shall be included in the annual report submitted prior to the issuance of the annual Special Inspections Permit.

060 - Planning. 5 0060-Planning-SMP- 1ST ROAD ACCESS Not Satisfied

Prior to the commencement of any expanded reclamation plan operation, the access roads connecting the project with the paved County maintained roads shall be paved with asphaltic concrete and/or covered with aggregate base materials, as approved by TLMA.

060 - Planning. 6 0060-Planning-SMP- YR ADJUST ASSURANCES Not Satisfied

Plan: SMP00159R2

Parcel: 422240008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 0060-Planning-SMP- YR ADJUST ASSURANCES (cont.) Not Satisfied

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

060 - Planning. 7 0060-Planning-SMP- YR RECLAMATION REPORT Not Satisfied

The permittee shall submit a final reclamation completion report prior to the completion and expiration of this mining permit to the County Geologist for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration of 2:1 (horizontal:vertical), resoiled areas, erosion control structures, and successful revegetation. This report shall be accompanied by a stamped and wet-signed substantial conformance letter from an independent licensed engineer, landscape architect, geologist or other appropriate professional stating that the project was reclaimed pursuant to the approved Reclamation Plan.

060 - Planning. 8 0060-Planning-SMP*- 1ST PROCESSING PLANT Not Satisfied

Prior to the commencement of any surface disturbance, surface mining operations, or issuance of the first Special Inspection Permit, the permittee shall cause a plot plan application for development of temporary and permanent processing plant areas to be submitted to the Riverside County Planning Department, Land Use Section for review and approval by the Planning Department Engineering Geologist. Said plan shall be in conformance with the approved Surface Mining Permit No. 159, Revision No. 2, Mining Plan, Exhibit "A".

Planning-CUL

060 - Planning-CUL. 1 NATIVE AMERICAN MONITOR Not Satisfied

Prior to disturbance of any previously undisturbed areas, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall have the opportunity, based upon the written agreement, to be on-site during all initial ground disturbing activities including clearing, grubbing and tree removals. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of tribal cultural resources.
If the Native American Monitor identifies any potential tribal cultural resources, the Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 PROJECT ARCHAEOLOGIST Not Satisfied

Prior to disturbance of any previously undisturbed areas, the applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource

Plan: SMP00159R2

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 PROJECT ARCHAEOLOGIST (cont.) Not Satisfied

Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be on-site during all initial ground disturbing activities including clearing, grubbing and tree removals. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060 - EPD - RCA Conveyance Not Satisfied

Prior to the issuance of any grading permits or the recordation of any maps, the Project Applicant shall provide the Regional Conservation Authority (RCA) via either fee conveyance or conservation easement for long-term conservation and management of the 430.1 acres, as discussed in the "General Biological Resources Assessment for Gilman Springs Mine", prepared by, Alden Environmental Inc., dated April 5 2019", prior to the issuance of any grading permits or prior to recordation, whichever occurs first. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

060 - Planning-EPD. 2 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 3 0060-EPD-Biological Monitor Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted who holds a MOU with the County of Riverside to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the

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Planning-EPD

060 - Planning-EPD. 3 0060-EPD-Biological Monitor (cont.) Not Satisfied
qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 4 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 5 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied
The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

INVASIVES

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) (cor Not Satisfied
BARRIERS

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE

Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that mitigation for impacts to MSHCP riparian/riverine systems proposed as part of the project to reduce potential impacts to water resource beneficial floodplain values has been purchased. MSHCP riparian/riverine habitat would be mitigated at a mitigation-to-impact ratio of 3:1 for the 0.36 acres of permanent impacts. Impacts to MSHCP Riverine habitat will be offset by the purchase of 1.08 credits at the Riverpark Mitigation Bank. Riverpark Mitigation Bank possesses high quality riparian/riverine habitat that is superior to the habitat that is impacted in the project site. This information is documented in, 'Determination of Biologically Equivalent or Superior Preservation for Gilman Springs Mine, prepared by Alden Environmental Inc., dated April 5, 2019.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD – PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed PERMANENT fencing and signage plan for the protection of all biologically sensitive areas. Areas of the project adjacent to

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7 0060-Planning-EPD-EPD – PERMANENT FENCING PLAN (c Not Satisfied
areas labeled as "MSHCP Conservation Area" on the Final Map and as discussed in "General
Biological Resources Assessment for Gilman Springs Mine", prepared by, Alden Environmental Inc.,
dated April 5 2019," shall be permanently demarcated. The Regional Conservation Authority (RCA)
shall be consulted on the fence design. The fencing plan will be reviewed and approved by Riverside
County's Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has
reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether
the proposed fencing will adequately protect the conservation area, and whether changes to the
proposed fencing and signage plan are required.

060 - Planning-EPD. 8 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Satisfied

Areas of the project adjacent to areas labeled as "MSHCP Conservation Area" as discussed in the
"General Biological Resources Assessment for Gilman Springs Mine", prepared by, Alden
Environmental Inc., dated April 5 2019, will be temporarily fenced, or somehow demarcated, to avoid
impacts during grading and construction. Signs must clearly indicate that no impacts will occur within
the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with
the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting
bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist
documenting that the fencing has been completed. EPD may also inspect the site prior to grading
permit issuance.

Planning-PAL

060 - Planning-PAL. 1 Gen - PALEO PRIMP/MONITOR Satisfied

County Paleontological Report (PDP) No. 1586, submitted for this case (SMP00159R2), was
prepared by Brian F. Smith and Associates, Inc. (BFSA) and is entitled: "Paleontological Resource
Impact Mitigation Program (PRIMP), Surface Mining Permit No. 159, Amendment No. 2, San Timoteo
Badlands, unincorporated Riverside County, California (Case No. SMP00159R2)", dated 18 January
2018. In addition, BFSA has submitted the following revised report:

"Revised Paleontological Resource Impact Mitigation Program (PRIMP), Surface Mining Permit No.
159, Amendment No. 2, San Timoteo Badlands, unincorporated Riverside County, California (Case
No. SMP00159R2)", dated April 30, 2019.

