file

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: May 23, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Fast Track CUP03574R1
(Charge your time to these case numbers)

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

- ☐ Place on Administrative Action (Receive & File; EOT)
  - ☒ Labels provided If Set For Hearing
  - ☐ 10 Day ☒ 20 Day ☐ 30 day
- ☐ Place on Consent Calendar
- ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
- ☐ Place on Section Initiation Proceeding (GPIP)
- ☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☒ Publish in Newspaper:
  (5th Dist) Press Enterprise
- ☐ Mitigated Negative Declaration
  ☐ 10 Day ☒ 20 Day ☐ 30 day
- ☒ Notify Property Owners (app/agencies/property owner labels provided)

Controversial: ☒ YES ☐ NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(5th Dist) Press Enterprise

Need Director's signature by 6/9/11
Please schedule on the July 12, 2011 BOS Agenda

Documents to be sent to County Clerk's Office for Posting within five days:
Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG05810)

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

BOS SENT 6.9.11

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

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

REVIEWED BY EXECUTIVE OFFICE

DATE_____ Tina Grande

Departmental Concurrence

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

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 23, 2011

SUBJECT: FAST TRACK CONDITIONAL USE PERMIT NO. 3574, REVISED PERMIT NO. 1 (FTA No. 2007-39) - Intent to Adopt a Mitigated Negative Declaration – Applicant: Matich Corp. – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR), Rural: Rural Desert (R:RD) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum) - Cabazon Policy Area - Location: Southerly of Interstate 10 and westerly of Apache Trail – 55.44 Gross Acres - Zoning: Manufacturing Service Commercial (MSC), Controlled Development Areas - 10 Acre Minimum (W-2-10) - **REQUEST:** Proposal to modify the previously approved hours of operation to 24-hours a day, seven days a week for an existing asphalt batch plant for all projects including for public and emergency work. No other site modifications are proposed.

RECOMMENDED MOTION:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42438**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CONDITIONAL USE PERMIT NO. 3574, REVISED PERMIT NO. 1, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna
Carolyn Syms Luna
Planning Director

Initials:
CSL:jo

Continued on Next Page

Dep't Recomm.: ☐ Consent ☐ Policy

Per Exec. Ofc.: ☐ Consent ☐ Policy

Prev. Agn. Ref.	District: 5th	Agenda Number:

BACKGROUND:

CUP03574 was originally approved in 2008 with operating hours from 4:00 a.m. to 6:00 p.m. with occasional Saturdays for emergency services. The applicant is now proposing up to 24-hours per day, seven days a week, as needed for public or emergency work. No other site modifications are proposed. The existing asphalt batch plant has an average annual production of up to 750,000 tons of asphalt. The plant includes three silos for dispensing product into delivery trucks; truck trips estimated not to exceed 300 per day. The plant is located on the Cabazon Quarry, operated by Robertson's Ready Mix. The project will use existing lighting and will not add any additional lighting than is currently on-site.

Agenda Item No.:
Area Plan: The Pass
Zoning District: Pass and Desert
Supervisorial District: Fifth
Project Planner: Jay Olivas
Board of Supervisors:

FAST TRACK CONDITIONAL USE PERMIT NO. 3574, REVISED PERMIT NO. 1 (FTA 2007-39)
E.A. No. 42438
Applicant: Matich Corporation
Engineer/Representative: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The revised permit proposes to modify the previously approved hours of operation to 24-hours a day for an existing asphalt batch plant. CUP03574 was originally approved in 2008 with operating hours from 4:00 a.m. to 6:00 p.m. with occasional Saturdays for emergency services. The applicant is now proposing up to 24-hours per day, seven days a week, for all projects including for public or emergency work. No other site modifications are proposed. The existing asphalt batch plant has an average annual production of up to 750,000 tons of asphalt. The existing plant includes three silos for dispensing product into delivery trucks. The total truck trips are estimated for the existing project to not exceed 300 per day. The plant is located on the Cabazon Quarry, operated by Robertson's Ready Mix. The project will use existing lighting and will not add any additional lighting than is currently on-site.

The mining site is located on 517 acres, south of Interstate 10, between Apache Trail and Fields Road in the Cabazon area. The proposed asphalt plant is constructed on a 55.44 acre parcel within the surface mining boundaries.

BACKGROUND:

The existing surface mining operation was originally approved in 1964 and subsequently renewed in 1974. In 1987, an application for new surface mine was submitted and was subsequently approved in 1991. In 1998, the original owner Beaumont Concrete Company sold the operation to Robertson's Ready Mix. In 2008, CUP03574 was approved to add an asphalt batch plant. Due to recent code enforcement activity on the property due to overnight batch plant operations, the owner submitted the current Revised CUP proposing up to 24 hours per day, seven days a week.

ISSUES OF POTENTIAL CONCERN:

The overall site is located within a portion of the Cabazon Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The site was previously reviewed by the Coachella Valley Conservation Commission (CVCC) in 2007 and was found that no further review was required and no conservation or allocation of take requirements were to be imposed as there was only a small portion of fluvial sand transport area on the site (see attached letter from Coachella Valley Association of Governments dated December 14, 2007).

Due to adoption of the CVMSHCP in 2007, staff reviewed Land Use Adjacency Guidelines in Section 4.5 of the CVMSCP. Staff reviewed a Land Use Adjacency biological report prepared by AMEC on the applicant's behalf dated February 1, 2011 addressing Land Use Adjacency Guidelines compliance. The Land Use Adjacency Report was reviewed and cleared by the Environmental Programs Division which found no biological concerns due to limited changes as the result of up to 24 hour use of the asphalt batch plant.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):	Rural Desert (R: RD), Rural Residential (R: RR) and Light Industrial (CD: LI)
2. Surrounding General Plan Land Use (Ex. #5):	Rural Desert (R: RD), Rural Residential (R: RR), Light Industrial (CD: LI), Commercial Retail (CR)
3. Existing Zoning (Ex. #2):	W-2-10 (Controlled Development – 10 acre minimum) and M-SC (Manufacturing – Service Commercial)
4. Surrounding Zoning (Ex. #2):	W-2-10 (Controlled Development – 10 acre minimum), M-SC (Manufacturing – Service Commercial), Scenic Highway Commercial (C-P-S)
5. Existing Land Use (Ex. #1):	Asphalt Batch Plant & Surface Mine
6. Surrounding Land Use (Ex. #1):	South and West: Surface mining North: Commercial Retail East: Union Pacific Railroad and commercial
7. Project Data:	Total Acreage: 55.4 Batch Plant Acreage: 6.9
8. Environmental Concerns:	See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42438**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3574, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Pass Area Plan: Rural Desert Land, Rural Residential and Light Industrial Land Use Designations, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the W-2-10 (Controlled Development Areas) and M-SC (Manufacturing Service Commercial) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.

5. The project will not have a significant effect on the environment and there is evidence that the project will have potential for adverse, but non-significant, effects on wildlife resources.

6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

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

1. The project site is designated Rural Desert, Rural Residential and Light Industrial, in the Pass Area Plan.

2. The existing use, an asphalt batch plant, which proposes to extend the previously approved hours of operation to 24-hours per day, is a permitted use in the Rural Desert, Rural Residential and Light Industrial designations.

3. The project site is surrounded by properties which are designated Rural Residential (R: RR) to the north and south; Rural Desert (R: RR) to the west and south; Commercial Retail (CD: CR) to the north and east; and Light Industrial (CD: LI) to the south.

4. The zoning for the subject site is W-2-10 (Controlled Development with a 10 acre minimum) and M-SC (Manufacturing Service Commercial).

5. The existing use, an asphalt batch plant, is a permitted use subject to approval of a conditional use permit, in the W-2-10 (Controlled Development with a 10 acre minimum) and M-SC (Manufacturing Service Commercial) zones.

6. The existing asphalt batch plant with proposal to modify previously approved hours of operation to 24-hours a day, is consistent with the development standards set forth in the W-2-10 (Controlled Development with a 10 acre minimum) and M-SC (Manufacturing Service Commercial) zones.

7. The current surface mine (SMP162) has been operational since 1964 and currently meets the requirements of County Ordinance No. 555 and the California Surface Mining and Reclamation Act.

8. The project site is surrounded by properties which are zoned C-P-S (Scenic Highway Commercial to the north and east; W-2-10 (Controlled Development - 10 acre minimum) to the north, south, east and west; and M-SC (Manufacturing Service Commercial) to the east and south.

9. Mining, manufacturing and commercial uses have been constructed and are operating in the project vicinity.

10. This project is located within the Cabazon Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan that focuses on the conservation of sand transport functions. There is only a small portion of Fluvial Sand Transport Only Conservation Area on the parcel. There is no acreage limit in a Fluvial Sand Transport Only Conservation Area, therefore, no take allocation is required (CVAG letter dated December 14, 2007).

11. The initial study performed pursuant to Environmental Assessment No. 42438 identified the following potentially significant impacts:

    a) Aesthetics
    b) Air Quality
    c) Hydrology
    d) Noise
    e) Transportation/Traffic

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

12. This project is a "Fast Track" (FTA-2007-39) project designated by the Economic Development Agency (EDA) and is intended to provide for beneficial jobs and economic growth.

INFORMATIONAL ITEMS:

1. As of this writing (5/23/11), no letters, in support or opposition have been received.

2. The project site is not located within:
   a. A City sphere of influence;
   b. A mapped fault zone;
   c. A Recreation and Parks District;
   d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.

3. The project site is located within:
   a. The boundaries of the Banning Unified School District;
   b. A high fire area;
   c. A 100 year flood plain (Zone A)
   d. A moderate liquefaction area;
   e. The Cabazon Redevelopment Area
   f. Cabazon Conservation Area

4. The subject site is currently designated as Assessor's Parcel Number 519-170-007.

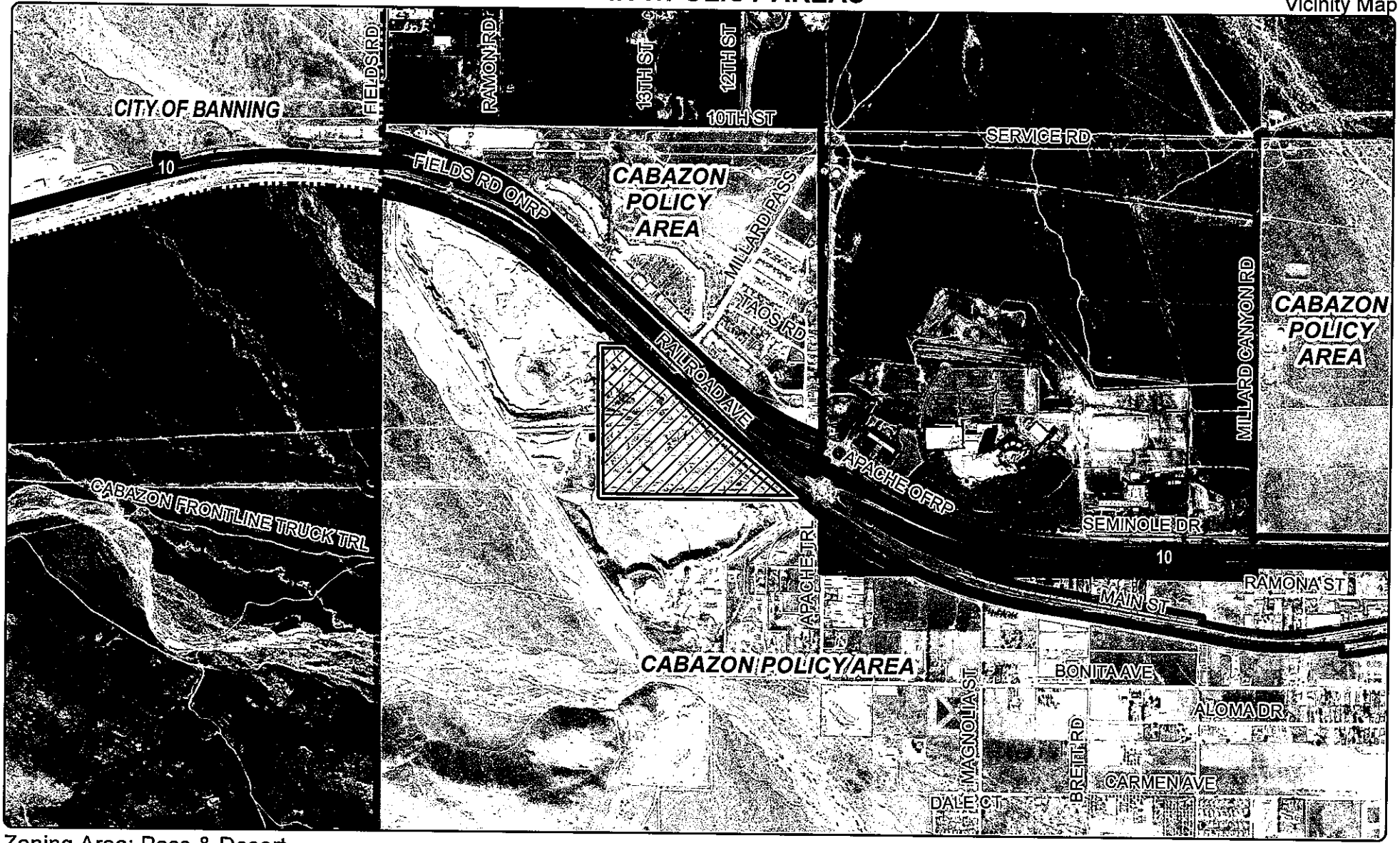
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03574R1

VICINITY/POLICY AREAS

Supervisor Ashley
District: 5

Date Drawn: 1/13/11
Vicinity Map



Zoning Area: Pass & Desert
Township/Range: T3SR2E
Section: 7

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

N

0 1,000 2,000 4,000 6,000
Feet

Assessors Bk. Pg. 519-17
Thomas Bros. Pg. 722 J3
Edition 2009

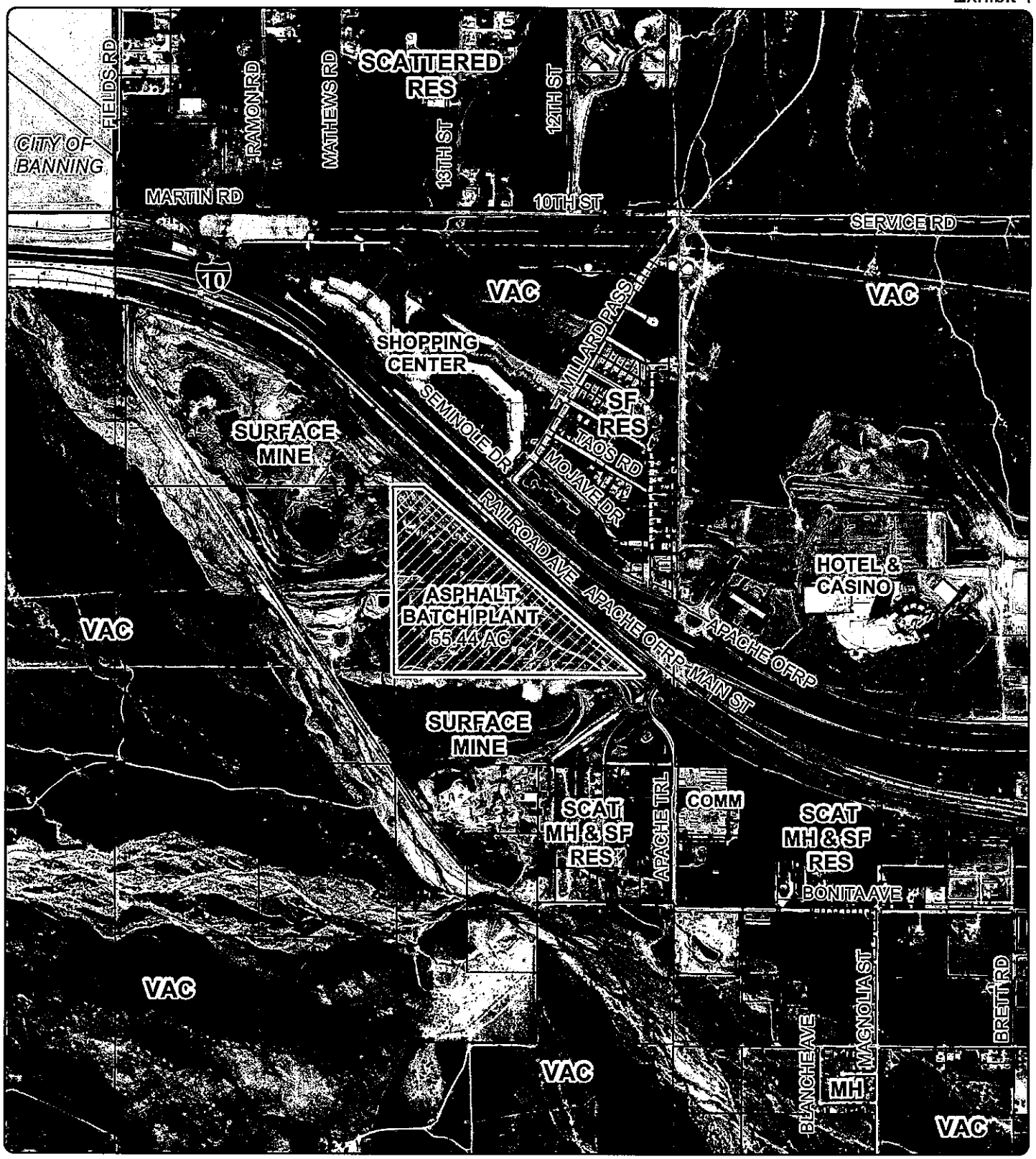
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03574R1

