



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

PLANNING COMMISSIONERS 2014

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**Interim
Planning Director**
Juan C. Perez

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951 955-3200

Fax
951 955-1811

9:30 A.M.

FEBRUARY 26, 2014

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
CITY OF LA QUINTA
CITY COUNCIL CHAMBERS
78-495 CALLE TAMPICO, LA QUINTA, CA 92253

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

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

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

1.1 NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

- 2.1 **GENERAL PLAN AMENDMENT NO. 1135** – CEQA Exempt – Applicant: Thousand Palms LLC – Fourth/Fourth Supervisorial District – Location: Southerly of Ramon Road, easterly of Chiricahua Drive, Guad Alajara Drive and Acapulco Trail and northerly of Elizabeth Court - **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation for the site from Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Specific Plan. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

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

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

3.0 PUBLIC HEARING: 9:30 a.m. or as soon as possible thereafter:

- 3.1 **CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4** – Intent to Adopt Mitigated Negative Declaration – Applicant: SA Recycling, LLC – Fourth/Fourth Supervisorial District – Location: Southerly of Vista Chino Road, northerly of Watt Court, and westerly of Sierra Del Sol Road at 29-250 Rio Del Sol Road in Thousand Palms – **REQUEST:** A phased expansion of an existing outdoor recycling facility from 25 acres to 43 gross acres with approximately 380,000 combined annual tons of incoming volume which includes a recycling facility for green and wood waste materials, a recycling facility for composting operations, a recycling facility for asphalt and concrete (inert materials), and a recycling facility for metals and white goods including processing of end of life vehicles (EOL). Additionally, the recycling facility proposes the addition of a 73,000 square foot equipment storage area, a 15,000 square foot warehouse at a maximum height of 25 feet, and a 29,000 square foot employee parking area, along with existing accessory office and shop buildings. Continued from December 4, 2013 and January 15, 2014. Project Planner: Jay Olivas at 951-955-1195 or email at jolivas@rctlma.org. (Quasi-judicial)
- 3.2 **CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 3696** – CEQA Exempt – Applicant: Robar Enterprises – Fourth/Fourth Supervisorial District – Location: Northerly of Varner Road, southerly of Haskell Road, and westerly of Harry Oliver Trail - **REQUEST:** The Change of Zone proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing- Service Commercial (M-SC). The Conditional Use Permit proposes to 1) permit an existing Concrete Manufacturing Facility, previously permitted under expired PP 7005 and 2) to permit a metal sales center in an existing warehouse structure also previously permitted under expired PP 7005. The structure was properly permitted in the past, but the previous Plot Plan expired. The proposed use will be new to the warehouse. NOTE: No changes are proposed to the property at this time for either use, everything is existing, no new alterations or ground disturbance is proposed. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)

4.0 WORKSHOPS: 9:30 a.m. or as soon as possible thereafter:

- 4.1 **SMALL LOT SUBDIVISION:** This workshop is intended to re-address the previous direction by the Commission to require floor plans and elevations for all residential subdivisions with lots under 5,000 square feet. Presented by Matt Straite, Contract Principal Planner, (951) 955-8631 or email mstraite@rctlma.org.
- 4.2 **UPDATE OF GENERAL PLAN AMENDMENT NO. 960, EIR NO. 521, AND DRAFT CLIMATE ACTION PLAN** – Kristi Lovelady, Principal Planner at (951) 955-0781 or email klovelad@rctlma.org.

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**6.0 DIRECTOR'S REPORT****7.0 COMMISSIONERS' COMMENTS**

Agenda Item No.: 2.1
Area Plan: Western Coachella Valley
Zoning Area: Thousand Palms
Supervisorial District: Fourth/Fourth
Project Planner: Matt Straite
Planning Commission: February 26, 2014

GENERAL PLAN AMENDMENT NO. 1135
Applicant: Thousand Palms LLC
Engineer/Rep.: Alta Group

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1135 proposes to change the General Plan Land Use designation from Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) to Specific Plan. The specific Land Use designations within the Specific Plan are yet to be determined at this stage.

The Specific Plan is currently proposed to be a Community Development Specific Plan.

The proposed Amendment is located in the Western Coachella Valley Area Plan of Eastern Riverside County; more specifically, it is southerly of Ramon Road, easterly of Chiricahua Drive, Guadalajara Drive and Acapulco Trail and northerly of Elizabeth Drive.

BACKGROUND:

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

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

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

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

REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General

Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1135 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

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

- (1) The Riverside County Vision;
- (2) Any General Plan Principle; or,
- (3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

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

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

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

A. The proposed change does not conflict with:

(1) The Riverside County Vision. It is reasonable to assume that a Specific Plan Land Use designation for parcels in question will permit enough flexibility to achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principles and Policies.