PDP01586 concluded:

The existence of Miocene to Pliocene (~5.6 million year old) sediments of the Mount Eden formation
across Area B within the bounds of the proposed mine expansion, the documented fossil record of
terrestrial mammals and land plants from this formation, and the High Paleontological Resource
Sensitivity assigned to the Mount Eden formation by the CRLIS all support the recommendation that
full-time paleontological monitoring be required during mass grading and excavation activities in Area
B in order to mitigate any adverse impacts to potential nonrenewable paleontological resources in this
area. The greatest portion of the proposed mine expansion (Area A), however, is underlain by
metamorphic (metasedimentary) rocks, has little to no likelihood of yielding any recognizable fossils,
and is assigned a Low Paleontological Sensitivity.

PDP01586 recommended:

A mitigation monitoring and reporting program (PRIMP) consistent with the provisions of the California

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - PALEO PRIMP/MONITOR (cont.) Satisfied
Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and draft guidelines of the Society of Vertebrate Paleontology should be implemented for any grading and excavation-related activities within Area B of the proposed mine expansion.

Additionally, the County will require full-time paleontological monitoring of mass grading and excavation activities in all areas where excavation/mining activities will excavate into the Mount Eden formation.

Paleontological monitoring of any mining or earth-disturbing activities in Area A is not necessary and is not recommended.

PDP01586 satisfies the requirement for a PRIMP for this site grading. PDP01586 is hereby accepted for SMP00159R2. PDP01586 shall be implemented for site excavating under this mining permit. Should fossil remains be encountered during site excavation, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01586 for fossil protection and recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-SMP - YR TEMPORARY SLOPES Not Satisfied
Temporary slopes created during mining operations shall be excavated no steeper than 1:1 (horizontal: vertical) and no higher than 30 feet in vertical height, or in compliance with MSHA and CALOSHA requirements.

070 - Planning. 2 0070-Planning-SMP- 1ST & YR BOUNDARY FENCE Not Satisfied
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 County Geologist.

070 - Planning. 3 0070-Planning-SMP- 1ST & YR COLOR BLENDING Not Satisfied
The processing aggregate plant and shall be painted with colors that blend and camouflage with the surrounding areas.

070 - Planning. 4 0070-Planning-SMP- 1ST & YR NO TRESPASSING Not Satisfied
The outer boundary of the mining, processing, maintenance and access road areas shall be posted with "No Trespassing" signs as delineated on Mining Plan, Exhibit "A". Said "No Trespassing" signs shall be maintained to the completion of the project.

070 - Planning. 5 0070-Planning-SMP- 1ST & YR ROAD SIGNS Not Satisfied

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 5 0070-Planning-SMP- 1ST & YR ROAD SIGNS (cont.) Not Satisfied
All roads within the project limits shall be posted with speed limit signs of 15 miles per hour.

070 - Planning. 6 0070-Planning-SMP- 1ST & YR SITE STAKING Not Satisfied
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 no more than 300-foot intervals along the boundary of these areas. This staking shall be maintained throughout the life of this permit.

070 - Planning. 7 0070-Planning-SMP- 1ST CHECK CLEARANCES Not Satisfied
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.

Planning-CUL

070 - Planning-CUL. 1 PHASE IV MONITORING REPORT Not Satisfied
Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-SMP - No Building Permit W/O Grading Per Not Satisfied
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

Planning

080 - Planning. 1 0080-Planning - SCAQMD Regulatory Measures to Control Ai Not Satisfied
Diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide CARB Diesel Reduction Plan. These measures are implemented by CARB in phases with new rules imposed on existing and new mobile diesel-fueled off-road and on-road equipment and trucks.

Transportation

080 - Transportation. 1 MM 4.11-1 Not Satisfied
Prior to commencement of mining activities as authorized under SMP00159R2, the Project Applicant



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

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

**DEVELOPMENT ADVISORY COMMITTEE ("DAC")
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 23, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading

Riv. Co. Regional Parks & Open Space
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: 5th District-
Kroencke

Eastern Municipal Water District (EMWD)

SURFACE MINING PERMIT NO. 169 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2) - **REQUEST:** Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1. **BBID: 833-380-662**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and **DENY** the LMS routing on or before the above date. This case is scheduled for a **DAC meeting on March 22, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

March 8, 2018

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (SMP00159R2)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of SMP00159R2. This project entails the expansion of an existing mining area, resulting in a total of 204 acres. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, because the project is near the vicinity of the Chemehuevi Traditional Use Area, the project could have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians (Tribe).

The THPO requests copies of all available cultural reports related to this project. Further recommendations will be issued after review of all available cultural reports. The Tribe and THPO look forward to working with the Riverside County Planning Department on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,


Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Felicia Sierra, Riverside County Planning Department

March 8, 2018

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; SMP00159R2

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "JOE", with a long horizontal line extending to the right.

Joseph Ontiveros, Tribal Historic Preservation Officer
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

February 8, 2018

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR SMP00159R2 [APNs 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024]

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

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

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

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixé'val* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re SMP00159R2
February 8, 2018
Page 2

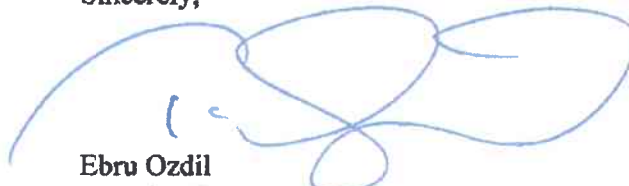
artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the Corps and other projects within the area. During our consultation we will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

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

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

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Dionne Harris, Project Planner at (951) 955-6836, or e-mail at dharris@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 9, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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SURFACE MINING PERMIT NO. 159 REVISED PERMIT NO. 2 – EA34079 - Applicant: Todd Pendergrass c/o Chandler Aggregates Inc. - Engineer Representative: Joseph E Bonadiman & Associates - Fifth Supervisorial District – Hemet- San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS: MIN) and Open Space: Rural (OS: RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) and Controlled Development Areas with Mobilehomes (W-2)