LAND USE

Supervisor Ashley
District: 5

Date Drawn: 1/13/11
Exhibit 1



Zoning Area: Pass & Desert
Township/Range: T3SR2E
Section: 7

N

Assessors Bk. Pg. 519-17
Thomas Bros. Pg. 722 J3
Edition 2009

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

0 500 1,000 2,000 3,000 4,000 Feet

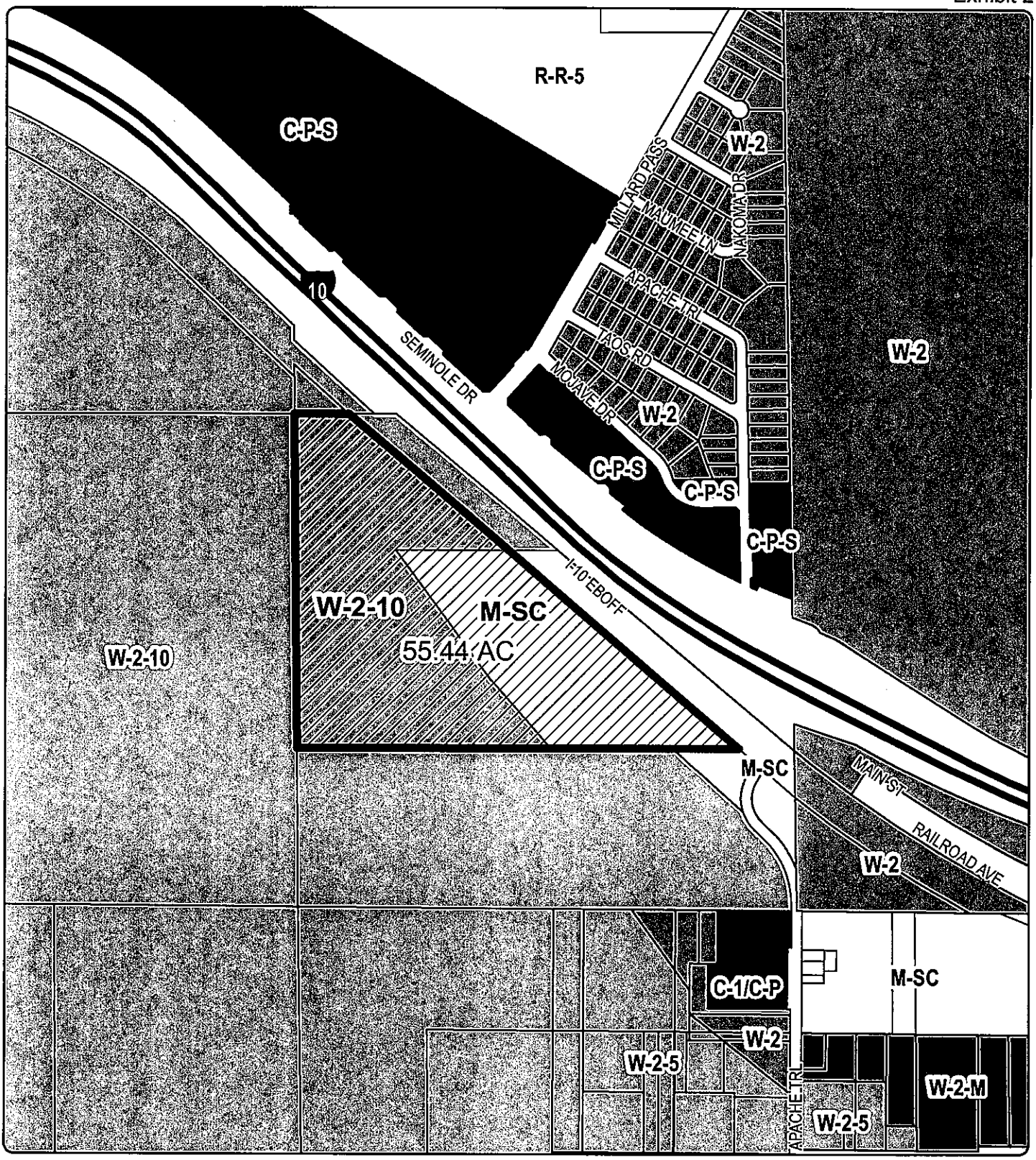
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03574R1

EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 1/13/11
Exhibit 2



Zoning Area: Pass & Desert
Township/Range: T3SR2E
Section: 7

N

Assessors Bk. Pg. 519-17
Thomas Bros. Pg. 722 J3
Edition 2009

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

0 300 600 1,200 1,800
Feet

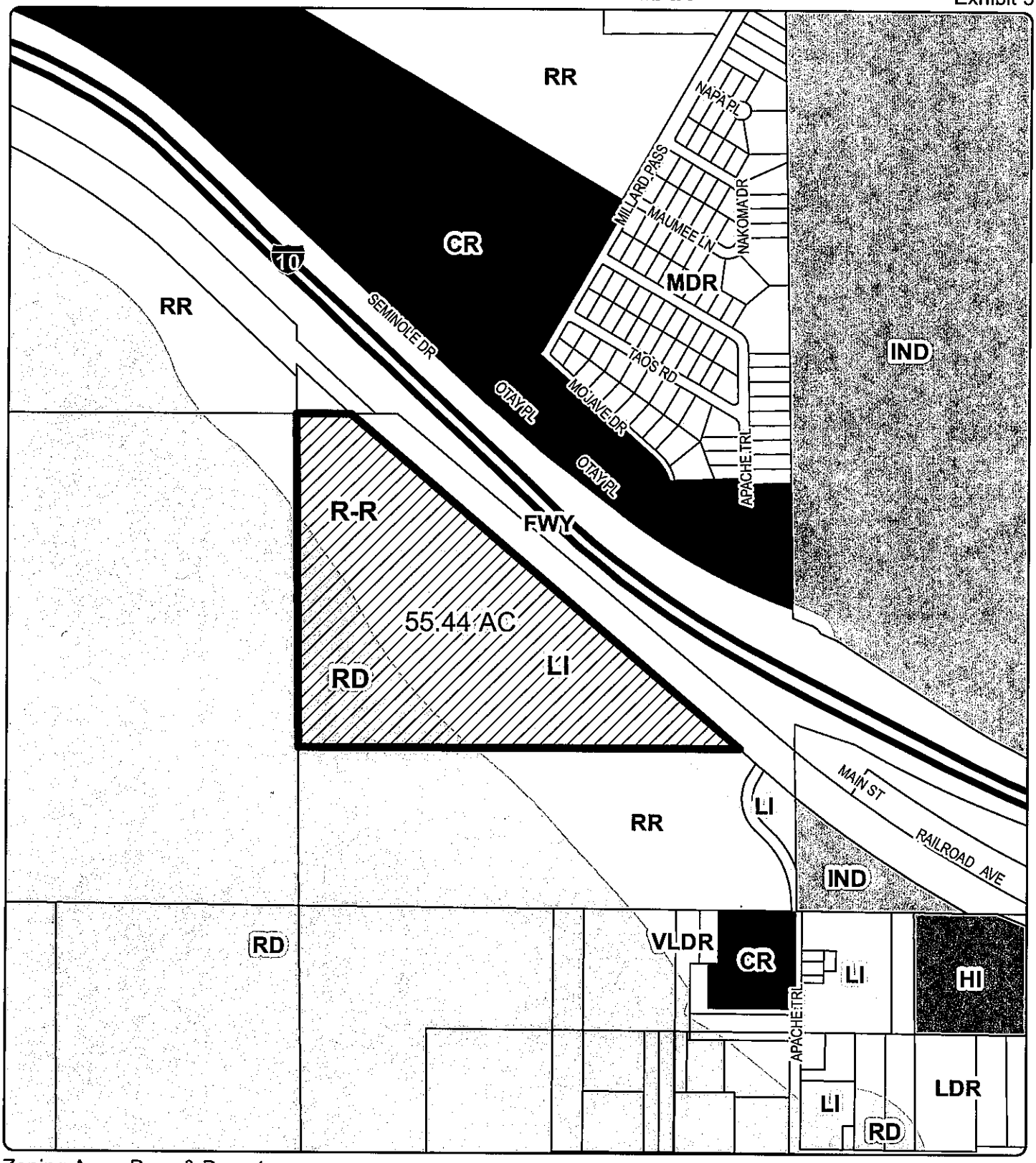
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03574R1

EXISTING GENERAL PLAN

Supervisor Ashley
District: 5

Date Drawn: 1/13/11
Exhibit 5



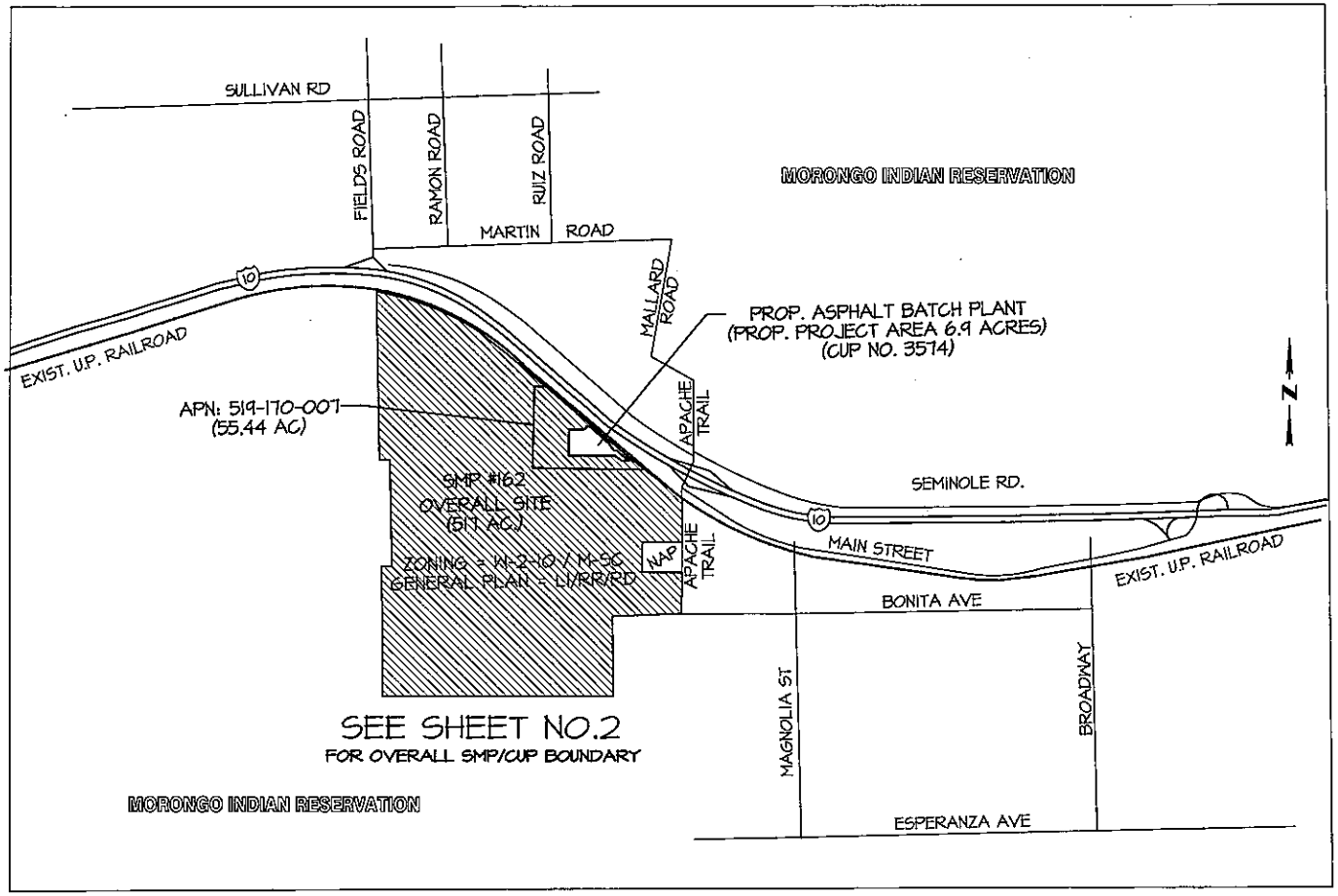
Zoning Area: Pass & Desert
Township/Range: T3SR2E
Section: 7

N

Assessors Bk. Pg. 519-17
Thomas Bros. Pg. 722 J3
Edition 2009

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

0 250 500 1,000 1,500
Feet



VICINITY MAP AND OVERALL SURFACE MINING PERMIT BOUNDARY

N.T.S.

PROPERTY OWNER:

RRM PROPERTIES LTD. APACHE TRAIL
P.O. BOX 5600
CORONA, CA 92878
PHONE: (951) 493-2000
FAX: (951) 443-6442

APPLICANT:

MATICH CORPORATION
2416 HARRY SHEPPARD BLVD
SAN BERNARDINO, CA 92408
PHONE: (909) 862-7400
FAX: (909) 862-0464

PREPARER:

ALBERT A. WEBB ASSOCIATES
ATTN: SANDRA CHANDLER
3788 MCCRAY STREET
RIVERSIDE, CALIFORNIA 92506
TEL (951) 686-1070
FAX (951) 788-1256

EQUIPMENT MANUFACTURER:

ASTEC INDUSTRIES INC.
P.O. BOX 72787
4101 JEROME AVE.
CHATANOOGA, TN 37407

UTILITIES:

WATER - SAN GORGONIO PASS WATER AGENCY
(ON-SITE - CVWD, MEL.)
SEWER - PORTABLE TOILETS
GAS - SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC - SOUTHERN CALIFORNIA EDISON
TELEPHONE - VERIZON

ASSESSOR'S PARCEL #:

519-170-007

ACREAGE:

SURFACE MINING PERMIT ACREAGE (SMP #162) = 511.0 AC.
APN 519-170-007 = 55.44 AC. GROSS
TO BE DEVELOPED (CUP #3574) = 6.9 AC. NET

LAND USE:

EXISTING LAND USE: SURFACE MINING PERMIT #162 (ROBERTSONS READY MIX)

PROPOSED LAND USE: SURFACE MINING PERMIT #162 WITH ASPHALT BATCH PLANT

GENERAL PLAN DESIGNATION: LI / RR / RD
EXISTING AND PROPOSED ZONING = M-2-10 \ M-SC

ZONING:

EXISTING ZONING: (APN 519-170-007) M-2-10 / M-SC
PROPOSED ZONING: (APN 519-170-007) M-2-10 / M-SC

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY AN AERIAL SURVEY ON 06-25-07 BY INLAND AERIAL SURVEYS, INC.