(3) Any Foundation Component designation in the General Plan. The proposed project designation and the current designation are within the same Foundation. Thus, the proposed Amendment is consistent within the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The General Plan Amendment is proposing a Specific Plan. Specific Plans afford a significant degree of flexibility. It is too early at this stage of the projects review to compare the project to all of the purposes of the General Plan; however, because of the flexibility afforded by Specific Plans, it is possible to contend that a Specific Plan on this site could contribute to the purposes of the General Plan. The findings can be made, at this stage, that the proposed Amendment may contribute to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The proposed development plan for the subject property was devised in response to special circumstances or conditions that were not anticipated when the General Plan was approved in 2003.

The applicant has provided the following circumstances which have occurred since the adoption of the General Plan Update in 2003 and warrant the further consideration of GPA 1135. Specifically the applicant has provided the following:

Up until recently it has generally been thought that the subject site has been subject to noteworthy alluvial flooding as well as significant riverine flooding. The Coachella Valley Flood Control District has assumed leadership in resolving such flows affecting an area between Thousand Palms and Sun City north of Interstate 10. As a part of this effort new hydrology studies have been prepared and released by the District in September 2013. These studies verified that alluvial flooding is minimal and riverine flooding is negligible. The determination that natural drainage is not significant as previously thought eliminates this impediment to development of the property.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Modular single family residential to the west, and south, vacant land to the north, and east. |
| 3. Existing Zoning (Ex. #2): | One Family Dwellings (R-1) and General Residential (R-3) |

- | | |
|---|---|
| 4. Surrounding Zoning (Ex. #2): | One Family Dwellings (R-1) and General Residential (R-3) to the east, Scenic Highway Commercial (C-P-S) to the north, Mobile Home Subdivisions & Mobile Home Parks (R-T) to the west and south. |
| 5. Existing General Plan Land Use (Ex. #5): | Community Development: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) |
| 6. Proposed General Plan Land Use: | Specific Plan |
| 7. Project Data: | Total Acreage: 119.71 Gross |
| 8. Environmental Concerns: | Not applicable at this time |

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1135. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A County Fault zone;
 - b. A Redevelopment Area;
 - c. A County Service Area;
 - d. A General Plan Policy Area;
 - e. An Airport Influence Area;
 - f. An SKR Fee Area (Ordinance No. 663.10);
 - g. A CVMSHCP Conservation Area;
 - h. An Agriculture Preserve; or
 - i. An area drainage plan or dam inundation area.
3. The project site is located within:
 - j. Cathedral City Sphere of Influence;
 - k. A 100-year flood plain;
 - l. The Thousand Palms Community Council area;
 - m. An area subject to the Mt. Palomar Lighting Ordinance No. 655 (zone B);
 - n. An CVMSHCP Fee area;
 - o. A Development Impact Fee area;
 - p. Palm Springs Unified School District; and,
 - q. Paleontological Low sensitivity.