REQUEST: Expansion for the mining area adding an additional 54 acres to the 150 currently permitted acres, resulting in a total of 204 acres. APN 422-240-007, 422-240-008, 423-230-008, 423-240-001, 423-240-018,019,020,021,022,023, and 423-240-024. Related Cases SMP00159 and SMP00159S1.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, Dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 7, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 7, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 7, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

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PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

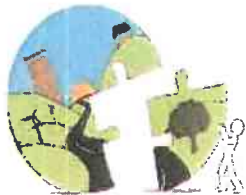
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 7, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 7, 2018

San Manuel Band of Mission Indians
Jessica Mauck, Cultural Resources Analyst
26569 Community Center Drive
Highland, CA 92346

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

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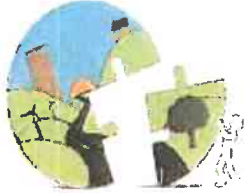
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 7, 2018

Twenty- Nine Palms Band of Mission Indians
Darrell Mike, Chair
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00159R2)

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SMP00159R2



Legend

- Blue Line Streams
- City Areas
- World Street Map



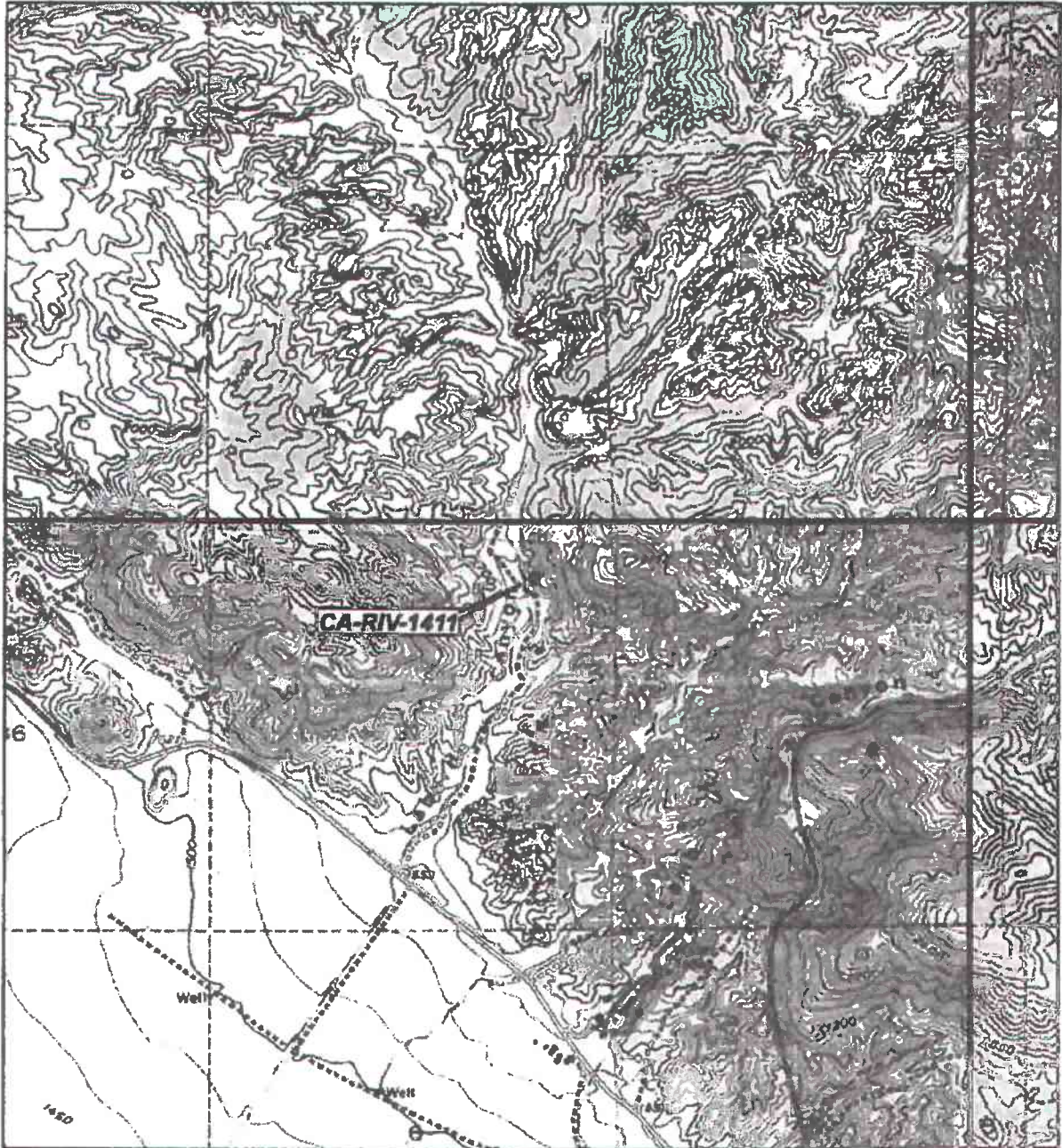
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

Notes

0 1 3,079 Feet

REPORT PRINTED ON 2/5/2018 2:57:17 PM

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SCALE 1:24,000



TRUE NORTH

SMP00159R2



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- US-HWY
- majorroads
- counties
- cities



0 6,793 13,585 Feet

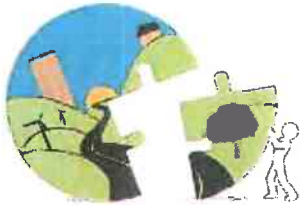


"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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

Notes

REPORT PRINTED ON... 11/28/2017 @ 10:45 AM

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

August 19, 2020

California Department of Conservation
Division of Mine Reclamation
801 K. Street MS 09-06
Sacramento, CA 95814

RE: 30-Day Prior Notice of Public Hearing
Gillman Springs Mine (91-33-0019)
Surface Mining Permit Revision No. 2
County Surface Mining Permit No. 159, Revision No. 2 – (SMP00159R2)

Pursuant to SMARA Section 2774(d)(2), this letter shall serve as notice that Riverside County and the mine operator/owner agree to incorporate all of DMR's comments into the final approved mining permit and reclamation plan amendments and this letter shall also serve as notice that Riverside County has Scheduled this case before the County's Planning Commission on September 23, 2020 at the following address:


Riverside County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92502

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference only (subject to change). Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>.