SCHOOL DISTRICT:

BANNING UNIFIED

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF FRACTIONAL SECTION 7, TOWNSHIP 3 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT, WHICH LIES SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE 200.00 FOOT SOUTHERN PACIFIC RAILROAD RIGHT OF WAY;

EXCEPT THAT PORTION DESCRIBED BY DEED TO BEAUMONT CONCRETE COMAPANY, A NEVADA CORPORATION, RECORDED APRIL 20, 1970 AS INSTRUMENT NO. 36462 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SHEET INDEX

1. - TITLE SHEET (VICINITY MAP)
2. - OVERALL SMP/CUP BOUNDARY
3. - CUP AREA AND PLANT DESCRIPTION

NOTES:

1. 2007 THOMAS BROS. MAP - PAGE 722, GRID H2, I5, H4, I5, J5, J4, J5. AND PAGE 723, GRID A5, A4, A5.
2. THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS WITHIN A SPECIAL STUDIES ZONE.
3. THIS AREA IS NOT WITHIN A SPECIFIC PLAN.
4. FLOOD ZONE "C" NOT WITHIN 100 YR. FLOOD PLAIN. (FEMA PANEL NUMBER 060245 1450D NOV. 2, 1982)
5. LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
6. THIS PROJECT IS WITHIN THE CABAZON POLICY AREA.
7. ALL EQUIPMENT LOCATIONS ARE APPROXIMATE AND NON-PERMANENT STRUCTURES.
8. THIS SITE IS NOT WITHIN A COMMUNITY SERVICES DISTRICT.
9. THERE IS NO SUBSURFACE SEPTIC SEWAGE DISPOSAL INTENDED FOR THIS SITE.
10. THERE ARE NO OPEN CHANNELS ON THIS SITE.
11. THERE ARE NO FLAMMABLE OR COMBUSTIBLE LIQUIDS INTENDED FOR THIS SITE.
12. THERE IS NO LAND OR RIGHT OF WAY TO BE DEDICATED TO PUBLIC USE.
13. THERE ARE NO GATES OR FENCING AROUND THIS SITE.
14. THERE ARE NO EXISTING STREET LIGHTS PER RIVERSIDE COUNTY SURVEY (2-7-08)

LEGEND:

PROPOSED A.C. PAVEMENT

PROPOSED CRUSHED MISCELLANEOUS BASE (CMB)

EXISTING POWER POLE

EXISTING POLE

EXISTING STREET LIGHT

MINOR REVISIONS PER ERIC/NY McGEE 04-16-08	4-16-08	T.S.
REVISIONS	DATE	BY

SECTION 7, TOWNSHIP 3 SOUTH, RANGE 2 EAST

MATICH CORPORATION

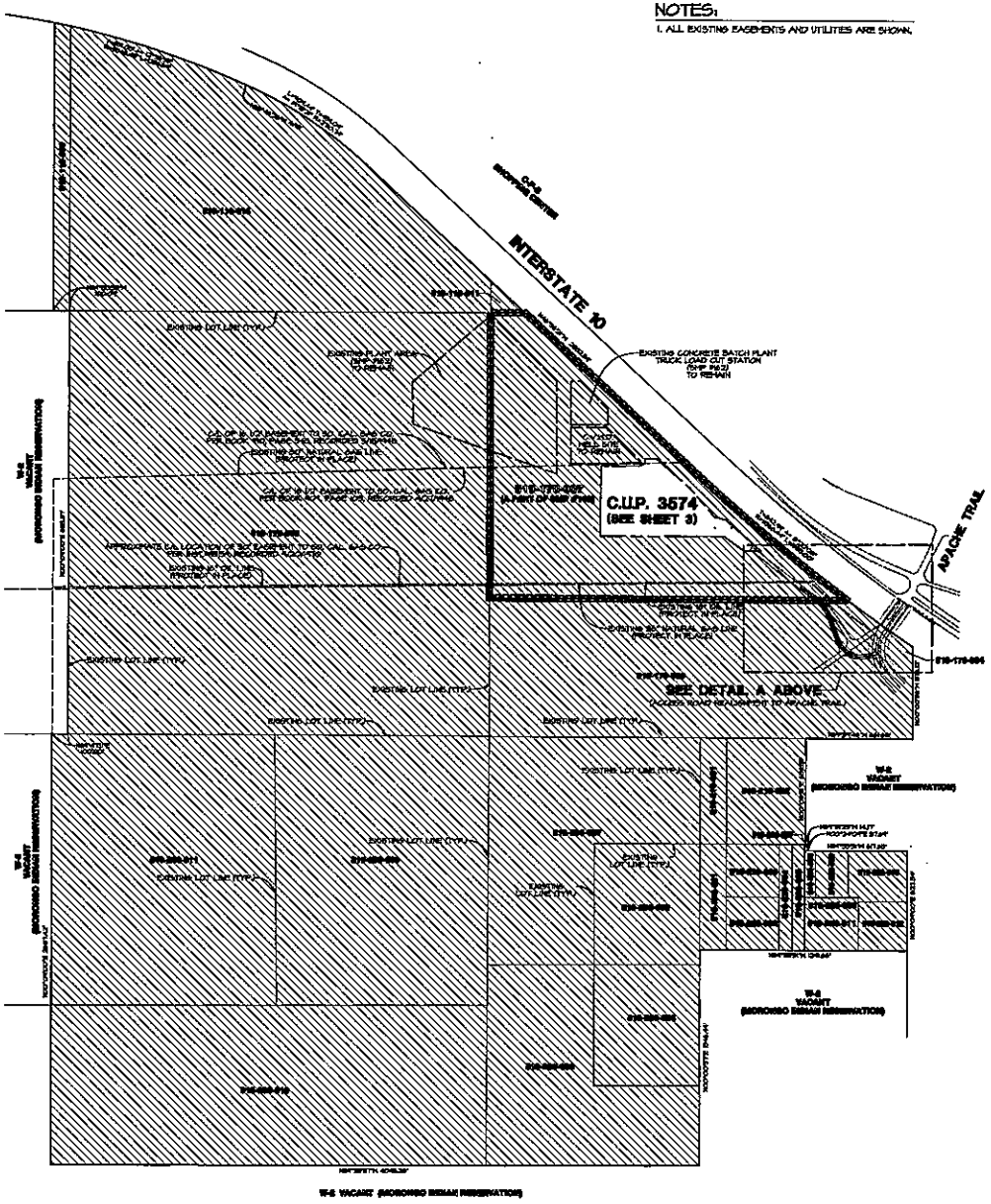
CONDITIONAL USE PERMIT # 3574 AMENDED NO. 1

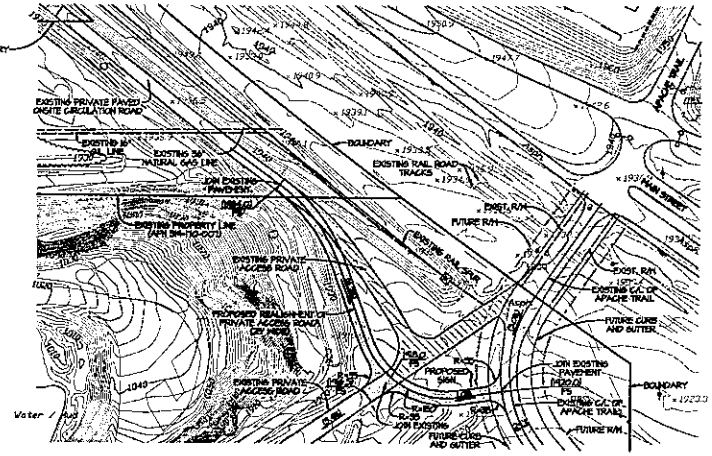
FAST TRACK #2007-39

SCALE 1" = 60'	WEBB ASSOCIATES — CIVIL ENGINEERS — 3788 McCRAY ST. RIVERSIDE CA. 92506 (951) 686-1070	W.O. 07-0039
DATE 07-09-07		SHEET 1
DESIGNED		OF 3 SHEETS
CHECKED	FILE: G:\WEBB\07-0039\CUP\0039cup.pro PLOT DATE: 8/2/2010	ORIG. W.O. 948WP.PRO
PLAN CK. REF.		
P.B.		

NOTES:

1. ALL EXISTING EASEMENTS AND UTILITIES ARE SHOWN.





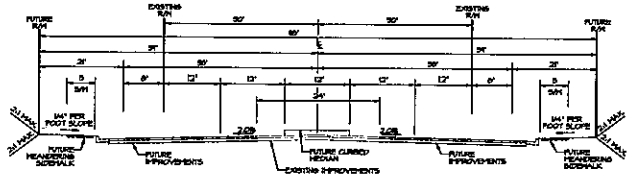
DETAIL A

(ACCESS ROAD REALIGNMENT TO APACHE TRAIL)

1" = 100'

PROPOSED PAVEMENT

EXISTING PAVEMENT TO BE REMOVED



TYPICAL SECTION

MAJOR HIGHWAY

APACHE TRAIL

NTS

N

LEGEND:

EXISTING OPERATION (SMP #162)

EXISTING PARCEL 514-170-007 (A PART OF SMP #162)

SECTION 7, TOWNSHIP 3 SOUTH, RANGE 2 EAST

MATICH CORPORATION

CONDITIONAL USE PERMIT # 3574
AMENDED NO. 1

FAST TRACK #2007-39

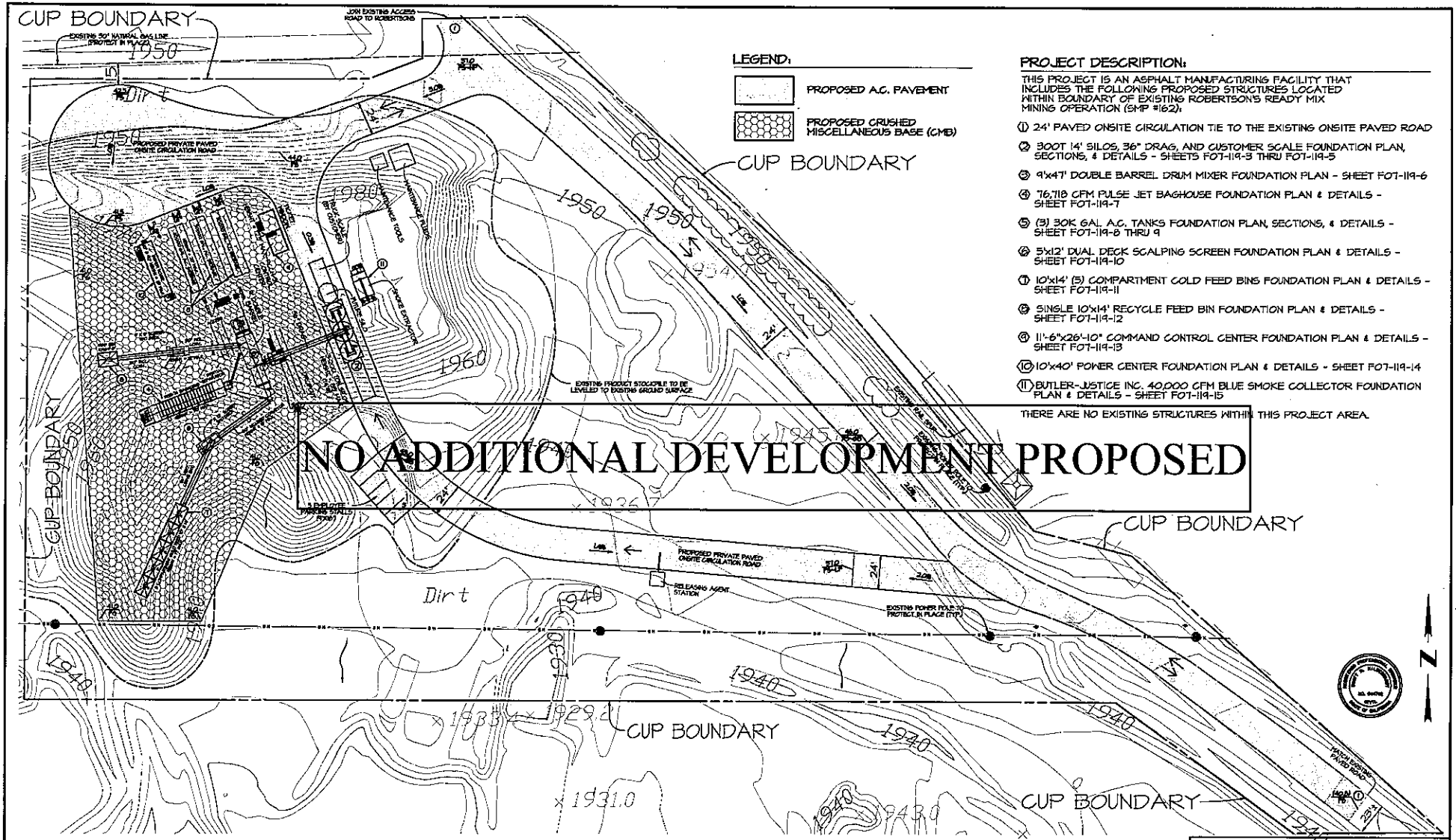
MINOR REVISIONS PER BECKY McGEE 04-16-08	4-16-08	TJS
REVISIONS	DATE	BY

SCALE 1" = 150'
DATE 07-04-07
DESIGNED
DRAWN
CHECKED
PLN CK REP.

ABBEY A. WEBB ASSOCIATES — CIVIL ENGINEERS
37566 HAGADY ST.
PALM DESERT, CA. 92260
(760) 568-1070

FILE: d:\2007\07-039\07039supp.dwg
PLOT DATE: 7/2/2008

JOB NO. 07-039
SHEET 2
OF 3 SHEETS
DWG. NO.



LEGEND:

- PROPOSED A.C. PAVEMENT
- PROPOSED CRUSHED MISCELLANEOUS BASE (CMB)

PROJECT DESCRIPTION:

THIS PROJECT IS AN ASPHALT MANUFACTURING FACILITY THAT INCLUDES THE FOLLOWING PROPOSED STRUCTURES LOCATED WITHIN BOUNDARY OF EXISTING ROBERTSON'S READY MIX MINING OPERATION (SMP #162):

1. 24' PAVED ONSITE CIRCULATION TIE TO THE EXISTING ONSITE PAVED ROAD
2. 300T 14' SILOS, 36" DRAG, AND CUSTOMER SCALE FOUNDATION PLAN, SECTIONS, & DETAILS - SHEETS FOT-119-3 THRU FOT-119-5
3. 9'x47' DOUBLE BARREL DRUM MIXER FOUNDATION PLAN - SHEET FOT-119-6
4. 76,718 CFM PULSE JET BAGHOUSE FOUNDATION PLAN & DETAILS - SHEET FOT-119-7
5. (3) 30K GAL A.C. TANKS FOUNDATION PLAN, SECTIONS, & DETAILS - SHEET FOT-119-8 THRU 9
6. 5'x12' DUAL DECK SCALPING SCREEN FOUNDATION PLAN & DETAILS - SHEET FOT-119-10
7. 10'x14' (5) COMPARTMENT COLD FEED BINS FOUNDATION PLAN & DETAILS - SHEET FOT-119-11
8. SINGLE 10'x14' RECYCLE FEED BIN FOUNDATION PLAN & DETAILS - SHEET FOT-119-12
9. 11'-6"x26'-10" COMMAND CONTROL CENTER FOUNDATION PLAN & DETAILS - SHEET FOT-119-13
10. 10'x40' POWER CENTER FOUNDATION PLAN & DETAILS - SHEET FOT-119-14
11. BUTLER-JUSTICE INC. 40,000 CFM BLUE SMOKE COLLECTOR FOUNDATION PLAN & DETAILS - SHEET FOT-119-15

THERE ARE NO EXISTING STRUCTURES WITHIN THIS PROJECT AREA.