4. The subject site is currently designated as Assessor's Parcel Number 693-180-001, 693-160-002, and 693-230-001.

RIVERSIDE COUNTY PLANNING DEPARTMENT

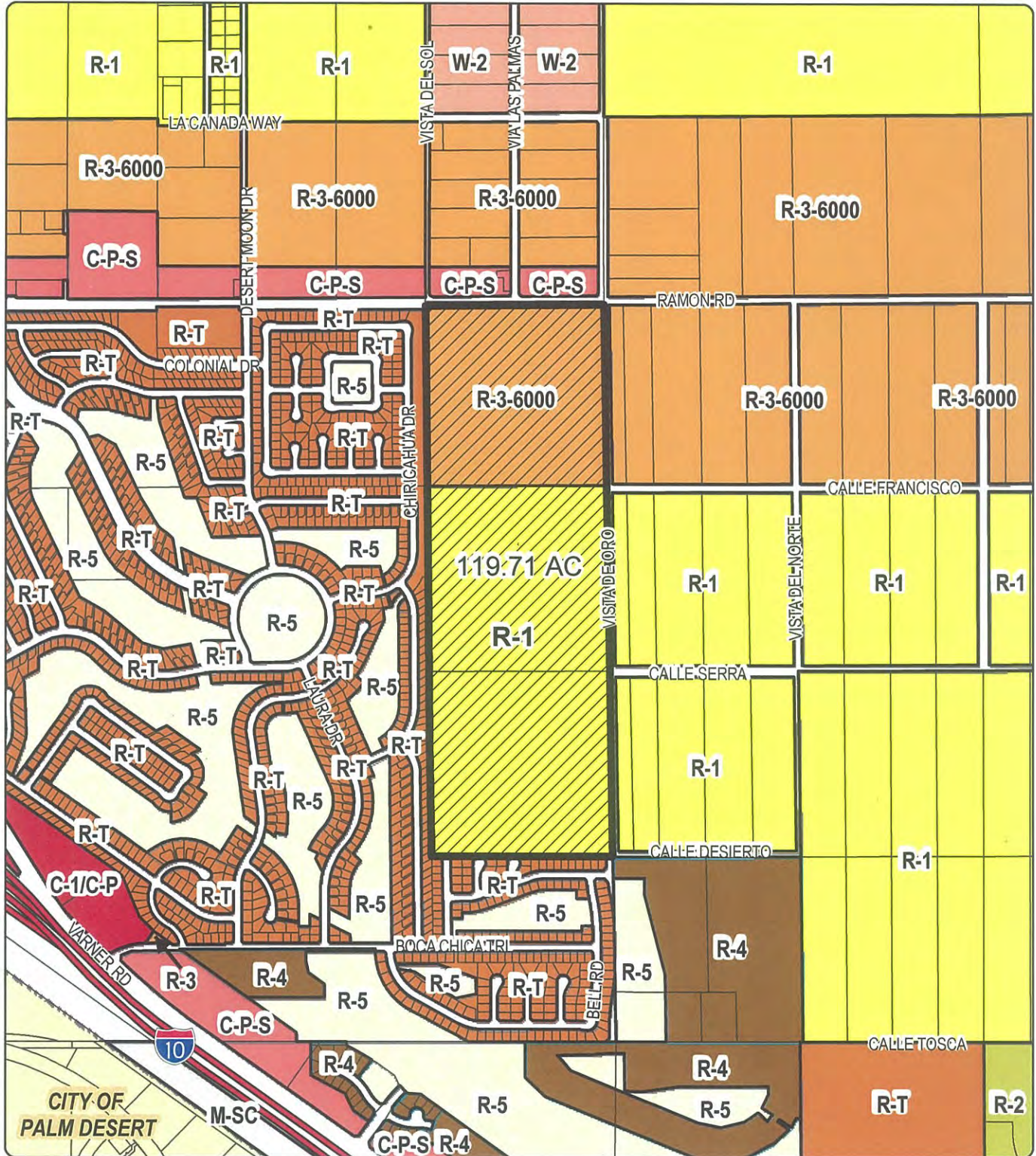
GPA01135

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 01/21/2014

Exhibit 2



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 20

Assessors Bk. Pg. 693-180
Thomas Bros. Pg.
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>

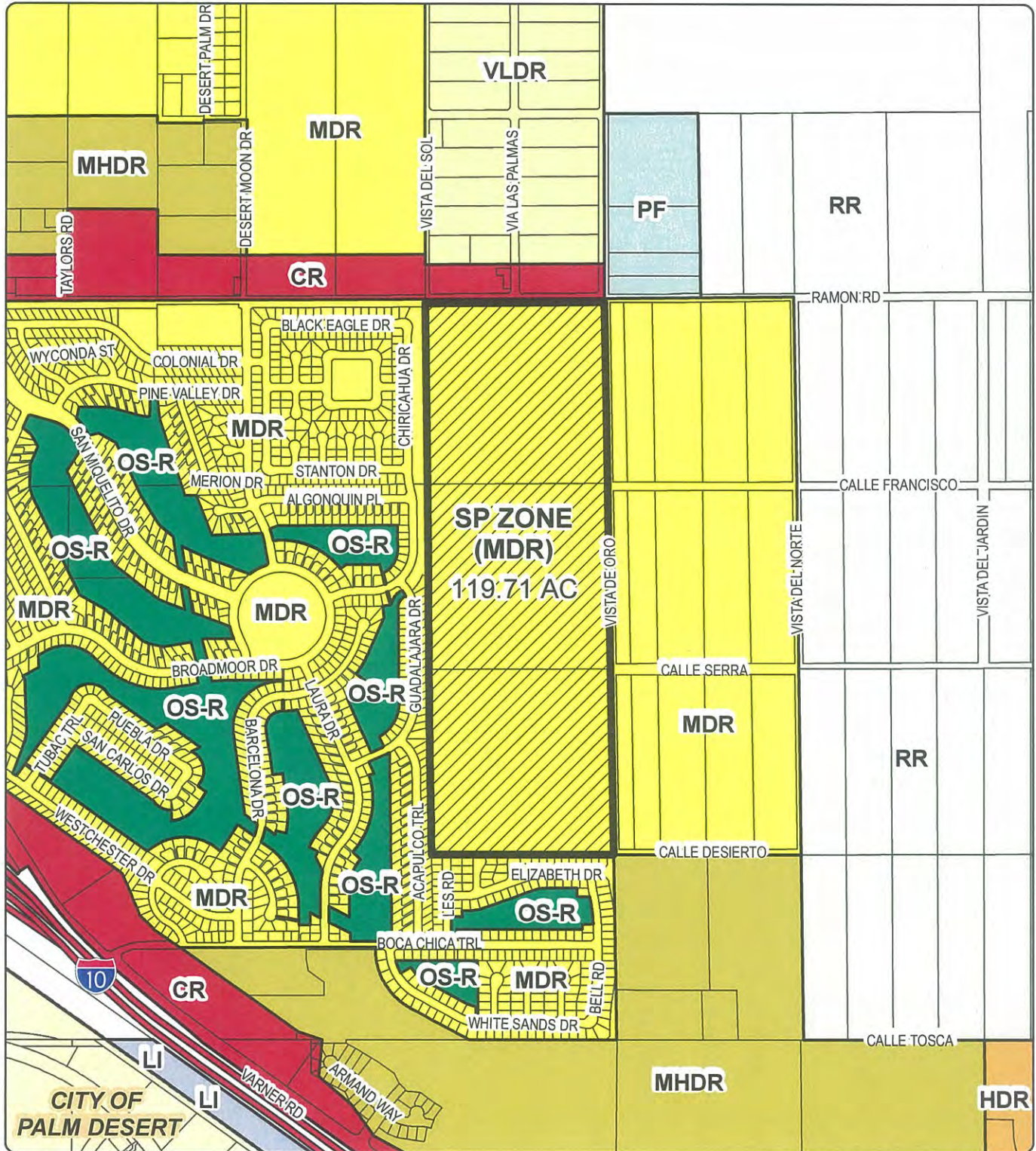
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01135