The Planning Commission's meeting for SMP00159R2 is expected to begin at 9:00 a.m. or as soon as possible thereafter. The intent of the meeting is to submit the proposed mining permit and reclamation plan amendments to the Planning Commission for their consideration of approval of the mining permit and reclamation plan amendments.

Please call me at (760) 863-7050 if you have any questions.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director


Jay Olivas, Urban Regional Planner
TLMA-PLANNING

cc: Applicant: Chandler Aggregates, Inc. Office (951) 277-3900; Fax (951) 277-3339
Representative: Attn: Todd Pendergrass (tpendergrass@wernercorp.net)
Engineer: Joseph E. Bonadiman & Associates, Inc. (jts@bonadiman.com)
DMR: Claire Meehan, e-mail: Claire.Meehan@conservation.ca.gov
SMP00159R2 File

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-8892 • Fax (951) 955-1811

Desert Office • 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 5, 2020

California Department of Conservation
Division of Mine Reclamation
801 K. Street MS 09-06
Sacramento, CA 95814

RE: DMR's 30-Day Review
Gillman Springs Mine (91-33-0019)
Surface Mining Permit Revision No. 2
County Surface Mining Permit No. 159, Revision No. 2 -- (SMP00159R2)

The above referenced reclamation plan amendment is enclosed for DMR's 30-day review. Riverside County certifies this submission is in compliance with the applicable requirements of Article 9 of Chapter 8 of Division 2 of Title 14 of the California Code of Regulations. The approved Mining Plan, Reclamation Plan, Project Description, (Exhibits A, B, and C), and EIR have all been attached for your review.

We look forward to receiving any comments you may have on this amended surface mine plan. Please call me at (951) 955-6836 if you have any questions.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

Dionne Harris, Project Planner
TLMA-PLANNING

cc: Applicant: Werner Corporation, Fax (951) 277-3339
Representatives: Attn: Todd Pendergrass (tpendergrass@wernercorp.net)
Chief Engineering Geologist: David L. Jones

Enclosed: CDs with 30-Day Notice Letter to DMR
Exhibits A, B, C & EIR

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 4, 2017

Mr. Pat Perez
California Department of Conservation
Division of Mine Reclamation
801 K St. MS 09-06
Sacramento, CA 95814

RE: 30-Day Prior Notice of Public Hearing
Revised Mining Permit and Reclamation Plan
SMP00129R2 – West Coast Aggregate (CA Mine ID # 91-33-0071)

Pursuant to SMARA Section 2774(d)(2), this letter shall serve as notice that Riverside County and the mine operator/owner agree to incorporate all of DMR's comments into the final approved reclamation plan and this letter shall also serve as notice that Riverside County has scheduled this case before the County's Planning Commission on May 17, 2017 at the following address:

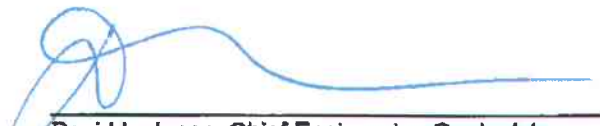
Riverside County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92502

The Planning Commission's meeting for SMP00129R2 is expected to begin at 9:00 a.m. or as soon as possible thereafter. The intent of the meeting is to submit the proposed mining permit and reclamation plan amendments to the Planning Commission for their consideration of approval of the mining permit and reclamation plan amendments.

Please call me at (951) 955-6863 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director



David L. Jones, Chief Engineering Geologist
TLMA-PLANNING

cc: Applicant: West Coast Sand and Gravel, Ed Deboer, Edeboer@WCSG.com
Eng. Rep.: Webber and Webber, George Webber, Geo_Webber@msn.com
OMR: Beth Hendrickson, e-mail: Beth.Hendrickson@conservation.ca.gov
SMP00129R2 File

Y:\Planning Case Files-Riverside office\SMP00129R2\Letters and Correspondence\Agency Letters\30-Day Notice of Hearing.docx

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 • Fax (951) 955-1811

Desert Office • 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

S.1P00159BZ



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SURFACE MINING PERMIT/ RECLAMATION PLAN

CHECK ONE AS APPROPRIATE:

- Surface Mining Permit (SMP)
- SMP Substantial Conformance
- Revised SMP (Original SMP No. 159R1)
- Interim Management Plan
- Reclamation Plan
- Reclamation Substantial Conformance
- Revised Reclamation Plan (Original RCL No. 159R1)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Chandler Aggregates, Inc.

Contact Person: Todd Pendergrass E-Mail: tpendergrass@wernercorp.net

Mailing Address: P.O. Box 77850

<u>Corona</u>	<u>CA</u>	<u>92877</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 277-3900 Fax No: (951) 277-3339

Engineer/Representative Name: Joseph E. Bonadiman & Associates, Inc.

Contact Person: J.T. Stanton E-Mail: jts@bonadiman.com

Mailing Address: 234 North Arrowhead Avenue

<u>San Bernardino</u>	<u>CA</u>	<u>92408</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (909) 885-3806 Fax No: (909) 381-1721

Property Owner Name: Gilman Springs Partners, LLC

Contact Person: Eric Werner E-Mail: ewerner@wernercorp.net

Mailing Address: P.O. Box 77850

<u>Corona</u>	<u>CA</u>	<u>92877</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR SURFACE MINING PERMIT

Daytime Phone No: (951) 277-3900 Fax No: (951) 277-3339

Mineral Rights Owner Name: Gilman Springs Partners, LLC

Contact Person Name: Eric Werner E-Mail: ewerner@wemercorp.net

Mailing Address: P.O. Box 77850
Corona City CA 92877
Street State ZIP

Daytime Phone No: (951) 277-3900 Fax No: (951) 277-3900

Lessee Name:

Contact Person Name: E-Mail:

Mailing Address:
Street
City State ZIP

Daytime Phone No: () Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Eric L. Werner
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

Patrick Broyles
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

APPLICATION FOR SURFACE MINING PERMIT

If the mineral rights are owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. _____," and lists the names, mailing addresses, and phone numbers of all persons having an interest in the ownership of the mineral rights involved in this application.