NO ADDITIONAL DEVELOPMENT PROPOSED

GRAPHIC SCALE 1"=30'
0 30 60 90

SECTION 7, TOWNSHIP 3 SOUTH, RANGE 2 EAST

REVISIONS	DATE	BY
MINOR REVISIONS PER EBONY MOSES 04-16-08	4-16-08	TJS

MATICH CORPORATION

CONDITIONAL USE PERMIT # 3574
AMENDED NO. 1

FAST TRACK #2007-39

SCALE 1" = 40'
DATE 07-NOV-07
DESIGNED
DRAWN
CHECKED
P.M. OR REP.
P.E.

ASSOCIATES: CIVIL ENGINEERS
WEBB
11236 McCRAY ST. RIVERSIDE CA. 92505
(951) 656-1070

FILE: G:\JOBS\07-028\DWG\028plot.dgn
PLOT DATE: 11/27/2007

JOB NO. 07-028
SHEET 3 OF 3 SHEETS
DWG. NO. BASEMAP.DWG

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42438
Project Case Type (s) and Number(s): Conditional Use Permit No. 3574, Revised Permit No. 1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas
Telephone Number: (951) 955-1195
Applicant's Name: Matich Corporation
Applicant's Address: 1596 Harry Sheppard Blvd., San Bernardino, CA 92408
Engineer's Name: Albert A. Webb Associates
Engineer's Address: 3788 McCray Street, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description: The revised conditional use permit proposes to modify the previously approved hours of operation to 24-hours a day for an existing asphalt batch plant. CUP03574 was originally approved in 2008 with operating hours from 4:00 a.m. to 6:00 p.m. with occasional Saturdays for emergency services. The applicant is now proposing up to 24-hours per day, seven days a week, for all projects including for public and emergency work. No other site modifications are proposed. The existing asphalt batch plant has an average annual production of up to 750,000 tons of asphalt. The plant includes three silos for dispensing product into delivery trucks; truck trips estimated not to exceed 300 per day. The plant is located on the Cabazon Quarry, operated by Robertson's Ready Mix. The project will use existing lighting and will not add any additional lighting than is currently on-site.

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

C. Total Project Area: 55.44 gross acres

Residential Acres:	**Lots:**	**Units:**	**Projected No. of Residents:**
Commercial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other: 6.9 acre Batch Plant			

D. Assessor's Parcel No(s): 519-170-007

E. Street References: The site is located south of Interstate 10, between Apache Trail and Fields Road in the Cabazon area.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 3 South, Range 2 East, Section 7

G. Brief description of the existing environmental setting of the project site and its surroundings: The existing Cabazon mine is on either side of the San Gorgonio River, on the sandy bajada in the San Gorgonio Pass area, between the San Bernardino and San Jacinto mountains. The existing sand and gravel mine is located on the eastern and western side of the San Gorgonio River wash. The area west of the wash is covered by desert transition shrubland largely dominated by catclaw acacia and a mix of common chaparral or coastal sage scrub shrubs. The San Gorgonio River wash was scoured by flooding in 2004-2005, and now supports limited vegetation. Smith Creek Channel, at the southern margin of

the property, supports an open shrubland of the same species named above, plus desert willow. Desert Willow is common in dry channels crossing the site.

The project is within the area addressed by the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), which seeks to conserve fluvial sand transport through the area and to maintain function of the San Gorgonio River for wildlife movement. The CVMSHCP indicates that the only restrictions on the site are those designated by the Riverside County Flood Control.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the current land use designation of Rural Desert (R: RD), Rural Residential (R: RR), and Light Industrial (CD: LI).

2. **Circulation:** The project 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:** Maintain open space and wildlife movements along the San Gorgonio River and Smith Creek. The proposed project meets with all other applicable Multipurpose Open Space element policies.

4. **Safety:** Surface Mine operations are allowed within the 100 year flood plain.

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. 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 does not impact Housing Element Policies.

7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities and shall adhere to SCQAMD standards for all batch plant facilities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): The Pass Area Plan

C. Foundation Component(s): Rural and Community Development (CD)

D. Land Use Designation(s): Rural Desert (RD), Rural Residential (R-R), and Light Industrial (LI)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Cabazon Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural Residential (R: RR) to the north and south; Rural

Desert (R: RR) to the west and south; Commercial Retail (CD: CR) to the north and east; and Light Industrial (CD: LI) to the south.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: W-2-10 (Controlled Development 10 acre minimum) and M-SC (Manufacturing - Service Commercial).

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: W-2-10 (Controlled Development 10 acre minimum) to the west and south, M-SC (Manufacturing-Service Commercial), C-P-S (Scenic Highway Commercial) to the north.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☒ Hydrology / Water Quality	☒ Transportation / Traffic
☒ Air Quality	☐ Land Use / Planning	☐ Utilities / Service Systems
☐ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☒ Noise	☐ Other:
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the

proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature

April 28, 2011
Date

Jay Olivas
Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☒	☐	☐
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?	☐	☐	☒	☐

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) Interstate 10 in the Cabazon area is a State Eligible scenic highway. The existing mining operation has been in the area since 1964. The existing batch plant has existed since 2008 and is visible from Interstate 10. The existing batch plant shall be maintained in a color scheme that was previously pre-approved by Building and Safety.

b) The proposed project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) According to GIS database, the project site is located 39 miles away from Mt. Palomar Observatory. The project shall comply with low pressure sodium requirements (COA 10.PLANING.28)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: Site Visit, Project Description

Findings of Fact:

a) The operation of the proposed project will add no new lighting sources, existing lighting shall be hooded and directed no further than property boundaries as indicated by (COA 10.PLANNING.27).
b) The proposed project will not expose residential property to unacceptable light levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
d) Involve other changes in the existing environment	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	☐	☐	☐	☒
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
6. Air Quality Impacts a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☐	☒
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a) The proposed project will not conflict with or obstruct implementation of the applicable air quality plan.

b) The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors; however, measurements have shown that dust lofting of silts and clay occurs at wind speeds of approximately 15 miles per hour and that that sand grains begin to creep and bounce at approximately 25 miles per hour.

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

d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.

e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: The project is conditioned to comply with all SCAQMD requirements (COA 10.PLANNING.20). The approved surface mining permit (SMP162) was condition to suspend mining operations when wind speeds exceed 25 miles per hour.

Monitoring: Monitoring will be conducted by the Department of Building and Safety.

BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☐	☒
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) review; Robertson's Proposed Cabazon West Basin Quarry: Biological Technical Report, by White & Leatherman Bioservices, dated July 14, 2005; CVMSHCP Land Use Adjacency Report by AMEC dated February 1, 2011.

Findings of Fact: The site is within the area to be covered under the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), within the Cabazon Conservation Area, and is designated for preservation of sand transport functions. There is only a small portion of Fluvial Sand Transport Only Conservation Area on the parcel. There is no acreage limit in a Fluvial Sand Transport Only Conservation Area, therefore, no take allocation is required (CVAG letter dated December 14, 2007). In addition, no listed threatened or endangered plants or animals were found on the site. Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur; therefore, the project will not:

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

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

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

h) The Land Use Adjacency Report was reviewed and cleared by the Environmental Programs Division which found no additional biological concerns or inconsistency

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

issues with Land Use Agency Guidelines listed in the CVMSHCP as a result of nighttime use of the asphalt batch plant.

Mitigation: A Revegetation Plan has been approved as part of the SMP00162. While desert tortoise are extremely rare in the area, the facility staff should be trained to recognize the tortoise and search under equipment prior to moving machinery that has been stationary over night.

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the CVMSHCP staff.

CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Project Application Materials, "A Cultural Resource Investigation of the 140 acre Robertson's Ready Mix Expansion area near Cabazon, Riverside County, California" McKenna et al, dated March 10, 2005.

Findings of Fact: There was no surface evidence of paleontological, historic or prehistoric archaeological resources within the project area. The project has been conditioned to alert property authorities if an inadvertent archeological find is discovered; however, this is considered a standard condition; therefore, the proposed project will not:

a) Alter or destroy an historic site.

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, "A Cultural Resource Investigation of the 140 acre Robertson's Ready Mix Expansion area near Cabazon, Riverside County, California" McKenna et al, dated March 10, 2005.

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

Findings of Fact: There was no surface evidence of paleontological, historic or prehistoric archaeological resources within the project area. The project has been conditioned to alert property authorities if an inadvertent archeological find is discovered; however, this is considered a standard condition; therefore, the proposed project will not:

a) Alter or destroy an archaeological site

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) Disturb any human remains, including those interred outside of formal cemeteries.

d) Restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☐	☒

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☐	☒
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

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

Source: Geologist Comments, County Geologic Report (GEO) No. 1614

Findings of Fact: County Geologic Report (GEO) No. 1614, prepared for related SMP 00162R2, was prepared by C.H.J., Inc. and is entitled: "Slope Stability Investigation, Proposed Cabazon Quarry Reclamation, Banning Area, Riverside County, California" dated November 11, 2005. In addition a supplemental letter dated March 31, 2006, from Robertson's Ready Mix is included as part of GEO No. 1614. GEO No. 1614 concluded:

There is no evidence of active faulting on the site. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Therefore the proposed project will not:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 1614

Findings of Fact:

a) Liquefaction potential resulting from the effects of strong ground shaking are considered to be negligible due to the relatively high density of the on-site materials and fact that groundwater in the vicinity of the site is deeper than 100 below ground level. A return to historic high groundwater levels would result in about 75 feet of ponding in the lowest area of the reclaimed pit which is still considerably below 100 feet from the existing ground surface. However, such a rise to the historic high groundwater level is considered negligible.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
13. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO01614)

Findings of Fact:

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 development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review (GEO01614)

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS database, County Geologist review

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

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, subsidence in the area will not cause any differential settlement or cracking of the foundation and will therefore have a minimal impact on the existing development.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Riv. Co. 800 Scale Slope Maps, County Geologic Report (GEO) No. 1614

Findings of Fact: County Geologic Report (GEO) No. 1614, prepared for related SMP 00162R2, was prepared by C.H.J., Inc. and is entitled: "Slope Stability Investigation, Proposed Cabazon Quarry Reclamation, Banning Area, Riverside County, California" dated November 11, 2005. In addition a supplemental letter dated March 31, 2006, from Robertson's Ready Mix is included as part of GEO No. 1614. GEO No. 1614 concluded that the proposed reclamation slopes are considered to be stable as designed and should remain; therefore, the proposed project site will not:

a) Change topography or ground surface relief features.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

a) The project site is located on an existing mine; therefore, it will not result in substantial soil erosion or the loss of topsoil.

b) The project site will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☐	☒
b) Result in any increase in water erosion either on or off site?	☐	☐	☐	☒

Source: Flood Control District review, Project Application Materials

Findings of Fact: Surface Mining Permit No. 162, Substantial Conformance No. 2 was approved to construct a privately owned levee to prevent flows of the San Gorgonio River and Smith Creek from entering the project site.

a) This project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The proposed project will result in any increase in water erosion either on or off site.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) Measurements have shown that dust lofting of silts and clay occurs at wind speeds of approximately 15 miles per hour and that that sand grains begin to creep and bounce at approximately 25 miles per hour. This project will not be impacted by or result in a substantial increase in wind erosion and blowsand, either on- or off-site.

Mitigation: The project is conditioned to comply with all SCAQMD requirements. (COA 10.PLANNING 20) The surface mining permit was condition to suspend mining operations when wind speeds exceed 25 miles per hour.

Monitoring: Monitoring will be conducted by the Department of Building and Safety.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Source: Project application materials

Findings of Fact:

a) The existing asphalt batch plant does not involve any new construction and complies with current AQMD guidelines. Therefore, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact: No additional hazardous materials are anticipated that were not covered under EIR 238 for Surface Mining Permit No. 152. This project will not:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

a) The project site is not located within an Airport Influence Area, the project will not result in an inconsistency with the Airport Master Plan.

b) The project site is located within the vicinity of a private airport; but will not require review by the Airport Land Use Commission.

c) The project is located within an airport land use plan but would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	☐	☐	☐	☒

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The SMP site is within the historical San Gorgonio Riverbed. A large portion of the site is mapped as within the 100-year Zone A floodplain limits for the San Gorgonio River and Smith Creek as delineated on Panel No. 060245 0840B of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The final approved SMP162 Substantial Conformance No. 2 project called for the construction of a large privately owned levee to prevent flows from entering the existing pit and its proposed expansion. This levee was completed in October 2004.

DESCRIPTION OF HAZARD and MITIGATION MEASURES: If the river were to breach the existing levee and be captured by the pit, it is likely that two high-pressure gas lines, a petroleum line, the Union Pacific Railroad and Interstate-10

would be severed by the resultant headcutting. To minimize this risk, the levee was designed conservatively, sensors were installed in the levee to monitor subsidence and the owner agreed to allow the District to enter the property and inspect the levee at will. Moreover, the project proponent has been required to deposit (incrementally, as the pit is expanded) 3 million dollars into a "sinking fund" to assure that maintenance is assured in perpetuity.

SMP 162 identified a flood hazard to the proposed batch plant area from a freeway culvert to the north which delivers storm flows from a large drainage area north of the freeway. A flow rate of 1,550 cfs was identified by the SMP exhibit. The SMP proposed a rectangular channel which would protect this area. In the Conditions of Approval for the SMP, the District conditioned the SMP to construct this channel prior to the initiation of Phase 2 of the SMP, or any subsequent phases of the mining operation.

The batch plant shall not be allowed to operate until a functional channel is constructed which provides this project protection from flood hazard. Once this channel is constructed, the site is subject to nuisance nature local runoff. However, a storm of unusual magnitude could cause damage. Unless otherwise approved by the District, the batch plant shall be graded to drain to an adjacent mining pit. Access may still be impaired during large storm events.

b) The proposed project will not violate any water quality standards or waste discharge requirements.

c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

d) The proposed project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e) The proposed project does not include housing; therefore, will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The proposed project will be located on a site within the 100-year Zone A floodplain limits for the San Gorgonio River and Smith Creek; however, the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The proposed project will not substantially degrade water quality.

h) The proposed project will not include new or retrofitted Stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins,

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

constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: To protect the batch plant area from flood hazard would require approximately 1,400 lineal feet of channel to be constructed from the freeway culvert southeast past the patch plant area. A March 2, 2008 letter from Robertson's Ready Mix indicated their intention to construct this channel. While the channel would be privately owned, the district conditioned the SMP to submit improvement plans to the District for review and approval. Plans for the channel shall be submitted to the District for review and approval prior to the issuance of any grading or building permits for the proposed batch plant.

Monitoring: Monitoring shall be through the Riverside County Flood Control District.

26. Floodplains

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

NA - Not Applicable ☐ U - Generally Unsuitable ☒ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☒	☐	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☒	☐	☐
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) SMP 162 identified a flood hazard to the proposed batch plant area from a freeway culvert to the north which delivers storm flows from a large drainage area north of the freeway. A flow rate of 1,550 cfs was identified by the SMP exhibit. The SMP proposed a rectangular channel which would protect this area. In the Conditions of Approval for the SMP, the District conditioned the SMP to construct this channel prior to the initiation of Phase 2 of the SMP, or any subsequent phases of the mining operation. The batch plant shall not be allowed to operate until a functional channel is constructed which provides this project protection from flood hazard. Once this channel is constructed, the site is subject to nuisance nature local runoff. However, a storm of unusual magnitude could cause damage. Unless otherwise approved by the District, the batch plant shall be graded to drain to an adjacent mining pit. Access may still be impaired during large storm events

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

b) The project will not cause a change in absorption rates or the rate and amount of surface runoff.

c) The SMP site is within the historical San Gorgonio Riverbed. A large portion of the site is mapped as within the 100-year Zone A floodplain limits for the San Gorgonio River and Smith Creek as delineated on Panel No. 060245 0840B of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The final approved SMP162 Substantial Conformance No. 2 project called for the construction of a large privately owned levee to prevent flows from entering the existing pit and its proposed expansion. This levee was completed in October 2004.