PROPOSED GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 01/21/2014
Exhibit 6



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 20

Assessors Bk. Pg. 693-180
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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01135

LAND USE

Supervisor Benoit
District 4

Date Drawn: 01/21/2014

Exhibit 1



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 20

Assessors Bk. Pg. 693-180
Thomas Bros. Pg.
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01135
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 01/21/2014
 Vicinity Map



Zoning District: Thousand Palms
 Township/Range: T4SR6E
 Section: 20

Assessors Bk. Pg. 693-180
 Thomas Bros. Pg.
 Edition 2009



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Agenda Item No.: 3.1
Area Plan: Western Coachella Valley
Zoning District: Thousand Palms
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: February 26, 2014
Continued from: December 4, 2013 and
January 15, 2014

CONDITIONAL USE PERMIT NO. 3252,
REVISED PERMIT NO. 4
E.A. Number: 42522
Applicant: SA Recycling, Inc.
Representative: Teddy Graves

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 proposes a phased expansion of an existing outdoor recycling facility from 25 acres to 43 gross acres with approximately 380,000 combined annual tons of incoming volume. The operations include a recycling facility for green and wood waste materials and a recycling facility for composting operations using a traditional turned windrow method with typical composting materials consisting of lawn, yard clippings, and tree trimmings. Limited composting will not contain food waste, cooking oils, grease, animal fats, or manures. The composting operations will also be operated, monitored, and be maintained within specific requirements and conditions set forth within a Solid Waste Facility Permit (SWFP). Additionally, operations include recycling facility for asphalt and concrete (inert materials) and a recycling facility for metals and white goods (appliances) including processing of End of Life Vehicles (EOL). The project site also contains existing accessory offices and shop buildings, and includes the addition of a 73,000 square foot equipment storage area and future metal processing area, a future 15,000 square foot warehouse, and a future 29,000 square foot employee parking area.

Based on the applicant's site plans, the phased expansion consists of Phase 1: Site perimeter chain-link fencing, relocation of inerts processing, installation of storm water catch basins, and addition of composting operations estimated to begin within 12 months of approval; Phase 2: Expansion of metal recycling operations, installation of stormwater catch basins, installation of green waste scale, secondary driveway access, installation of street improvements estimated to begin within 24 months of approval; and, Phase 3 (Final Phase): Construct future warehouse late in the life of the use permit based on operational needs and market conditions.

The project site is located in the Community of Thousand Palms within the Western Coachella Valley Area Plan in Eastern Riverside County; more specifically, easterly of Rio Del Sol Road, westerly of Sierra Del Sol, and northerly of Watt Court at 29250 Rio Del Sol Road.

ISSUES OF POTENTIAL CONCERN:

Issues of potential concern involve the addition of composting to the existing outdoor recycling facility along with recommended right-of way improvements, perimeter fencing, and new defined areas for green waste, metals, and inert materials processing (asphalt/concrete). These issues have been addressed with recommended conditions of approval including requirement for maintaining a Solid Waste Facility Permit (SWFP) from the State of California and circulation of the Initial Study with the State Clearinghouse.

FURTHER PLANNING CONSIDERATIONS (FEBRUARY 26, 2014):

The project was continued to the February 26, 2014 Planning Commission hearing to be held at the desert location in the City of La Quinta. Based on the additional Findings in the staff report, the Planning Director finds and recommends that "composting" be found conditionally permitted in the M-SC zone and remain part of the project. In addition, the project is specifically conditioned that no food waste, cooking oils, grease, animal fats or manures are allowed on-site or be added to the compost piles. Also, the project has limitations for pile heights of green waste and composting materials not to exceed 20 feet maximum, is set back approximately 750-feet from Rio Del Sol Road, is setback a minimum of 25 feet from the easterly lot line abutting vacant residential land, and is required to construct and maintain an 8-foot high perimeter chain-link fence to reduce visual impacts.

Additionally, staff has received comment letters regarding the proposal including one (1) letter from a member of the public with the CUP advertisement and four (4) letters from outside agencies in regards to the circulated Initial Study with the State Clearinghouse.