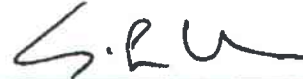
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

I certify that the above information in this Mining and Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the approved reclamation plan and within the time limits of said plan.

Eric L. Werner

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

Executed on 10/20/17
Month, Date, Year

PROPERTY INFORMATION:

Name of Mine: Chandler Aggregates - Gilman Springs Mine

Assessor's Parcel Number(s): 422-240-007 thru 008, 423-230-008, 423-240-001, 423-240-001, 423-240-018 thru 024, 421-200-001 thru 002

Approximate Gross Acreage: 1,037 Total - 54 Acres of new disturbance for mining under SMP159R2

General location of Mine (nearby or cross streets): North of Gilman Springs Road, South of Highway 60, East of Bridge Street, West of Highway 79

PROJECT PROPOSAL:

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):

APNs 421-200-001 and
-002 not found.
Fees

APPLICATION FOR SURFACE MINING PERMIT

SMP00159R2 will maintain existing permitted levels at 1,000,000 tons per year, while extending the life of the operation by 50 years and adding approximately 54 acres (for a total of 204) to the mining and reclamation footprint. Environmental impacts are being evaluated through an Environmental Impact Report (EIR) for the project.

Related cases filed in conjunction with this request:

Environmental Impact Report (EIR)

Is there a previous development application filed on the same site: Yes No

If yes, provide Application No(s) SMP00159R1

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 37544 (1999)

EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): Included in EIR

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SURFACE MINING PERMIT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

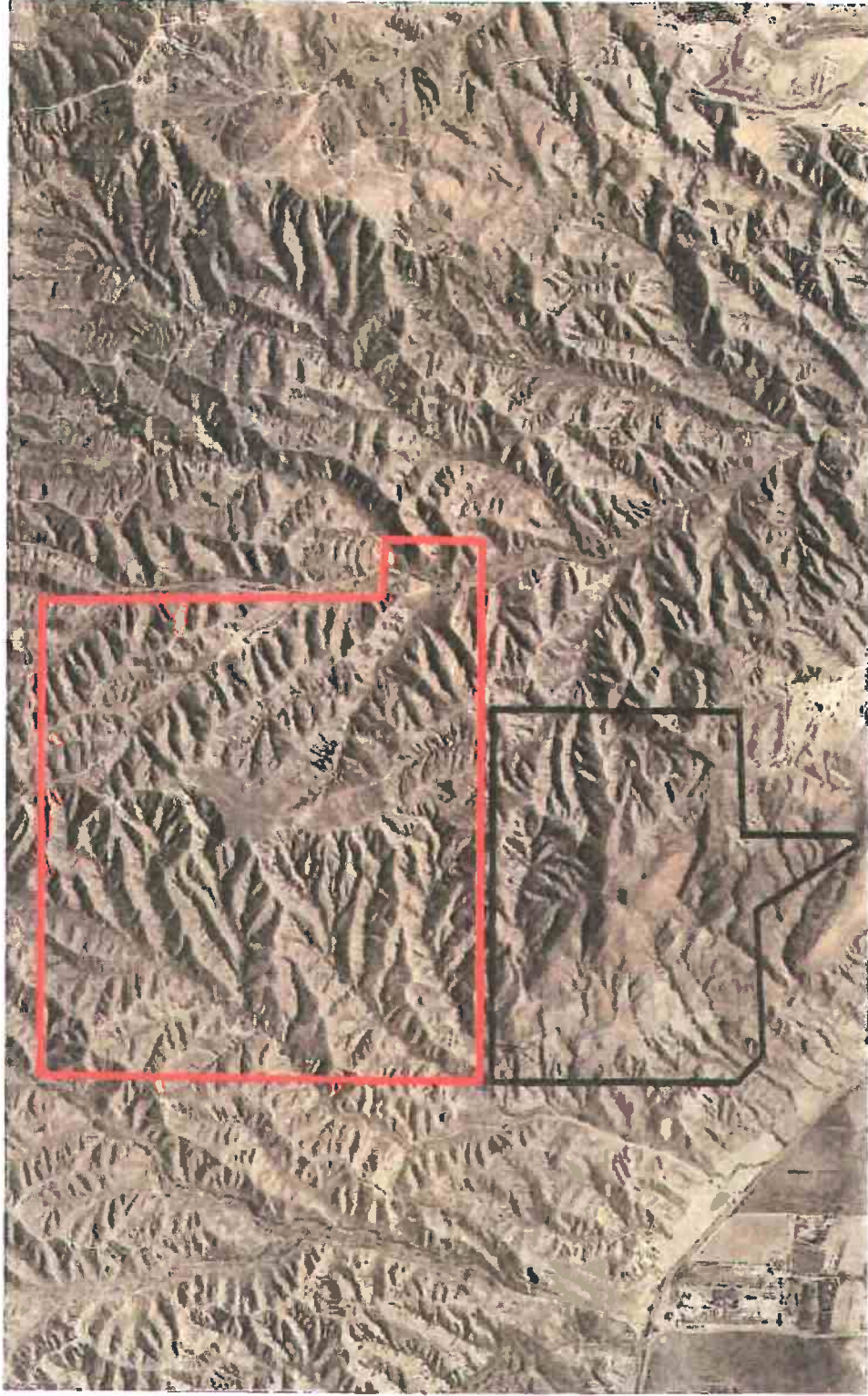
Owner/Representative (1)  Date 10/20/17

Owner/Representative (2)  Date 10/26/2017



This completed application form, together with all of the listed requirements provided on the Surface Mining Permit Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1033 SMP Condensed Application.docx
Created: 05/12/2015 Revised: 06/07/2016