DESCRIPTION OF HAZARD and MITIGATION MEASURES: If the river were to breach the existing levee and be captured by the pit, it is likely that two high-pressure gas lines, a petroleum line, the Union Pacific Railroad and Interstate-10 would be severed by the resultant headcutting. To minimize this risk, the levee was designed conservatively, sensors were installed in the levee to monitor subsidence and the owner agreed to allow the District to enter the property and inspect the levee at will. Moreover, the project proponent has been required to deposit (incrementally, as the pit is expanded) 3 million dollars into a "sinking fund" to assure that maintenance is assured in perpetuity.

d) The proposed project will not change in the amount of surface water in any water body.

Mitigation: To protect the batch plant area from flood hazard would require approximately 1,400 lineal feet of channel to be constructed from the freeway culvert southeast past the patch plant area. A March 2, 3008 letter from Robertson's Ready Mix indicated their intention to construct this channel. While the channel would be privately owned, the district conditioned the SMP to submit improvement plans to the District for review and approval. Plans for the channel shall be submitted to the District for review and approval prior to the issuance of any grading or building permits for the proposed batch plant.

Monitoring: Monitoring shall be through the Riverside County Flood Control District.

LAND USE/PLANNING Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☐	☒
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

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

Findings of Fact:

a) An existing surface mine is currently operation on the proposed site. The proposed project to extend the hours of operation will not result in a substantial alteration of the present or planned land use of the area.

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

b) The project is not located within a city sphere of influence or within adjacent city or county boundaries; therefore, the project will not affect the land use of either.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is consistent with the existing W-2-10 (Controlled Development with a 10 acre minimum) and M-SC (Manufacturing Service Commercial) zoning.

b) The proposed project is compatible with existing surrounding zoning.

c) The proposed is consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan).

d) The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project				
29. Mineral Resources a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact: The proposed project is an asphalt batch plant; therefore, will not:

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State.

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.

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked. NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable C - Generally Unacceptable D - Land Use Discouraged				
30. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

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

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

Findings of Fact:

a) The proposed project is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; therefore will not expose people residing or working in the project area to excessive noise levels.

b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise
NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection
Findings of Fact: The proposed project is located adjacent to the Southern Pacific Railroad tracks. The majority of the material extracted from the surface mine is shipped via rail; however, the proposed project will have not impact on railroad noise.

Mitigation: All appropriate mitigation was analyzed by EIR 238 for SMP 162. No further mitigation required.

Monitoring: No further monitoring is required.

32. Highway Noise
NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is directly adjacent to Interstate 10. There will be no impact due to the commercial/industrial nature of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise
NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Project Application Materials, GIS database

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

Findings of Fact: All impacts were analyzed within EIR 238. No new noise impacts are anticipated by the batch plant facility. The project was condition to mitigate exterior noise levels (COA's 10. PLANNING 11 and 10. PLANNING 12) as required by the Department of Public Health, Office of Industrial Hygiene (per transmittal letters dated May 20, 2008 and January 27, 2011); however, this is considered standard mitigation.

Mitigation: EIR 238 required mitigation for noise. No additional mitigation is required.

Monitoring: No additional monitoring is required

34. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials; Noise Report by Albert A. Webb & Associates date April 24 2008 and letters from Department of Public Health, Office of Industrial Hygiene dated May 20, 2008 and May January 27, 2011

Findings of Fact:

a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

c) The proposed project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

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

Findings of Fact:

a) The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is located within a Redevelopment Area. The project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with required standards and inspections by the County Fire Department (COA 90.FIRE.1, 90.FIRE.2, 90.FIRE.2).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services ☐ ☐ ☒ ☐

Source: Riverside County General Plan

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would 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 would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools ☐ ☐ ☒ ☐

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Banning Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries ☐ ☐ ☒ ☐

Source: Riverside County General Plan

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	☐	☐	☒	☐

Source: Riverside County General Plan

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION				
41. Parks and Recreation a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

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

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a county service area. The project will have a less than significant impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	☐	☐	☒	☐

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The General Plan indicates a regional trail that generally follows the San Gorgonio Wash. Mitigation was previously addressed in EA No. 39969, adopted June 28, 2006. This project will have no additional impacts

Mitigation: SMP00162, Revision No. 2 was conditioned to provide access and a 20' easement for the regional trail around the boundary of the mine. No additional mitigation is required.

Monitoring: The Department of Building and Safety and the Department of Parks and Recreation will monitor this condition. No additional monitoring required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
f) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
g) Cause an effect upon circulation during the project's construction?	☐	☐	☐	☒
h) Result in inadequate emergency access or access to	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
nearby uses?				
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☐	☒

Source: Riverside County General Plan

Findings of Fact:

a) The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with the County-approved guidelines.

The Department generally concurs with the findings relative to the traffic impacts. The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions:

Apache Trail (NS) At:
*Site Driveway (EW)
*Main Street (EW)
*I-10 Eastbound Ramps (EW)
*I-10 Westbound Ramps (EW)
Seminole Road (EW)

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

b) The proposed project will not affect parking capacity.

c) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.

d) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

e) The proposed project will not alter waterborne, rail or air traffic.

f) 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).

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

g) The proposed project will not cause an effect upon, or a need for new or altered maintenance of roads.

h) The proposed project will not cause an effect upon circulation during the project's construction.

i) The proposed project will not Result in inadequate emergency access or access to nearby uses.

j) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: The intersection of Apache Trail (NS) at Site Access Driveway (EW) shall be re-aligned per Figure 6-A of the traffic study and shall be improved to provide the following geometrics (80.TRANS.2):

Northbound: one left-turn lane, one through lane
Southbound: one shared through/right-turn lane
Eastbound: one shared left-turn/right-turn lane
Westbound: N/A

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

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

Monitoring: The Department of Transportation will monitor this condition.

44. Bike Trails	☐	☐	☐	☒

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project				
45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
b) The proposed project will not have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
including the CIWMP (County Integrated Waste Management Plan)?				

Source: General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒

Source: General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☐	☒

Source:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System
- Geology: Geology Report No. 1614
- "Environmental Impact Report No. 238 for Beaumont Concrete Company's Application for Surface Mining Permit No. 162", dated July 1990 (SCH#87122129)
- "Environmental Assessment No. 39969 for Surface Mining Permit No. 162, Revision 2", dated June 28, 2006
- Environmental Assessment No. 41584 for Conditional Use Permit No. 3574

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

Location: County of Riverside Planning Department
4080 Lemmon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

Revised: 4/28/2011 11:05 AM

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an existing asphalt batch plant with an average annual production of up to 750,000 tons of asphalt and this revised permit is to modify the previously approved hours of operation to 24-hours a day. Operating hours are normally 4:00 a.m. to 6:00 p.m., Monday thru Friday, but may be allowed up to 24-hours per day, seven days a week for all projects including for public and emergency services. The plant will be located on the Cabazon Quarry, operated by Robertson's Ready Mix. The project will use existing lighting and will not add any additional lighting.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP03574R1; 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 CUP03574R1, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3574, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3574, Revised Permit No. 1, Exhibit A, sheets 1-3, dated November 22, 2010.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL CONDITION RECOMMND

Conditional Use Permit 03574, Revised Permit No. 1, proposes to modify the hours of operation for an existing batch plant. No other modifications or improvements are proposed.

The Grading Division has no objections to this proposal.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - GENERAL COMMENTS RECOMMND

All conditions under CUP#3574 remain "INEFFECT" for this revised permit.

EPD DEPARTMENT

10.EPD. 1 EPD- LAND USE ADJACENCY RECOMMND

Environmental Programs has received and reviewed report titled Coachella Valley Multiple Species Habitat Conservation Plan Land Use Adjacency Report for CUP03574R1, dated February 1, 2011 prepared by AMEC (PDB05730). The report addresses the consistency of the project with Land Use Adjacency Guidelines 4.5.1, 4.5.2, 4.5.3, 4.5.4, and 4.5.5 of the CVMSHCP and is on file with the Environmental Programs Division.

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed outside of the main access of the facility. The box may be affixed to a building or a gate/fence. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 3 USE-#88A-AUTO/MAN GATES RECOMMND

IF APPLICABLE: Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit 03574, Revised Permit No. 1, is a request to modify the hours of operation of an existing asphalt batch plant. This plant is located within the boundaries of Surface Mining Permit (SMP) 163 (Robertson's Ready Mix) in the Cabazon area south of the Interstate 10 freeway, west of Apache Trail.

No site modifications or other improvements are proposed. Only the hours of operation of the batch plant are being modified.

The District does not object to this request.

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit is normally allowed from 4:00 a.m. to 6:00 p.m., Monday thru Friday, but will allow up to 24-hours per day, seven days a week, as needed for all projects including public and emergency services.

10.PLANNING. 10 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 11 USE - EXTERIOR NOISE LEVELS RECOMMND

xterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 12 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 17 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 18 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 19 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 20 USE - COMPLY W/SCAQMD RULES RECOMMND

The permittee shall comply with all applicable South Coast Air Quality Management District (SCAQMD) rules and regulations, including, but not limited to, New Source Review Regulations, Standards of Performance for Asphaltic Concrete Plants, Rule 403 for fugitive dust, and PM10 requirements.

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

10.PLANNING. 21 USE - DUST PREVENTION MEASURE RECOMMND

During the life of the permit, all roads, driveways and mining areas shall be kept continuously wetted while being used, and shall be treated with EPA approved dust suppressants.

10.PLANNING. 22 USE - LOADED TRUCK CARE RECOMMND

All loaded trucks egressing from the subject property shall be properly trimmed with a two (2) foot freeboard height and/or covered and sprayed with water so as to minimize dust and prevent spillage onto the public roadway. In the event that spillage onto the road does occur, and spillage shall be removed immediately (within one hour of the spillage) from the road right of way.

10.PLANNING. 23 USE - STOCKPILE PROTECTION RECOMMND

Stockpile shall be protected against water and wind erosion by covering with burlap or other Riverside County approved materials, wetting, and/or temporary hydroseeding with native plant species.

10.PLANNING. 24 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 25 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard shall be constructed or maintained within the property subject to this permit.

10.PLANNING. 26 USE - SMP AMENDMENT REQUIRED RECOMMND

Pursuant SMARA and Ord. 555, Surfce Mining Permit No. 162, shall be required to amend the approved mining plan (Exhibit A, for SMP 162) and reclamation plan (Exhibit B, for SMP 162) to incorporate Conditional Use Permit No. 3574R1. This non-substantial modification may be addressed through Substantial Conformance application filed with the Planning Department prior to the date of the 2011-2012

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

10.PLANNING. 26 USE - SMP AMENDMENT REQUIRED (cont.) RECOMMND

annual mine inspection for SMP 162.

10.PLANNING. 27 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 28 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminares, shall be utilized.

TRANS DEPARTMENT

10.TRANS. 1 USE-STD INTRO 3 (ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and 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. These ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

10. GENERAL CONDITIONS

10.TRANS. 3 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Apache Trail (NS) at:
Site Driveway (EW)
Main Street (EW)
I-10 Eastbound Ramps (EW)
I-10 Westbound Ramps (EW)
Seminole Road (EW)

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3574, Revised Permit No. 1 shall terminate with the expiration of the surface mining permit (Surface Mining Permit No. 162). This permit shall thereafter be null and void and of no effect whatsoever and the asphalt batch plant approved under this CUP shall be removed from the site and all disturbed areas shall be reclaimed per the requirements of the approved reclamation plan under SMP No. 162.

CONDITIONAL USE PERMIT Case #: CUP03574R1 Parcel: 519-170-007

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - LIFE OF THE PERMIT (cont.) RECOMMND

Note: Permit life extensions approved for the Surface Mining Permit No. 162 shall extend to this Conditional Use Permit No. 3574R1.

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 3 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

Department of Public Health
Riverside County Community Health Agency

January 27, 2011

TO: Jay Olivas, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3574

A new noise study is not required looking at the diagram, zoning, distance from sensitive receivers, topography and existing barrier. The original noise report done on April 24, 2008 by Albert Webb & Associates is still valid. Our recommendations, from May 20, 2008, remain the same with the modification of allowing 24 hour operations from the existing asphalt batch plant. However, they still need to follow:

1.Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

Please contact Steve Hinde if you have any questions.

Office of Industrial Hygiene, 3900 Sherman Drive, Suite G, Riverside, CA 92503, Office: 951-358-5096
FAX: 951 358-5443 TDD: 951-358-5124

Department of Public Health
Riverside County Community Health Agency

Date: May 20, 2008

To:
Ebony McGee
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, California 92502
Fax: (951) 955-3157

From:
Steven T. Uhlman, REHS, CIH, JD
Public Health Program Chief
Department of Public Health
Office of Industrial Hygiene
P.O. BOX 7600
Riverside, California 92513-7600
Phone: (951) 358-5050

Report written by:
Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist

Project Reviewed: CUP 3574

Reference Number: **96391**

Applicant:
Wayne Hendrix
Matich Corporation
1596 Harry Sheppard Blvd.
San Bernardino, CA 92408

Noise Consultant:
Sandra Chandler
Albert Webb & Associates
3788 McCray Street
Riverside, CA 92506

Review Stage: Second Review

Information Provided: "Matich Asphalt Batch Plant (CUP 3474, FT 2007-39) Acoustical Analysis Letter", dated April 24, 2008.

Noise Standards For Stationary Noise Sources:

A. Standards:

Facility-related noise, **as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels:

a) 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

B. Requirement for Determination of Community Noise Impact:

a) Noise originating from operations within the facility grounds shall be treated as "stationary" noise sources for which this standard will apply.

b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.

c) Required Modeling Parameters for Stationary Sources:

i. Stationary sources are to be modeled as "point" sources.

ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.

iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.

iv. Predicted noise levels are to be expressed in terms of worst-case "equivalent continuous sound levels" [or, Leq] averaged over a ten minute period.

v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.

vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home"**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.

5. An **eight foot high control barrier** already exists around the closest residences located east of the project site. The barrier is sufficient to achieve maximum noise attenuation.

07-81

CVAG

COACHELLA VALLEY ASSOCIATION of GOVERNMENTS

Blythe • Cathedral City • Coachella • Desert Hot Springs • Indian Wells • Indio • La Quinta • Palm Desert • Palm Springs • Rancho Mirage
County of Riverside • Agua Caliente Band of Cahuilla Indians • Cabazon Band of Mission Indians • Torres Martinez Desert Cahuilla Indians

December 14, 2007

Route to (PM Name)_____ Project Code_____
Phase Code_____ Task Code_____ WA or WC (circle one)
Sub or Exp (circle one) Pay or Hold (circle one)
REC'D DEC 21 2007
Rec. PM_____ Date_____
App. AM_____ Date_____ (over $5,000)
☐ Input to WEMS ☐ PAID

Ebony J. McGee
Planning Department
County of Riverside
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

RE: Application for Interim Project Review (IPR) for CUP03574

Dear Ms. McGee:

The Coachella Valley Conservation Commission has received your application for an Interim Project Review (IPR) on CUP03574. We have examined the proposed activity and the parcel and have concluded that there does not need to be an IPR. There is only a small portion of Fluvial Sand Transport Only Conservation Area on the parcel. There is no acreage limit in a Fluvial Sand Transport Only Conservation Area so there is no need to allocate Take.

We appreciate your efforts to ensure compliance with the Coachella Valley Multiple Species Habitat Conservation Plan. If you have any further questions on this matter, please do not hesitate to contact Jim Sullivan or myself at CVAG, (760) 346-1127.