The public comment letter dated November 22, 2013 is from the immediate property owner to the south who expressed concerns about potential noise, odor, and visual impacts. However, these impacts are addressed with recommended Conditional Use Permit (CUP) conditions (COA's) including 65 dBA noise limits, odor minimization plan and an 8-foot high chain-link fence with plastic slats along the south property line to buffer the property owner's land which is currently vacant.

The outside agency letters received are from the South Coast Air Quality Management District (SCAQMD), the Coachella Valley Water District (CVWD), and the Agua Caliente Band of Cahuilla Indians.

The SCAQMD letter dated December 6, 2013 specifically references compliance with SCAQMD rules which has been incorporated into the recommended CUP conditions including COA 10.Planning.59 – AQMD Compliance.

The CVWD letter dated December 13, 2013 primarily discusses regional flood protection measures which have been incorporated into the recommended CUP conditions of approval.

The Agua Caliente Band of Cahuilla Indians letter dated November 22, 2013 discusses aesthetics and air quality concerns. These concerns have been addressed with the recommended CUP conditions including an 8-foot high chain link fence with landscaping along Rio Del Sol Road with required drainage measures to allow flow through as indicated by COA 20.Planning.3-Chain Link Fence.

The Riverside County Waste Management Department (RCWMD) has also completed a letter dated February 4, 2014 with recommendations for clean-up restoration Bonding and Best Management Practices (BMP's) as well as a recommended Maintenance, Restoration, and Remediation Agreement (see attached letter). Also see recommended conditions of approval 20.Planning.2 – Bond or Security, 10.Planning.61 - Best Management Practices, and 20.Planning.5 – Maintenance Agreement.

The RCWMD letter dated February 4, 2014 specifically recommends the permit holder maintain financial assurance to provide restoration, clean-up of environmental remediation to the compost site, or adjoining parcels, in the event composting activities, or other related recycling activities, cause environmental damage. The amount of the financial assurance is recommended to be in the amount of one-million U.S. Dollars (\$1,000,000 USD).

The RCWMD letter dated February 4, 2014 also recommends the permit holder incorporate Best Management Practices (BMP's) as stated in the attached Appendix A. BMP's include specific measures regarding the handling of feedstock, additives, amendments, feedstock preparation, active composting, and composting curing, as well as requirements for an Odor Impact Minimization Plan implementation and Facility Maintenance.

BACKGROUND:

The original outdoor recycling facility on six acres was approved under CUP 3252 in 1998. The facility was expanded from six acres to 25 acres under CUP 3252R1 in 2001. Due to appeal and litigation under CUP 3252R1, CUP 3252R2 was approved in 2003. The project currently operates under CUP 3252R2. There was an attempt in 2008 to expand operations under a new owner, but CUP 3252R3 was withdrawn. The current owner from late 2000s is seeking to expand operations under CUP 3252R4.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Light Industrial (.25 - .60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Light Industrial (.25 - .60 Floor Area Ratio) to the north, south; Medium Density Residential (2-5 D.U./Ac.) to the east, Indian Lands to the west |
| 3. Existing Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) to the north, south; Residential Agriculture (R-A) to the east; Controlled Development Areas (W-2) to the west |
| 5. Existing Land Use (Ex. #1): | Outdoor recycling facility |
| 6. Surrounding Land Use (Ex. #1): | Vacant land, utility corridor, industrial buildings and outdoor storage uses, residential uses with public park and elementary school |
| 7. Project Data: | Total Acreage: 43 Gross Acres
Total Number of Existing Buildings: Two (2)
Total Existing Building Sq Ft.: 8,000 Sq. Ft.
Proposed Recycling Volume: Up to 380,000 combined annual tons |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for and the **MITIGATION MEASURES** set forth in **ENVIRONMENTAL ASSESSMENT NO. 42522**, based on the findings incorporated in the initial study/environmental assessment and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial (CD: LI) (.25 - .60 Floor Area Ratio) on the Western Coachella Valley Area Plan with surrounding designations consisting of Light Industrial, Medium Density Residential, Indian Lands, and Rural Residential.
2. The zoning for the subject site is Manufacturing – Service Commercial (M-SC) with surrounding zones consisting of M-SC, R-A, W-2, and W-2-5.
3. The proposed phased expansion of an existing outdoor recycling facility is a permitted use subject to a revised conditional use permit.
4. The project site contains an existing outdoor recycling facility previously approved for expansion from 6 acres to 25 acres for green and wood waste materials, asphalt and concrete, metals and white goods with accessory office and shop buildings.
5. The project proposes phased expansion from 25 acres to 43 gross acres
6. Surrounding property contains vacant land, utility corridor, industrial buildings, outdoor storage uses, and residential uses with Public Park and elementary school.
7. Under a Solid Waste Facility Permit, the project would be permitted to process an incoming volume of 380,000 combined annual tons of solid waste including 166,720 tons/year of green and wood waste materials with a peak daily tonnage of 3,000 tons/day, 150,000 tons of inert (asphalt/concrete) materials with a peak daily tonnage 3,000 tons/day, composting with no more than 200,000 cubic yards at any one time, 60,000 tons of metals and white goods (appliances) with End of Life Vehicle processing.
8. The project's site plan includes 7.5 acres for green waste at the northeast property corner with maximum pile heights of 20 feet, a 7.2 acre area in the east central portion for composting with windrows at a maximum pile height of 20 feet, a five (5) acre area at southeast corner for inerts (asphalt/concrete) with maximum pile heights of 30 feet, along with expanded areas to the northwest for Ferrous and Non-Ferrous Metal Processing and Storage.
9. The project would conform to scenic corridor standards of the General Plan in that visual impacts would be reduced by perimeter treatment such as chain-link fencing, landscaping, and required road improvements along Rio Del Sol Road.
10. Visual impacts are also reduced by an approximate 750-foot setback from the westerly boundary along Rio Del Sol Road for the green waste, compost, and inert recycling piles, as well as a minimum 25-foot setback being maintained along the easterly lot line abutting the Residential Agricultural (R-A) zone with landscape buffer.
11. Access to the site is from Rio Del Sol Road (100' ROW). The project will provide appropriate street and off-site traffic mitigation such as right-of-way dedication, road improvements, and Transportation Uniform Mitigation (TUMF) fees, in compliance with the requirements of the circulation element of the General Plan.