SMP 159R2 and Lockheed Propulsion Company Delineations



Legend

-  Lockheed Propulsion Company, Beaumont Site No. 2. State Clearinghouse #: 2014101060
-  SMP 159R2, Chandler Aggregate- Gilman Springs Mine

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	SMP159R2
Project Name:	Chandler Aggregates - Gilman Springs Mine
Project Location:	36060 Gilman Springs Road, Moreno Valley CA 92555
Project Description:	Surface Mining Application
Proposed Project Consists of, or includes:	YES NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/> <input checked="" type="checkbox"/>
New development that create 10,000 square feet or more of impervious surface (collectively over the entire project site) including commercial and industrial projects and residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.); mixed use and public projects (excluding Permittee road projects). This category includes development on public and private land, which fall under the planning and building authority of the Co-permittees.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified.)	<input type="checkbox"/> <input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into Environmentally Sensitive Areas (ESAs). "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary parking or storage of motor vehicles.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/> <input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input checked="" type="checkbox"/> <input type="checkbox"/>

DETERMINATION: Check the box for the appropriate determination.

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Project Specific WQMP Checklist for Santa Ana River.docx
Saved: 06/30/2016



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Chandler Aggregates, Inc. hereafter "Applicant" and Gilman Springs Partners, LLC "Property Owner".

Description of application/permit use:
Surface Mining Permit Application SMP159R2

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 422-240-007 thru 008, 423-230-008, 423-240-001, 423-240-001, 423-240-018 thru 024, 421-200-001 thru 002

Property Location or Address:

36060 Gilman Springs Road, Moreno Valley CA 92555

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Eric Werner

Phone No.: (951) 277-3900

Firm Name: Gilman Springs Partners, LLC

Email: ewerner@wernercorp.net

Address: P.O. Box 77850

Corona, CA 92877

3. APPLICANT INFORMATION:

Applicant Name: Eric Werner

Phone No.: (951) 277-3900

Firm Name: Chandler Aggregates, Inc.

Email: ewerner@wernercorp.net

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 10/20/17

Print Name and Title: Eric L. Werner, President

Signature of Property Owner:  Date: 10/20/17

Print Name and Title: Eric L. Werner, Member/Manager

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)# _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

3/16/2018

Property Owner(s) Signature(s) and Date

Gilman Springs Partners, LLC

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- **If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.**
- **If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.**
- **If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.**
- **If the property owner is a trust, provide a copy of the trust certificate.**

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the Indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the Indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

SURFACE MINING PERMIT NO. 159, REVISION NO. 2 – Intent to Certify an Environmental Impact Report – EA43079 – Applicant: Chandler Aggregates, Inc. – Engineer Representative: Joseph E Bonadiman & Associates – Fifth Supervisorial District – Hemet/San Jacinto Zoning District – Reche Canyon/ Badlands San Jacinto Valley Area Plan: Open Space: Mineral Resources (OS-MIN) – Open Space: Rural (OS-RUR) – Location: Northerly of Gillman Springs Road, southerly of Highway 60, easterly of Bridge Street, and westerly Highway 79 – 204 Gross Acres – Zoning: Mineral Resources and Related Manufacturing (MRA) – Controlled Development Areas with Mobile homes (W-2) – **REQUEST: Surface Mining Permit No. 159, Revision No. 2** is a proposed revision to the existing mining and reclamation plan to accommodate an expansion of mining activities from approximately 150.4 acres to approximately 204.9 acres, or an increase of disturbance on-site (“Expanded Disturbance Area”, or “EDA”) of 54.5 acres. The Gilman Springs Mine (herein, “Mine”) encompasses approximately 1,021.4 acres. Additionally, SMP159R2 would increase mining reserves from approximately 14,000,000 tons to 44,000,000, or an increase of approximately 30,000,000 tons. SMP159R2 also would enhance the site’s utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine’s aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site’s boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site’s mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP159 to identify ultimate site elevations in conformance with Surface Mining and Reclamation Act of 1975 (SMARA) and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. No changes are proposed to the annual tonnage limit of 1,000,000 tons per year, and tonnages of both the mining activities and the IDEFO would be included as part of the site’s 1,000,000 ton annual limit. Additionally, and in conformance with SMARA and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of Ordinances, 1995), SMP159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes a change in timing for approved for mining activities within 300 feet of the Mine boundary from between 7:00 a.m. and 10:00 p.m. excluding Sundays and federal holidays, to between 6:00 a.m. and 10:00 p.m., seven days per week including Sundays and federal holidays. All operations located more than 300-feet from the outside project boundary may operate 24-hours per day throughout the site. The proposed surface mining permit revision proposes a 50-year life of permit until December 31, 2070. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	SEPTEMBER 23, 2020
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report, which identifies all significant environmental effects, has been prepared in conjunction with the

above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods or to schedule an appointment.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on June 26, 2020,

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

APN (s) or case numbers SMP00159R2 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