Sincerely,

Katie Barrows

Katie Barrows
Director of Environmental Resources

Cc: Paul Clark, Planning Department, County of Riverside, Palm Desert
Greg Neal, Environmental Programs Department, County of Riverside

73-710 Fred Waring Drive, Suite 200 • Palm Desert, CA 92260 • (760) 346-1127 • FAX (760) 340-5949

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 24, 2010

TO:

Riv. Co. Transportation Dept.- Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department - Desert
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D.Geology Section-D. Jones
Riv. Co. GIS – Phillip Kang
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Sheriff's Department
Riv. Co. Waste Management Dept.
5th District Supervisor
5th District Planning Commissioner
San Gorgonio Pass Water Agency
Southern California Edison
Verizon

CONDITIONAL USE PERMIT NO. 3574, REVISED PERMIT NO. 1 – CEQA Exempt – Applicant: Matich Corp. – Engineer/Representative: Albert A. Webb Assoc.– Fifth Supervisorial District – Pass & Desert Zoning District – The Pass Area Plan: Community Development: Light Industrial (CD:LI) (0.25-0.60 FAR), Rural: Rural Desert (R:RD) (10 Acre Minimum), Rural: Rural Residential (R:RR) (5 Acre Minimum) Cabazon Policy Area - Location: Southerly of Interstate 10 and westerly of Apache Trail – 55.44 Gross Acres - Zoning: Manufacturing Service Commercial (M-SC), Controlled Development Areas- 10 Acre Minimum (W-2-10) - **REQUEST:** Proposal to modify the previously approved hours of operation to 24-hours a day for an existing asphalt batch plant. No other site modifications are proposed. – APN: 519-170-007 – Related Case: CUP03574

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on December 30, 2010**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Jay Olivas, Project Planner**, at **(951) 955-1195** or email at **jolivas@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

No Comments

DATE: 12/6/10 SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: Ryan Ross, Planner

TELEPHONE: 951 486 3357

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
Economic Development Agency

Fast Track Authorization

Case No.:

FTA No. 2007-39

SUPERVISOR: Marion Ashley

SUPERVISORIAL DISTRICT: 5

Company/Developer: Matich Corporation Contact: Wayne Hendrix

Address: 1596 Harry Sheppard Blvd, San Bernandino CA 92408

Phone: (909) 382-7400 Fax: (909) 382-0169 Email: whendrix@matichicm.com

Architectural Firm: No Architect Needed Contact:

Address:

Phone: Fax: Email:

Engineering Firm: Albert A. Webb and Associates Contact: Sandra Chandler

Address: 3788 McCray Street, Riverside CA 92506

Phone: (951) 686-1070 Fax: (951) 788-1256 Email: sandrachandler@webbassociates.com

Land Use Application(s): ☐ General Plan Amendment ☑ Conditional Use Permit ☐ Change of Zone

☐ Plot Plan ☐ Parcel Map ☐ Other

Site Information:

Assessor's Parcel Number(s) 519-170-007

Cross Streets/Address S. of I-10 E of Fields Road, West of Apache Land Use Designation LI, RR, and RD

Zoning M-SC and W-2-10 Site Acreage 55.44

Redevelopment Project Area/Sub-Area: Cabazon Sub-Area

Project Information (Estimate Amounts):

Eligibility Criteria ☐ Full Time Jobs ☐ Capital Investment ☑ Annual Taxable Sales ☐ Board of Supervisors ☐ Child Care ☐ Workforce Housing ☐ Other

Permanent Full-Time Jobs 4 Wages per Hour $10-45 Construction Jobs 6

Capital Investment $4,000,000 Taxable Sales $34,000,000 Bldg Size 0

Project Type ☐ Commercial ☑ Industrial ☐ Office ☐ Residential ☐ Other

Industrial Classification Manufacturing Commercial Classification N/A

Project Description:

The proposed project is an asphalt manufacturing facility with an average annual production of 650,000 to 750,000 tons of asphalt, which includes 100,000 to 125,000 tons of recycled asphalt.

The Economic Development Agency (EDA) hereby acknowleges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. *This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Robin Zimpfer, Assistant County Executive Director/EDA

12-6-07
Date

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN
- ☑ REVISED PERMIT
- ☐ CONDITIONAL USE PERMIT
- ☐ PUBLIC USE PERMIT
- ☐ TEMPORARY USE PERMIT
- ☐ VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CUP03574R1

CASE NUMBER: ~~CUP3574 R1~~ DATE SUBMITTED: 11-9-10

APPLICATION INFORMATION

Applicant's Name: Matich Corporation, ~~Wayne Hendrix~~ Steve Matich E-Mail: smatich@matichcm.com ~~Waynehendrix@gmail.com~~

Mailing Address: 1596 Harry Sheppard Boulevard

San Bernardino, CA 92408

Street

City *State* *ZIP*

Daytime Phone No: (909) 382-7400 Fax No: (909) 382-0169

Engineer/Representative's Name: Albert A. Webb Assoc., Roger Prend E-Mail: roger.prend@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside, CA 92506

Street

City *State* *ZIP*

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: RRM Prop., LTC Apache Trail E-Mail:

Mailing Address: P. O. Box 3600

Corona, CA 92878-3600

Street

City *State* *ZIP*

Daytime Phone No: (951) 685-4600 x6283 Fax No: (951) 280-1424

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Stephen A. Matich
PRINTED NAME OF APPLICANT

Stephen A. Matich
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.

Jon Troesh
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 519-170-007

Section: 7/18 Township: 3S Range: 2E

Approximate Gross Acreage: 56

General location (nearby or cross streets): North of _____, South of Interstate 10, East of Fields Road, West of Apache Trail.

Thomas Brothers map, edition year, page number, and coordinates: 2008, Page 722, J3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

Change condition relating to hours of operation from 4:00am to 6:00pm to 24 hours.

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). SMP00162R3 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 39969 E.I.R. No. (if applicable): 238

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)

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☑

Is sewer service available at the site? Yes ☑ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)

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: N/A

Estimated amount of fill = cubic yards N/A

Does the project need to import or export dirt? Yes ☐ No ☑

Import Export Neither

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 2,414,966 sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes ☐ No ☑

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Does the development project area exceed more than one acre in area? Yes ☑ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☑ Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☑ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) _____ Date _____

Owner/Representative (2) _____ Date _____

Matich Corporation
Western Coachella Valley, California

CONDITIONAL USE PERMIT #3574 R1

Project Description

Conditional Use Permit #3574 was approved on July 15, 2008 and permitted the construction and operation of an asphalt manufacturing facility with an average annual production of 650,000 to 750,000 tons of asphalt, which includes 100,000 to 125,000 tons of recycled asphalt. The proposed facility is a state of the art asphalt production plant with three silos for dispensing product into the delivery trucks. It is located within the boundary of approved Surface Mining Permit #00162.

Conditional Use Permit #3574 R1 requests to amend Condition of Approval 10.PLANNING.8 – HOURS OF OPERATION to include occasional night-time operation. Occasional night paving or weekend paving is required by agencies for the convenience of the public or for emergency work.

Hours of Operation

The facility operates 5 days per weeks (Monday through Friday) and occasionally on Saturdays for emergency services. The normal operational hours are 4:00 AM to 6:00 PM of which 3 to 4 hours per day will be for maintenance.

Number of Employees

This facility employs 4 full time positions.

Daily Vehicle Trips

The estimated daily truck trips are estimated to be 200 to 300 per day.

Oil Truck Deliveries

We estimate 6 oil truck deliveries over a 24 hour period, starting in the evening hours.

Typical Asphalt Delivery Hours

5:30 AM to 4:00 PM

Occasionally night paving or weekend paving is required by agencies for the convenience of the public or for emergency work.

Site Permitting History (see attached)

SMP #162 approved for Surface Mine Permit for Cabazon Quarry

SMP #162RI for expanding project was withdrawn 10/11/2007

SMP #162R2 for expanding mining and reclamation plan approved 9/26/2006

SMP #162R3 for asphalt facility w/3 silos withdrawn 3/31/2008

CUP #3574 approved on 7/15/2008 for asphalt facility w/3 silos located within SMP #162

CUP #3574R1 currently in review to modify Condition of approval relating to hours of operation.

RIVERSIDE COUNTY TLMA

ONLINE SERVICES

TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

PERMITS / ACTIVITIES ATTACHED TO: SMP00162

Online Services

Results for: SMP00162 as of 1/4/2011 10:12:26 AM

ACTIVITY NUMBER	SUBTYPE	STATUS	APPLIED DATE	ISSUED DATE	FINAL DATE	LOCATION
BGR010250	GSMI	FINAL	03/12/2001	03/12/2001	03/20/2001	EXPAND MINING AREA AT CABAZON QUARRY
BGR010802	GSMI	FINAL	08/14/2001	08/14/2001	08/19/2002	SMP 162 91-33-0008 CABAZON QUARRY
BGR020699	GSMI	FINAL	06/19/2002	06/19/2002	05/12/2004	Robertson's Ready Mix SMP00162 91-33-0008
BGR030615	GSMI	FINAL	05/28/2003	05/28/2003	06/17/2005	Cabazon Quarry 91-33-0008 SMP00162
BGR040728	GSMI	FINAL	05/24/2004	05/24/2004	05/09/2008	Cabazon Quarry SMP00162 91-33-0008
BGR051289	GSMI	FINAL	08/24/2005	08/24/2005	04/18/2007	Cabazon Quarry 91-33-0008 SMP00162
BGR060565	GSMI	FINAL	05/10/2006	05/10/2006	09/11/2007	Cabazon Quarry 91-33-0008 SMP00162
BGR100152	GSM	ISSUED	07/01/2010	10/07/2010		TG 722 J3 J4 91-33-0008
BGR990022	GSMI	FINAL	01/14/1999	01/14/1999	01/21/1999	TG 723/A-4
BGR990285	GSMI	FINAL	05/14/1999	05/14/1999	05/17/1999	TG 723 A-4
BXX100175	OTHR	PCAPPR	06/01/2010			2010 TG 722 J4 SEE DESCRIPTION

Search Another Case

Enter Case Number:

Submit Clear Form

Go Back To Previous Page

RIVERSIDE COUNTY TLMA

ONLINE SERVICES

TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

PERMITS / ACTIVITIES ATTACHED TO: CUP03574

Online Services

Results for: CUP03574 as of 1/4/2011 10:13:33 AM

ACTIVITY NUMBER	SUBTYPE	STATUS	APPLIED DATE	ISSUED DATE	FINAL DATE	LOCATION
BNR080066	NIND	FINAL	06/03/2008	10/07/2008	05/12/2009	TG 722 H2
BXX080118	OTHR	VOID	06/03/2008		06/03/2008	TG 722 H2/H5
IP080125	CU	ASSIGNED	11/10/2008			CU3574 S/I 10 E/FIELDS RD W/APACHE TRAIL
MT090187	DIF	PAID	02/19/2009	04/15/2009		
MT090188	CVMS	PAID	02/19/2009	04/15/2009		
ST00853	STD	COMPLETE	03/05/2008		01/16/2009	CUP3574 S I-10 APACHE TRAIL IN CITY OF CABAZON

Search Another Case

Enter Case Number:

Submit Clear Form

Go Back To Previous Page

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

PERMITS ATTACHED TO APN 519170007

Online Services

Results for: 519170007 as of 1/4/2011 10:15:44 AM

CASE / PERMIT	DESCRIPTION	ADDRESS
BEL030106	ADD TWO 2500 AMPS SERVICE METERS	13984 APACHE TR
BGR010802	SURFACE MINE SPECIAL INSPECTION 2001	13984 APACHE TR
BIC091530	027227	13984 APACHE TR
BIC092149	023172	13984 APACHE TR
BNR080066	ASPHALT PLANT	13984 APACHE TR
BXX000365	REPAIR EXISTING NON CONFORMING SIGN	13984 APACHE TR
CFG01427	EA37504	13984 APACHE TR
CFG03431	FISH AND GAME DOC FEE FOR SMP00162R2	13984 APACHE TR
CFG04928	CUP03574 EA41584	13984 APACHE TR
CUP03574	The proposed project is an asphalt batch plant wit h an average annual production of up to 750,000 to ns of asphalt. The plant includes three silos for dispensing product into delivery trucks; truck tr ips estimated not to exceed 300 per day. Operatin g hours will be five days a week (Monday through F riday) from 4:00 a.m. to 6:00 p.m. and occasionall y on Saturday for emergency services. The plant w ill be located on the Cabazon Quarry, operated by Robertson's Ready Mix.	13984 APACHE TR
CUP03574R	The applicant proposes to modify the previously ap proved hours of operation to 24-hours a day for an existing asphalt batch plant. No other site modi fications are proposed.	13984 APACHE TR
EA37504	EA FOR SMP00162R1	13984 APACHE TR
EA39969	EA FOR EXPANSION OF QUARRY SMP00162	13984 APACHE TR
EA41584	EA FOR CUP03574	13984 APACHE TR
EHW040619		13984 APACHE TR
GEO01614	GEO REPORT - SMP00162R2	13984 APACHE TR
IP080125	CU3574 S/I 10 E/FIELDS RD W/APACHE TRAIL	13984 APACHE TR
MT090187	T3SR2E SEC 7 (CUP03574)	13984 APACHE TR
MT090188	T3SR2E SEC 7 (CUP03574)	13984 APACHE TR
MT090356	CUP03574	13984 APACHE TR
PDB03557	RECLAIMATION REPORT	13984 APACHE TR
PDB03871	GENERAL BIOLOGICAL SURVEY REPORT	13984 APACHE TR
SMP00162R	EXPANDING PROJECT	13984 APACHE TR
SMP00162R	ASPHALT RECYCLING FACILITY WITH 3 SILOS	13984 APACHE TR
SMP00162R	TO EXPAND MINING AND RECLAMATION PLAN TO INCLUDE A DDITIONAL PROPERTY ACQUIRED SUBSEQUENT TO APPROVAL OF SMP 162, TO INCREASE MAXIMUM PRODUCTION RATE TO TRANSPORT THE MAJORITY OF SAND AND AGGREGATE FR OM THE SITE USING RAIL FACILITIES TO ALLOW LONGER TIME FOR RECAPTURE OF CAPITAL INVE STMENT TO BRING ALL LANGUAGE AND CONDITIONS UP TO CURRENT CONDITIONS AND STANDARDS. EXPAND MINING ACTIVITIES OUTSIDE APPROVED MINING A	13984 APACHE TR
SMP00162S	SC TO ALLOW OPTION OF RAIL MATERIAL FROM THE CABA	13984 APACHE TR
SMP00162S	EXPAND MINING AREA AT CABAZON QUARRY	13984 APACHE TR
ST00853	ASPHALT BATCH PLANT	13984 APACHE TR
TUP00172	TUP-CASTING TUNNEL SUPPORTS-MWD RIV BADLANDS PROJ	13984 APACHE TR

Search with another APN

9 Digit APN #:
(e.g. 111222333)

Submit | Clear Form

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

PLANNING CASE INFORMATION FOR SMP00162

Online Services

Results for SMP00162 as of 1/4/2011 10:16:18 AM

Basic Case Information

CASE NUMBER:	SMP00162
CASE STATUS:	DRT
APPLIED DATE:	07/16/2001
DECISION DATE:	
EXPIRATION DATE:	7/2/2020
GENERAL LOCATION:	13990 Apache Trail Cabazon, Ca.
DESCRIPTION	Surface Mine Permit for Cabazon Quarry
APPLICANT:	ROBERTSON'S READY MIX
ADDRESS 1:	6830 Van Buren Blvd.
ADDRESS 2:	Riverside, Ca.
ADDRESS 3:	
ZIP:	92509

Fee Information

TOTAL FEES	$0.00
TOTAL PAYMENTS:	$0.00
BALANCE DUE:	$0.00

Case Planner Information

Project Planner: JONES DAVID

Click here to go to a listing of Planning staff e-mails

Search Another Planning Case

Enter Case Number:

Submit Clear Form

Go Back To Previous Page

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

PLANNING CASE INFORMATION FOR SMP00162R1

Online Services

Results for SMP00162R1 as of 1/4/2011 10:17:08 AM

Basic Case Information

CASE NUMBER:	SMP00162R1
CASE STATUS:	WITHDRWN
APPLIED DATE:	10/28/1998
DECISION DATE:	10/11/2007
EXPIRATION DATE:	
GENERAL LOCATION:	S OF 10 FWY W OF BANNING E OF BROADWAY N OF MORONGO INDIAN R
DESCRIPTION	EXPANDING PROJECT
APPLICANT:	ROBERTSON'S READY MIX CO.
ADDRESS 1:	P O BOX 3600
ADDRESS 2:	CORONA, CA
ADDRESS 3:	
ZIP:	92878

Fee Information

Case Lock Information

This case is locked at this time. Please contact the case planner for more information.