These listed impacts will be avoided or substantially lessened to a level of less than significant by the identified existing regulations or mitigation measures specified in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (.25 - .60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the Manufacturing - Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing (2/3/14), one (1) public letter, has been received. The issues raised in this public letter have been addressed in the staff report with recommended conditions of approval as discussed under Further Planning Considerations.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A Redevelopment Area;
 - d. A High Fire area;
 - e. An Airport Influence Area;
 - f. A Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - c. An _____ Area _____ of _____ Liquefaction Potential (Moderate);
 - d. A Low Paleontological Sensitivity Area; and,
 - e. The boundaries of the Palm Springs Unified School District;
 - f. The Coachella Valley Multiple Species Habitat Conservation Plan Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 648-150-029.

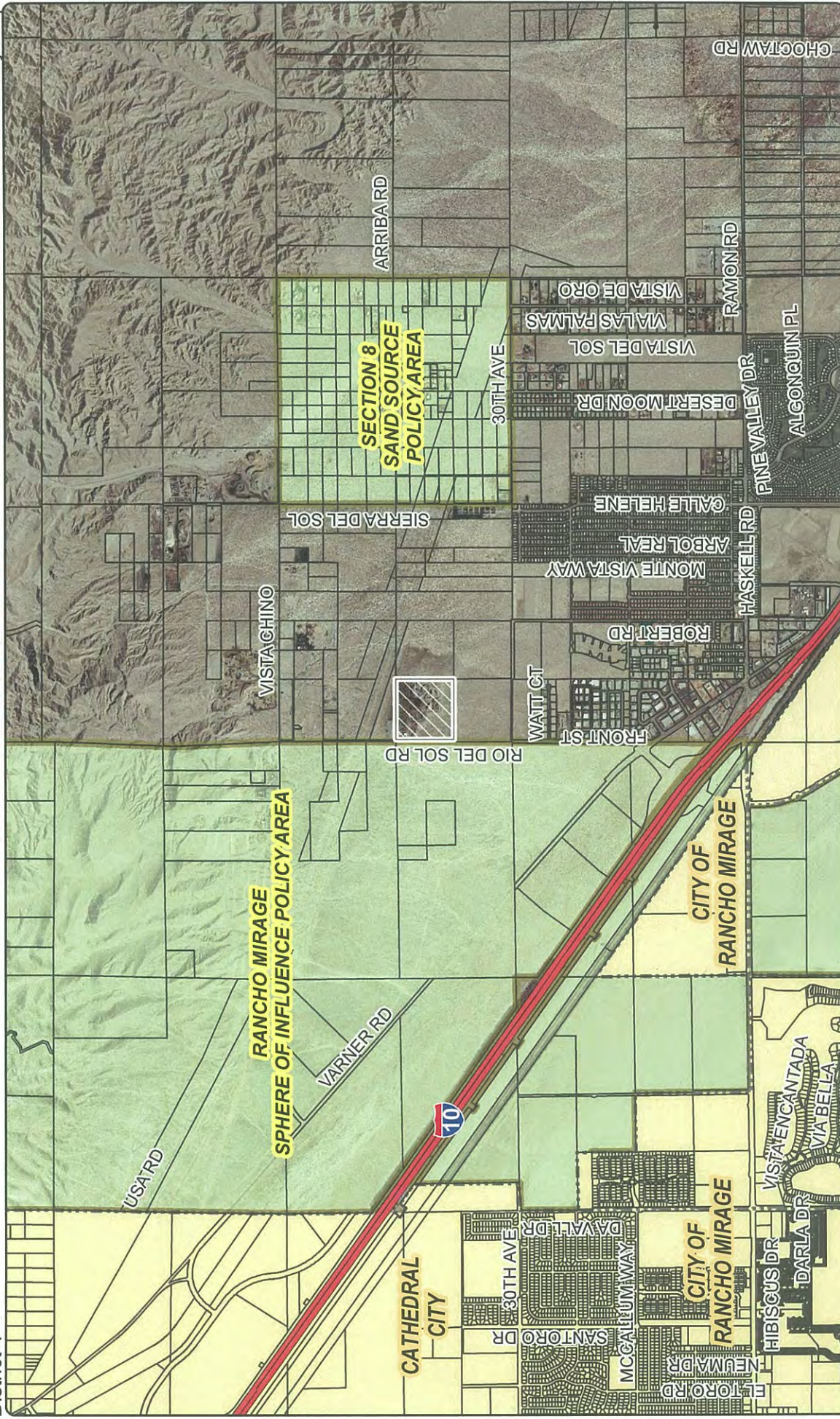
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03252R4