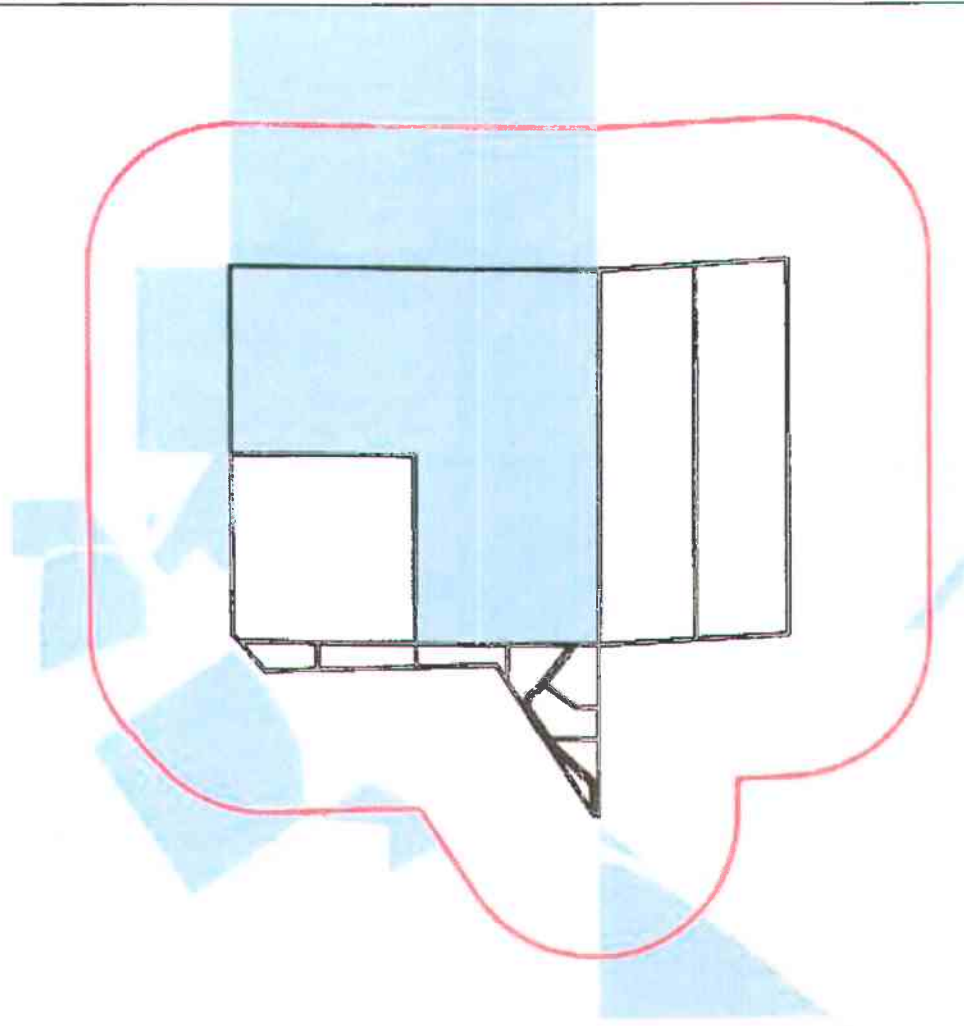
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

SMP00159R2 (2400 feet buffer)



Legend

-  County Boundary
-  Cities
- World Street Map

Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 6/26/2020 4:54:52 PM

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422240003
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

422240006
RESOURCE HOLDINGS TRUST DATED 6/28/13
828 UNIVERSITY AVE
SACRAMENTO CA 95825

422240007
GILMAN SPRINGS PARTNERS
P O BOX 77850
CORONA CA 92877

423190009
STATE CALIF DEPT FISH & GAME WILDLIFE
1807 13TH ST NO 103
SACRAMENTO CA 95814

423190011
DENNIS W. LAMONT
34850 GILMAN SPRINGS RD
MORENO VALLEY CA 92555

423190014
ROBERT L. BAILEY
25283 SWEETGRASS DR
MORENO VALLEY CA 92553

423190028
HAWK AND HAWK INV FUND
5225 CANYON CREST DR 71
RIVERSIDE CA 92507

423190029
ONESIMO CORONEL
571 BAINFORD AVE
LA PUENTE CA 91746

423230001
DEPT OF FISH & GAME WILDLIFE
1807 13TH ST STE 103
SACRAMENTO CA 95814

423230010
STATE OF CALIF
1807 13TH ST STE 103
SACRAMENTO CA 95814

423230013
HAWK & HAWK INV FUND
5225 S CANYON CREST 71333
RIVERSIDE CA 92507

423230014
HAWK & HAWK INV FUND
5225 CYN CREST S 71 333
RIVERSIDE CA 92507

423230017
AGRI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

423240005
WESTERN RIVERSIDE CO REG CONSERV
3133 MISSION INN AVE
RIVERSIDE CA 92507

423240010
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXY
SAN JACINTO CA 92582

423240014
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE AV 2FLR
ROSEMEAD CA 91770

423240025
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXPY
SAN JACINTO CA 92582

424190005
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

425080050
FRANCISCO RAMIREZ
5525 TROTH ST
MIRA LOMA CA 91752

423240010
LAUDA FAMILY LTD PARTNERSHIP
35750 RAMONA EXY
SAN JACINTO CA 92582

423240014
SOUTHERN CALIFORNIA EDISON CO
2131 WALNUT GROVE AV 2FLR
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423240025
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ROSEMEAD CA 91770

425080050
FRANCISCO RAMIREZ
5525 TROTH ST
MIRA LOMA CA 91752

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

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

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

77-588 El Duna Court, Suite H
Palm Desert, California 92211

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

SMP00159R2 /EA43079

Project Title/Case Numbers

Dionne Harris

County Contact Person

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

(951)955-6836
Phone Number

Todd Pendergrass c/o Chandler Aggregates Inc

Project Applicant

25555 Maitri, Corona, CA 92877

Address

The project site is located on northeast of the intersection of Gilman Springs Road at Bridge Street.