Case Planner Information

Project Planner: JONES DAVID

Click here to go to a listing of Planning staff e-mails

Search Another Planning Case

Enter Case Number:

Submit Clear Form

Go Back To Previous Page

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

PLANNING CASE INFORMATION FOR SMP00162R2 Online Services

Results for SMP00162R2 as of 1/4/2011 10:17:45 AM

Basic Case Information

CASE NUMBER:	SMP00162R2
CASE STATUS:	APPROVED
APPLIED DATE:	12/29/2004
DECISION DATE:	09/26/2006
EXPIRATION DATE:	9/26/2011
GENERAL LOCATION:	N/GORGONIO VIEW S/I-10 FWY E/HATHAWAY ST W/I-10 FWY
DESCRIPTION	TO EXPAND MINING AND RECLAMATION PLAN TO INCLUDE ADDITIONAL PROPERTY ACQUIRED SUBSEQUENT TO APPROVALOF SMP 162. TO INCREASE MAXIMUM PRODUCTION RATE TO TRANSPORT THE MAJORITY OF SAND AND AGGREGATE FROM THE SITE USING RAIL FACILITIES TO ALLOW LONGER TIME FOR RECAPTURE OF CAPITAL INVESTMENT TO BRING ALL LANGUAGE AND CONDITIONS UP TO CURRENT CONDITIONS AND STANDARDS. EXPAND MINING ACTIVITIES OUTSIDE APPROVED MINING A
APPLICANT:	ROBERTSON'S READY MIX CO.
ADDRESS 1:	P O BOX 3600
ADDRESS 2:	CORONA, CA
ADDRESS 3:	
ZIP:	92878

Fee Information

Case Lock Information

This case is locked at this time. Please contact the case planner for more information.

Search Another Planning Case

Enter Case Number:

Submit Clear Form

Go Back To Previous Page

RIVERSIDE COUNTY TLMA

ONLINE SERVICES
TRANSPORTATION & LAND MANAGEMENT AGENCY

TLMA

PLANNING CASE INFORMATION FOR SMP00162R3 Online Services

Results for SMP00162R3 as of 1/4/2011 10:18:18 AM

Basic Case Information

CASE NUMBER:	SMP00162R3
CASE STATUS:	WITHDRWN
APPLIED DATE:	09/27/2007
DECISION DATE:	03/31/2008
EXPIRATION DATE:	
GENERAL LOCATION:	S/I-10 E/FIELDS RD W/APACHE TRAIL
DESCRIPTION	ASPHALT RECYCLING FACILITY WITH 3 SILOS
APPLICANT:	MATICH CORP
ADDRESS 1:	ATTN: WAYNE HENDRIX
ADDRESS 2:	1596 E HARRY SHEPPARD BLVD
ADDRESS 3:	SAN BERNARDINO, CA
ZIP:	92408

Fee Information

Case Lock Information

This case is locked at this time. Please contact the case planner for more information.

Case Planner Information

Project Planner: MCGEE EBONY

Click here to go to a listing of Planning staff e-mails

Search Another Planning Case

Enter Case Number:

Submit Clear Form

Go Back To Previous Page

Coachella Valley Conservation Commission
Interim Project Review Application

The 30-day Joint Project Review timeline does not start until the CVCC receives this completed application as well as the required project information from the Permittee.

Date: _____

SECTION 1

PROPERTY OWNER INFORMATION: PROPERTY OWNERS(S)/OWNER'S REPRESENTATIVE

Assessor's Parcel Number(s) (APNs): 519-170-007

A. Property Owner Name(s)/Owners Representative: RRM Properties, LTC Apache Trail

Mailing Address: PO Box 3600
Street

Corona CA 92878-3600
City *State* *ZIP*

Daytime Phone No: (909)382-7400 Fax No: (909)382-0169

E-mail: whendrix@matichicm.com

Wayne Hendrix
PRINTED NAME OF PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE

SIGNATURE OF PROPERTY OWNER(S)/OWNER'S REPRESENTATIVE

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

SECTION 2

Total Acres planned for Development: 56± acres

Project Description: This is an existing surface mining facility with a ongoing operations. The proposed project is an asphalt manufacturing facility with an average annual production of 650,000 to 750,000 tons of asphalt which includes 100,000 to 125,000 tons of recycled asphalt. Facility is state of the art asphalt production plant with three silos for dispensing product into delivery trucks.

Optional: Is any part of the property proposed for permanent conservation? Is so, attach map delineating the area proposed for permanent conservations. How many acres? 0

- Attach a map of the project location
- Attach a map delineating the area proposed for disturbance. Include all areas that would be graded for any purpose.

All documentation supplied must be in a hard copy format. To further expedite the review process it is recommended that maps also be submitted as ESRI shapefiles via CD-Rom. For import into the CVCC GIS, please assign a coordinate system to any data provided. Technical GIS digital data submission specifications are included in Table 1 below.

TABLE 1
Coachella Valley Conservation Commission
Digital Data Submission Specifications

Data Formats	ESRI shape file, Microstation CAD file, or Autodesk Auto CAD file
Projection	State Plane
Zone	California VI
Datum	North American Datum 1983 (NAD83)
Units	U.S. Feet
Spheroid	"GRS_1980", 6378137.0,298.257222101
False Easting	6561666.666666666
False Northing	1640416.666666667
Central Meridian	116.25
Standard Parallel 1	32.78333333333333
Standard Parallel 2	33.88333333333333
Latitude of Origin	32.16666666666666

Should you have any questions about these specifications please contact CVCC GIS at 760-346-1127.

SECTION 3

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

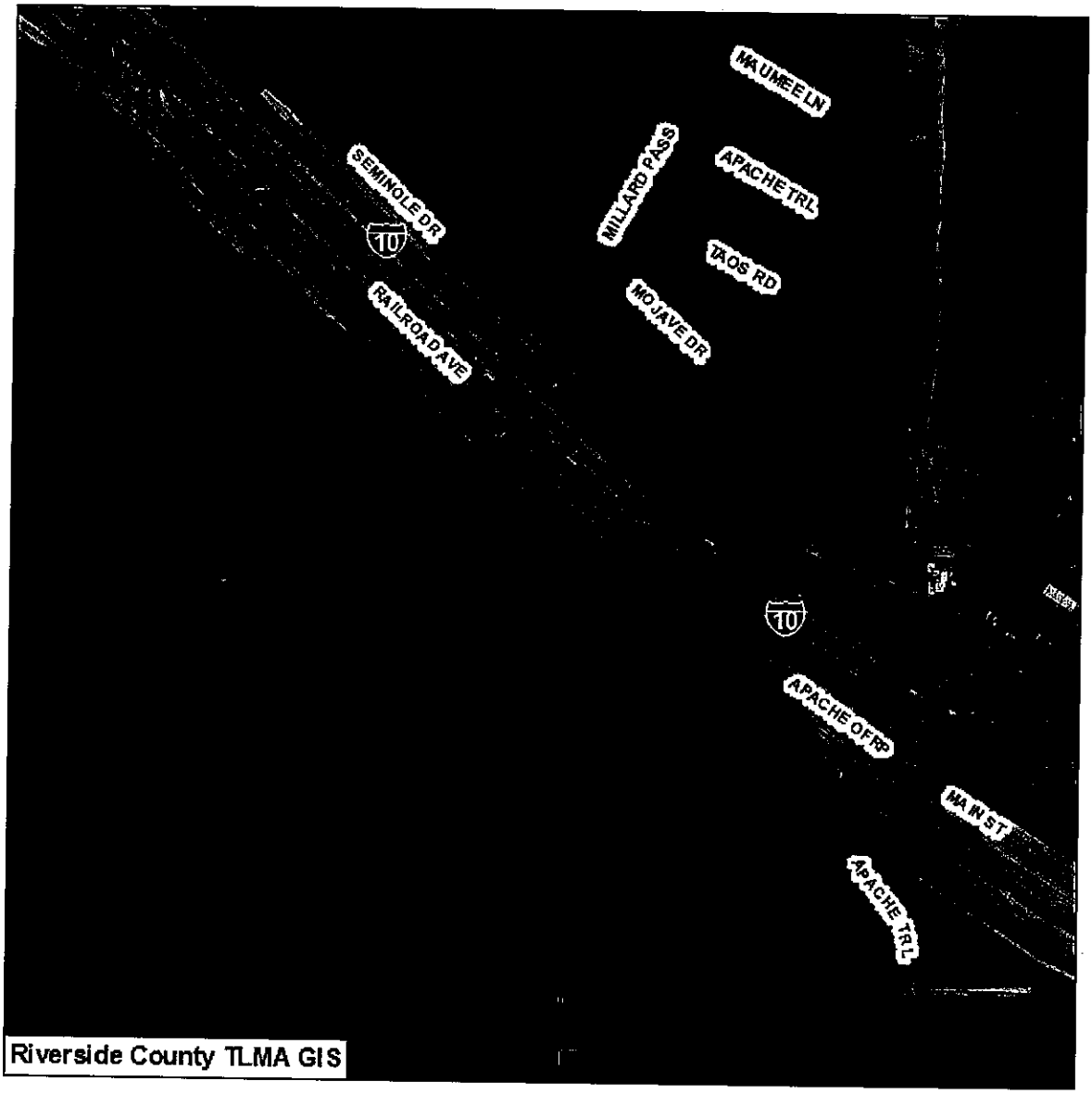
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf. As the owner of record/authorized agent, I hereby authorize the information to be released to Property Owner(s)/Owner's Representative/authorized agent. I further authorize, pursuant to Government Code Section 65105, that EPD personnel may enter upon the subject property and make examinations and surveys, provided that, the entry, examination, and survey do not interfere with the use of the land.

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

PRINTED NAME OF PROPERTY OWNER	SIGNATURE OF PROPERTY OWNER
Wayne Hendrix	Wayne Hendrix
PRINTED NAME OF PROPERTY OWNER REPRESENTATIVE	SIGNATURE OF PROPERTY OWNER REPRESENTATIVE

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.

RIVERSIDE COUNTY GIS



Selected parcel(s):
519-170-007

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.

STANDARD WITH PERMITS REPORT

APNs
519-170-007-4

OWNER NAME / ADDRESS
R R M PROP LTD
13984 APACHE TR
CABAZON, CA. 92230

MAILING ADDRESS
(SEE OWNER)
P O BOX 3600
CORONA CA. 92878

LEGAL DESCRIPTION
LEGAL DESCRIPTION IS NOT AVAILABLE

LOT SIZE
RECORDED LOT SIZE IS 55.44 ACRES

PROPERTY CHARACTERISTICS
NO PROPERTY DESCRIPTION AVAILABLE

THOMAS BROS. MAPS PAGE/GRID
PAGE: 722 GRID: J3
PAGE: 723 GRID: A3

CITY BOUNDARY/SPHERE
NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY
NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND
NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT (ORD. 813)
MARION ASHLEY, DISTRICT 5

TOWNSHIP/RANGE
T3SR2E SEC 7

ELEVATION RANGE
1892/1984 FEET

PREVIOUS APN
NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS
Zoning not consistent with the General Plan.
LI
RD
RR

AREA PLAN (RCIP)
THE PASS

GENERAL PLAN POLICY OVERLAYS
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS
CABAZON POLICY AREA

ZONING CLASSIFICATIONS (ORD. 348)
M-SC (CZ 6293)
W-2-10 (CZ 6293)

ZONING DISTRICTS AND ZONING AREAS
PASS & DESERT DISTRICT

ZONING OVERLAYS
NOT IN A ZONING OVERLAY

SPECIFIC PLANS
NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE
NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS
PROJECT AREA NAME: MCPA
SUBAREA NAME: CABAZON
AMENDMENT NUMBER: 0
ADOPTION DATE: JUL. 11, 1989

ACREAGE: 4690 ACRES

AIRPORT INFLUENCE AREAS
NOT IN AN AIRPORT INFLUENCE AREA

AIRPORT COMPATIBLITY ZONES
NOT IN AN AIRPORT COMPATIBILTY ZONE

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA
WITHIN THE CABAZON CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS
IN OR PARTIALLY WITHIN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP
NOT IN A CELL GROUP

WRMSHCP CELL NUMBER
NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)
NONE

VEGETATION (2005)
NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

FIRE RESPONSIBLITY AREA
STATE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT
NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)
NOT WITHIN THE EASTERN TUMF FEE AREA

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.PASS

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)
THE PASS

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)
NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS
NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

139

TRANSPORTATION AGREEMENTS
NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS
NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW
FLOOD PLAIN MANAGEMENT REVIEW **IS REQUIRED**. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (951) 955-1200 FOR INFORMATION.

WATER DISTRICT
SGPWA

FLOOD CONTROL DISTRICT
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

WATERSHED
WHITEWATER

GEOLOGIC

FAULT ZONE
NOT IN A FAULT ZONE

FAULTS
WITHIN A 1/2 MILE OF
SAN ANDREAS FAULT
SAN ANDREAS FAULTS
SAN GORGONIO PASS FAULT ZONE
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

LIQUEFACTION POTENTIAL
MODERATE

SUBSIDENCE
SUSCEPTIBLE

PALEONTOLOGICAL SENSITIVITY
LOW POTENTIAL.
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

MISCELLANEOUS

SCHOOL DISTRICT
BANNING UNIFIED

COMMUNITIES
CABAZON

COUNTY SERVICE AREA
NOT IN A COUNTY SERVICE AREA.