VICINITY/POLICY AREAS

Date Drawn: 7/03/13
Vicinity Map

Supervisor Benoit
District 4



Assessors Bk. Pg. 648-15
Thomas Bros. Pg. 758 C6
Edition 2009

Zoning District: Thousand Palms
Township/Range: T4SR6E
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.ltrm.ca.us/index.html>

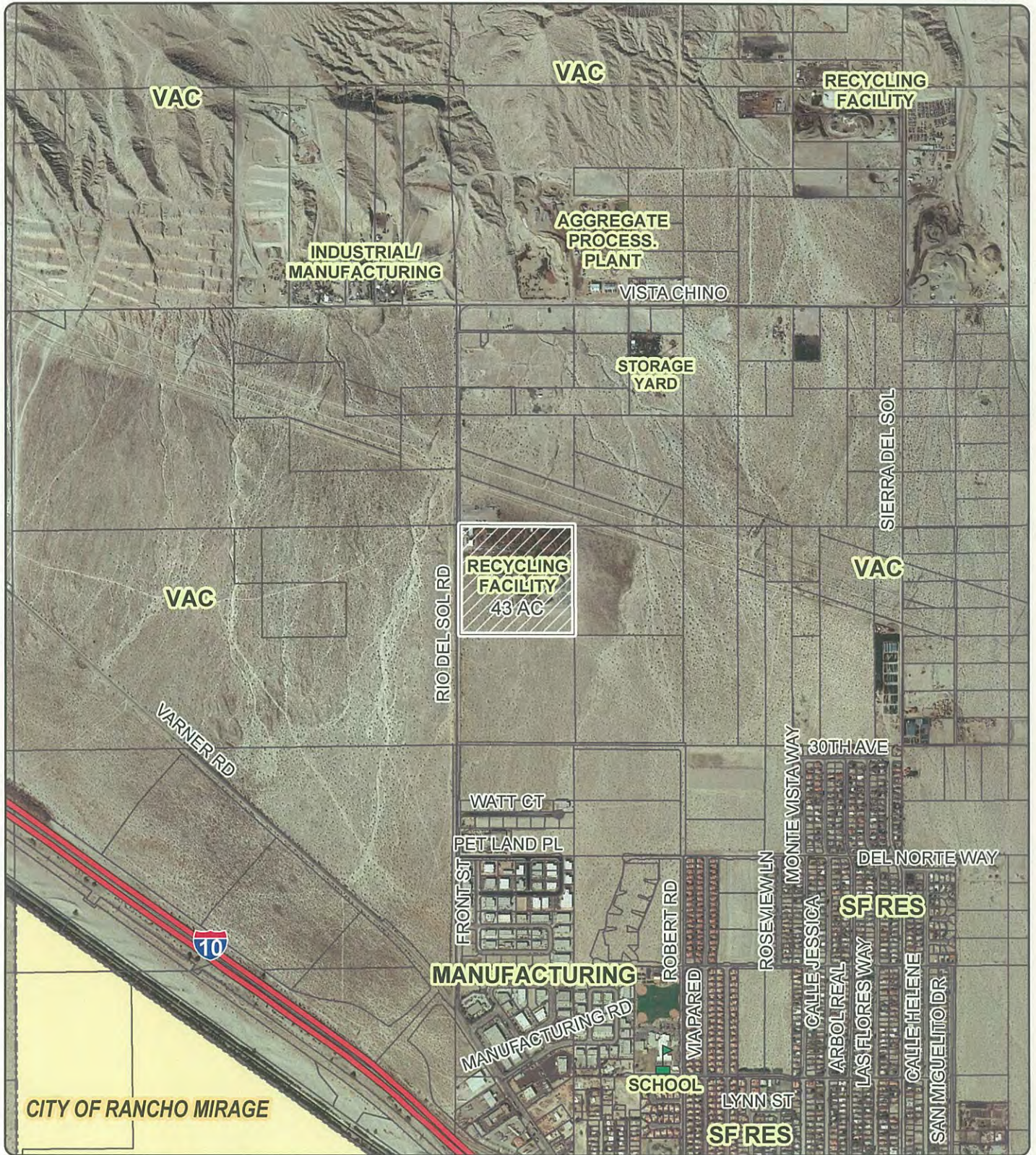
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03252R4