Surface Mining Permit No. 159 Revision No. 2 is a proposal to accommodate an expansion in areas subject to mining activities on-site from approximately 150.4 acres to approximately 204.8 acres, or an increase of disturbance on-site ("Expanded Disturbance Area" or "EDA") of 54.4 acres. The Gilman Springs Mine (herein, "Mine") encompasses approximately 1,021.4 acres. Additionally, SMP 159R2 would increase mining reserves from approximately 14,842,574 tons to 44,000,000, or an increase of approximately 29,157,426 tons. SMP159R2 also would enhance the site's utility by allowing for the recycling of broken concrete, asphalt, and other inert materials, which would be used as an Inert Debris Engineered Fill Operation (IDEFO) as part of site reclamation. SMP159R2 would also increase the availability of high-quality aggregate reserves within the local area in order to help meet the regional demand for aggregate material and make the best use of the Mine's aggregate resources by revising approved SMP 159R1 to accommodate an expansion of the approved limits of aggregate mining activities, facilitate more efficient export processing of aggregate materials from the Mine site by altering the days and hours of operation within 300 feet of the Mine site's boundary, establish an annual tonnage limit on import and export of materials to and from the Mine site that is reflective of the Mine site's mining capacity, reclaim the 204.9 acres subject to mining activities to a suitable condition by revising SMP 159 to identify ultimate site elevations in conformance with SMARA and the regulations and requirements of Riverside County, assist Riverside County in achieving the conservation objectives of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and establish updated standards for operational mining activities at the Gilman Springs Mine site that provide flexibility in mining operations in order to facilitate the efficient production of aggregate material that would help meet local market demands. Tonnes of both the mining activities and the IDEFO would be included as part of the site's 1,000,000-ton annual limit. Additionally, and in conformance with the Surface Mining and Reclamation Act of 1975 (SMARA) and Chapter 5.48, Surface Mining Operations, Riverside County Code (Riverside County Code of Ordinances, 1995), SMP 159R2 also includes a proposed reclamation plan that shows the proposed slopes and final grading contours planned upon completion of mining activities on site. The Project also proposes a change in timing for approved for mining activities within 300 feet of the Mine boundary from between 7:00 a.m. and 10:00 p.m. excluding Sundays and federal holidays, to 24 hours per day, seven days per week including Sundays and federal holidays.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 06/15/20, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,325+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.

Please charge deposit fee case#: ZEA43079

4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Urban Regional Planner

Title

9/23/20

Date

FOR COUNTY CLERK'S USE ONLY

--

**INVOICE (PLAN-CFG06454)
FOR RIVERSIDE COUNTY**

County of Riverside
Transportation & Land Management Agency



BILLING CONTACT / APPLICANT

Chandler Aggregates Inc
25555 Maitri
Corona, Ca 92877

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06454	10/26/2017	10/26/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06454	0452 - CF&G TRUST: RECORD FEES	\$50.00

SITE ADDRESS	SUB TOTAL	TOTAL
36060 Gilman Springs Rd Moreno Valley,		\$50.00

TOTAL DUE	\$50.00
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PAYMENT OPTIONS		Note A 2 28% transaction service fee will be applied to Credit Card payments
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.

**INVOICE (INV-00122387)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Chandler Aggregates Inc
25555 Maitri
Corona, Ca 92877

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00122387	09/02/2020	09/02/2020	Paid In Full

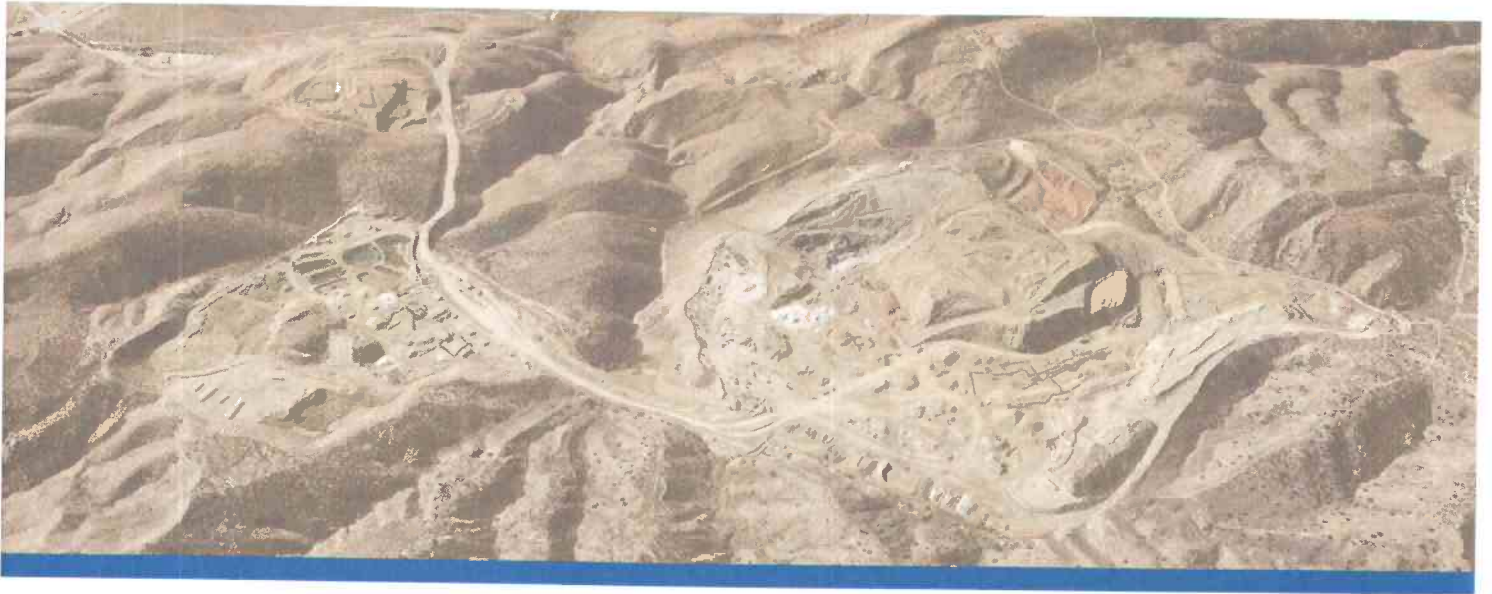
REFERENCE NUMBER	FEE NAME	TOTAL
CFG06454	0453 - CF&W Trust EIR	\$3,343.25

SITE ADDRESS	SUB TOTAL	TOTAL
36060 Gilman Springs Rd Moreno Valley,		\$3,343.25

TOTAL DUE	\$3,343.25
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PAYMENT OPTIONS		Note A 2 28% transaction service fee will be applied to Credit Card payments
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Final Environmental Impact Report
SCH No. 2018051029

Revision No. 2 to
Surface Mining Permit No. 159R2
Riverside County, California

Lead Agency

Riverside County
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Draft | September 10, 2020