LIGHTING (ORD. 655)
ZONE B, 38.98 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT
043806

FARMLAND
OTHER LANDS
URBAN-BUILT UP LAND

TAX RATE AREAS
055058
•BANNING LIBRARY DISTRICT
•BANNING UNIFIED SCHOOL

•CABAZON COUNTY WATER
•COUNTY STRUCTURE FIRE PROTECTION
•COUNTY WASTE RESOURCE MGMT DIST
•CSA 152
•FLOOD CONTROL ADMINISTRATION
•FLOOD CONTROL ZONE 5
•GENERAL
•GENERAL PURPOSE
•INLAND EMPIRE JT(33,36)RES.
•MT SAN JACINTO JUNIOR COLLEGE
•RDV PROJECT NO3-1989
•RIV CO REG PARK & OPEN SPACE
•RIV. CO. OFFICE OF EDUCATION
•SAN GORGONIO PASS MEM HOSPITAL
•SAN GORGONIO PASS WTR AG DEBT SV
•SAN GORGONIO SERIES BOND A
•SUMMIT CEMETERY DISTRICT

SPECIAL NOTES

NO SPECIAL NOTES

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

BUILDING PERMITS

Case #	Description	Status
BEL030106	ADD TWO 2500 AMPS SERVICE METERS	FINAL
BGR010802	SURFACE MINE SPECIAL INSPECTION 2001	FINAL
BIC091530	027227	COMPLETE
BIC092149	023172	COMPLETE
BIC110208	027227	PAID
BNR080066	ASPHALT PLANT	FINAL
BXX000365	REPAIR EXISTING NON CONFORMING SIGN	EXPIRED

ENVIRONMENTAL HEALTH PERMITS

Case #	Description	Status
EHW040619	NEW AGRICULTURAL WELL	APPLIED

PLANNING PERMITS

Case #	Description	Status
CFG01427	EA37504	PAID
CFG03431	FISH AND GAME DOC FEE FOR SMP00162R2	PAID
CFG04928	CUP03574 EA41584	PAID
CFG05810	FOR EA42438 CUP03574R1	PAID
CUP03574R1	The applicant proposes to modify the previously ap	DRT
CUP03574	The proposed project is an asphalt batch plant wit	APPROVED
EA37504	EA FOR SMP00162R1	WITHDRWN
EA39969	EA FOR EXPANSION OF QUARRY SMP00162	APPROVED
EA41584	EA FOR CUP03574	APPROVED
EA42438	EA FOR CUP03574R1	APPLIED
GEO01614	GEO REPORT - SMP00162R2	APPROVED
MT090187	T3SR2E SEC 7 (CUP03574)	PAID
MT090188	T3SR2E SEC 7 (CUP03574)	PAID
MT090356	CUP03574	APPLIED
SMP00162R1	EXPANDING PROJECT	WITHDRWN
SMP00162R2	TO EXPAND MINING AND RECLAMATION PLAN TO INCLUDE A	APPROVED
SMP00162R3	ASPHALT RECYCLING FACILITY WITH 3 SILOS	WITHDRWN
SMP00162S1	EXPAND MINING AREA AT CABAZON QUARRY	APPROVED
SMP00162S2	SC TO ALLOW OPTION OF RAIL MATERIAL FROM THE CABA	APPROVED
TUP00172	TUP-CASTING TUNNEL SUPPORTS-MWD RIV BADLANDS PROJ	APPROVED

REPORT PRINTED ON...Tue May 24 10:29:40 2011
Version 110502

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/18/2011,

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

APN (s) or case numbers CUP03574R1 For

Company or Individual's Name Planning Department,

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.

NAME: Vinnie Nguyen

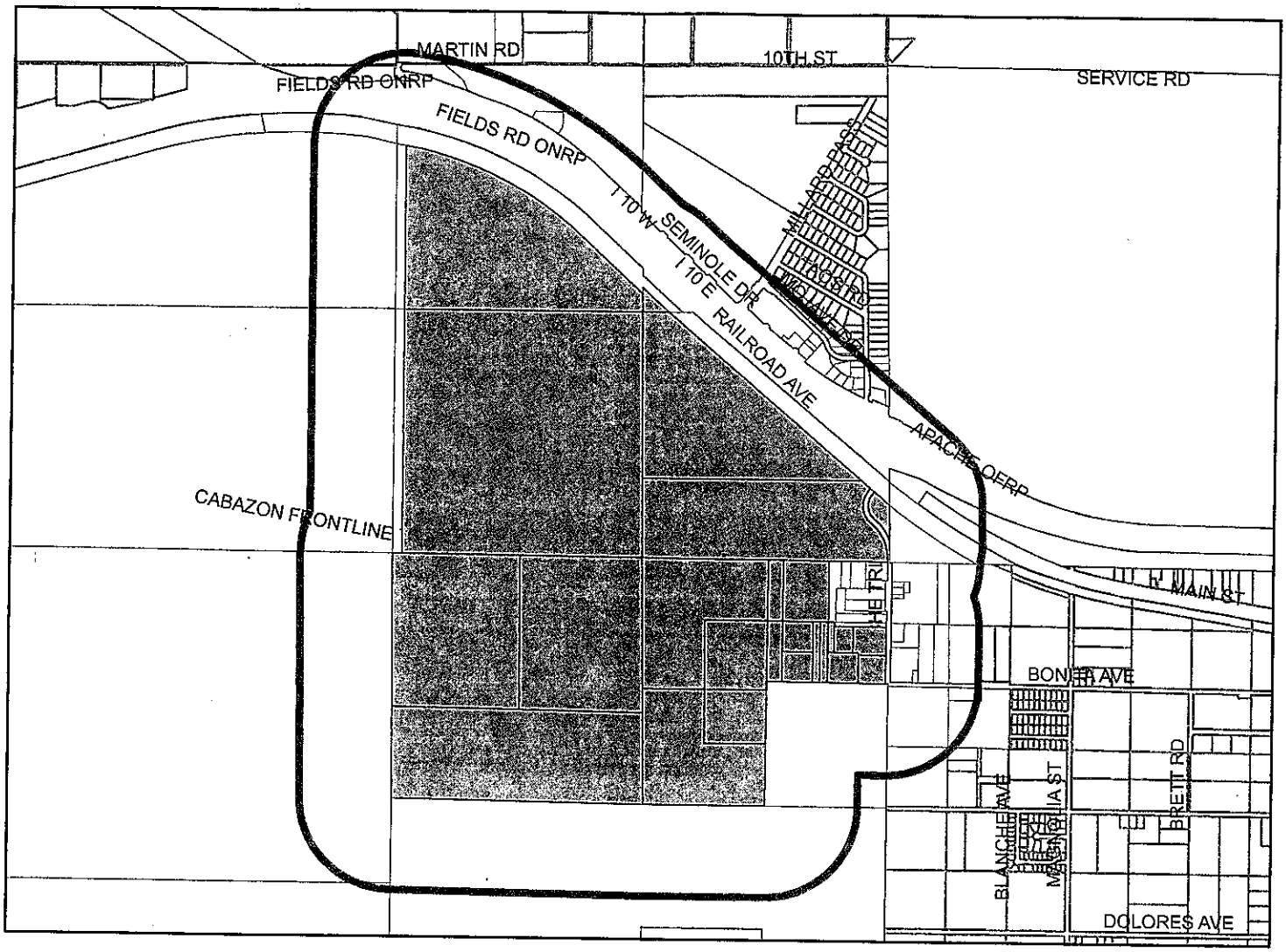
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

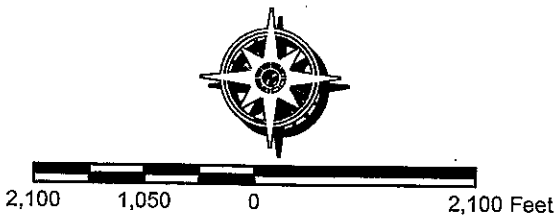
1000 feet buffer



Selected Parcels

519-280-004	519-210-003	519-240-001	519-280-003	519-210-018	519-210-020	519-210-021	519-210-022	519-210-023	519-200-006
519-200-008	519-200-010	519-230-002	519-240-009	532-200-001	532-210-001	519-142-014	519-141-034	519-141-035	519-161-028
519-142-011	519-110-037	519-110-040	519-110-039	519-260-006	519-210-011	519-210-012	519-142-009	519-151-002	519-151-010
519-151-017	519-151-018	519-151-020	519-151-021	519-151-022	519-151-023	519-151-024	519-152-010	519-152-011	519-161-011
519-161-015	519-161-016	519-161-017	519-161-018	519-161-019	519-161-024	519-161-025	519-210-004	519-142-010	519-142-013
519-240-004	519-240-005	519-151-001	519-260-012	519-260-003	519-260-004	519-260-005	519-142-008	519-220-010	519-300-002
519-110-009	519-110-011	519-110-015	519-170-001	519-170-004	519-170-005	519-170-006	519-170-007	519-200-005	519-200-007
519-200-009	519-210-001	519-220-001	519-220-002	519-220-003	519-220-004	519-220-006	519-220-007	519-220-008	519-220-009
519-220-011	519-220-012	519-280-001	519-210-017	519-200-004	519-200-011	519-210-002	519-220-005	519-110-017	519-170-008

rst 90 parcels shown



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

ASMT: 519110035, APN: 519110035
SYSTEM CAPITAL REAL PROP CORP, ETAL
ONE MCDONALDS PLAZA
OAK BROOK IL 60523

ASMT: 519110037, APN: 519110037
CHELSEA GCA REALTY PARTNERSHIP
C/O CHRISTY LESNY
P O BOX 6120
INDIANAPOLIS IN 46206

ASMT: 519110039, APN: 519110039
CHEVRON USA INC
C/O PROP TAX DEPT
P O BOX 1392
BAKERSFIELD CA 93302

ASMT: 519110040, APN: 519110040
CHELSEA GCA REALTY PARTNERSHIP
3001 S CRODDY WAY
SANTA ANA CA 92704

ASMT: 519142008, APN: 519142008
MICHAEL SHIRLEY
P O BOX 890626
TEMECULA CA 92589

ASMT: 519142009, APN: 519142009
GABRIEL LOPEZ, ETAL
14944 BROADWAY
CABAZON CA 92230

ASMT: 519142010, APN: 519142010
JEWEL SMITH, ETAL
10891 MARION DR
GARDEN GROVE CA 92640

ASMT: 519142011, APN: 519142011
CHARLES FLOOD
48812 MOJAVE DR
BANNING, CA. 92220

ASMT: 519142012, APN: 519142012
STEVEN CRAIG
1 OCEAN CREST
NEWPORT COAST CA 92657

ASMT: 519142013, APN: 519142013
JOHN KLOSINSKI, ETAL
23648 WHITE OWL CT
MORENO VALLEY CA 92553

ASMT: 519142014, APN: 519142014
BELETE DEMISSIE, ETAL
726 WIMBLEDON DR
REDLANDS CA 92374

ASMT: 519151001, APN: 519151001
LASZLO HANZELIK, ETAL
48850 MOJAVE DR
CABAZON, CA. 92230

ASMT: 519151003, APN: 519151003
STEVEN CRAIG
4100 MACARTHUR PL STE 200
NEWPORT BEACH CA 92660

ASMT: 519161028, APN: 519161028
CABAZON CO STORES
1500 QUAIL ST STE 100
NEWPORT BEACH CA 92660

ASMT: 519162007, APN: 519162007
WESLEY WITT
P O BOX 12727
PALM DESERT CA 92255

ASMT: 519180024, APN: 519180024
USA 519
59750 SEMINOLE DR
CABAZON CA 92230

ASMT: 519180025, APN: 519180025
USA 519
49750 SEMINOLE DR
CABAZON CA 92230

ASMT: 519200004, APN: 519200004
RRM PROP
C/O ROBERTSONS READY MIX
200 MAIN ST NO 200
CORONA CA 92882

ASMT: 519210003, APN: 519210003
ALEJANDRO AGUIRRE
1015 WESLEY ST
BANNING CA 92220

ASMT: 519210004, APN: 519210004
JERRI DOWNING
P O BOX 433
BANNING CA 92220

ASMT: 519210012, APN: 519210012
FRED SORGE
11335 LA LUNA CIR
FONTANA CA 92337

ASMT: 519210017, APN: 519210017
ROBERT WITTE
14040 APACHE TR
CABAZON, CA. 92230

ASMT: 519210023, APN: 519210023
APACHE TRAIL VENTURE
C/O GEORGE MOORADIAN
12912 AMBER LN
YUCAIPA CA 92399

ASMT: 519220010, APN: 519220010
NANCY FRANKS
14145 APACHE TR
CABAZON, CA. 92230

ASMT: 519230002, APN: 519230002
BAILIFF RANCH INC
2441 FIARVIEW AVE
RIVERSIDE CA 92506

ASMT: 519240001, APN: 519240001
ANTHONY ROSSETTI
2430 PIEDMONT DR
RIVERSIDE CA 92506

ASMT: 519240002, APN: 519240002
SUHEIL HANNA, ETAL
13312 JASPERSON WAY
WESTMINSTER CA 92683

ASMT: 519240003, APN: 519240003
TEODORO TELLEZ, ETAL
HCR 1 BOX 1146
CABAZON CA 92230

ASMT: 519240005, APN: 519240005
JOSE PADILLA, ETAL
1019 W 3RD ST
SAN BERNARDINO CA 92410

ASMT: 519240010, APN: 519240010
THOMAS CROSSAN, ETAL
P O BOX 269
CABAZON CA 92230

ASMT: 519260004, APN: 519260004
LOUIS SELVERA, ETAL
37180 WILDWOOD CANYON RD
YUCAIPA CA 92399

ASMT: 519260005, APN: 519260005
LUIS DOLENC
HUMBERTO PRIMO 1234 DPTO A
BUENOS AIRES C P 1103
ARGENTINA

ASMT: 519260006, APN: 519260006
FIESTA GROUP
2540 ONYX DR
LOS ANGELES CA 90032

ASMT: 519260011, APN: 519260011
VIRGINIA ADAMS, ETAL
14140 APACHE TR
CABAZON, CA. 92230

ASMT: 519260012, APN: 519260012
LOREN LIBBEY, ETAL
P O BOX 1151
BANNING CA 92220

ASMT: 519280001, APN: 519280001
R R M PROP
P O BOX 3600
CORONA CA 92878

ASMT: 519280003, APN: 519280003
ANTHONY ROSSETTI
635 AMERICAN AVE
BEAUMONT CA 92223

ASMT: 519280004, APN: 519280004
AHSAN QAZI, ETAL
9361 BEAUVIEW DR
CHERRY VALLEY CA 92223

ASMT: 519300001, APN: 519300001
TRAK TRANSPORTATION &amp, ETAL
36854 OAK VIEW RD
YUCAIPA CA 92399

ASMT: 519300002, APN: 519300002
OLUDOLAPO ASIRU, ETAL
P O BOX 9256
CALABASAS CA 91372

ASMT: 532080004, APN: 532080004
USA MORONGO BAND CAHUILLA MISSION IND
11581 POTRERO RD
BANNING CA 92223

ASMT: 532090017, APN: 532090017
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

Use Avery® Template 5162®
Feed Paper
Bend along line to expose Pop-up Edge™
AVERY® 5962®

ASMT: 532210001, APN: 532210001
BEAUMONT CONCRETE CO
P O BOX 216
BEAUMONT CA 92223

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5162®
Sens de chargement
Repliez à la hachure afin de révéler le rebord Pop-up™
www.avery.com
1-800-GO-AVERY

Applicant:
Matich Corproation
1596 Harry Sheppard Blvd.
San Bernardino, CA 92408

Eng-Rep:
Albert A. Webb Associates
3788 McCray Street
Riverside, CA 92506

Owner:
RRM Prop, LTC
P.O. Box 3600
Corona, CA 92878-3600

EXTRA LABELS

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3574, Revised Permit No. 1

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

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

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: April 27, 2011

Applicant/Project Sponsor: Matich Corporation Date Submitted: November 10, 2010

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas, Project Planner at (951) 955-1195.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42438 ZCFG05810

FOR COUNTY CLERK'S USE ONLY

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
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.

EA42438 Conditional Use Permit No. 3574, Revised Permit No. 1
Project Title/Case Numbers

Jay Olivas
County Contact Person

951-955-1195
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Matich Corporation
Project Applicant

1596 Harry Sheppard Blvd., San Bernardino, CA 92408
Address

Southerly of Interstate 10 and westerly of Apache Trail in the Cabazon area.
Project Location

Modify the previosuly approved hours of operation up to 24-hours a day, seven days a week for an existing asphalt batch plant.
Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($2,044.00 + $64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

_____ *Signature*

_____ *Title*

_____ *Date*

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42438 ZCFG05810 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1103047

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

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

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

****

Received from: MATICH CORPORATION
paid by: CK 3842 $64.00
paid towards: CFG05810 CALIF FISH & GAME: DOC FEE
FOR EA42438 CUP03574R1
at parcel #: 13984 APACHE TR CABA
appl type: CFG3

By_____ Apr 05, 2011 16:37
MGARDNER
posting date Apr 05, 2011

****

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

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

COPY 1-CUSTOMER

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1104787

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

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

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

****

Received from: MATICH CORPORATION $2,044.00
paid by: CK 108224
paid towards: CFG05810 CALIF FISH & GAME: DOC FEE
FOR EA42438 CUP03574R1
at parcel #: 13984 APACHE TR CABA
appl type: CFG3

By _____ May 16, 2011 15:52
MGARDNER posting date May 16, 2011

****

Account Code	Description	Amount
6583531201002081OO	CF&G TRUST	$2,044.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

COPY 1-CUSTOMER