LAND USE

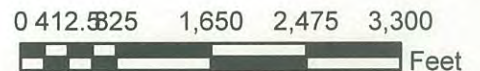
Supervisor Benoit
District 4

Date Drawn: 7/03/13
Exhibit 1



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 7

Assessors Bk. Pg. 648-15
Thomas Bros. Pg. 758 C6
Edition 2009



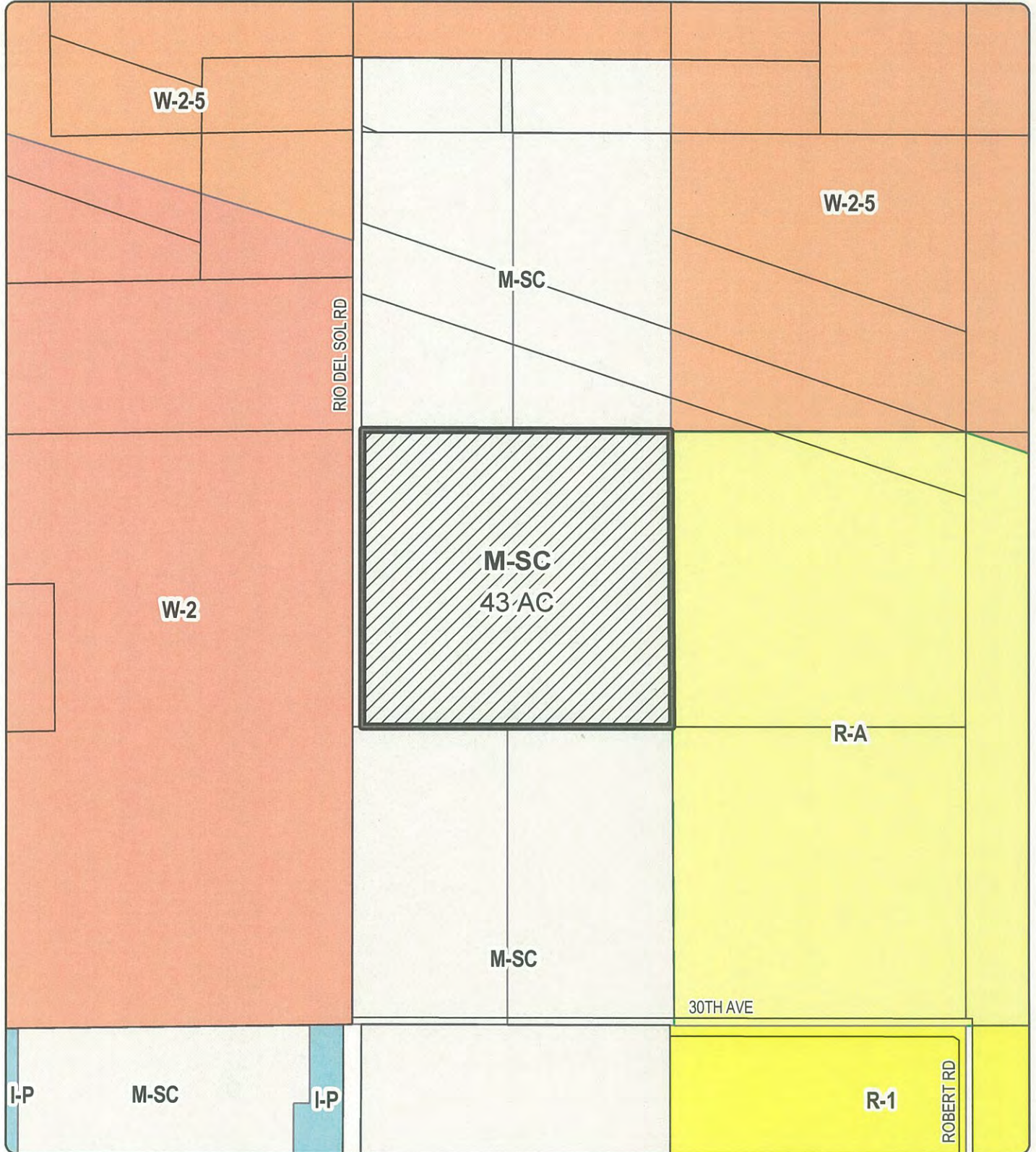
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03252R4
EXISTING ZONING

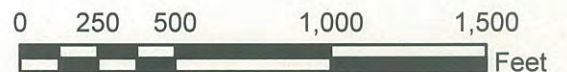
Supervisor Benoit
District 4

Date Drawn: 7/03/13
Exhibit 2



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 7

Assessors Bk. Pg. 648-15
Thomas Bros. Pg. 758 C6
Edition 2009



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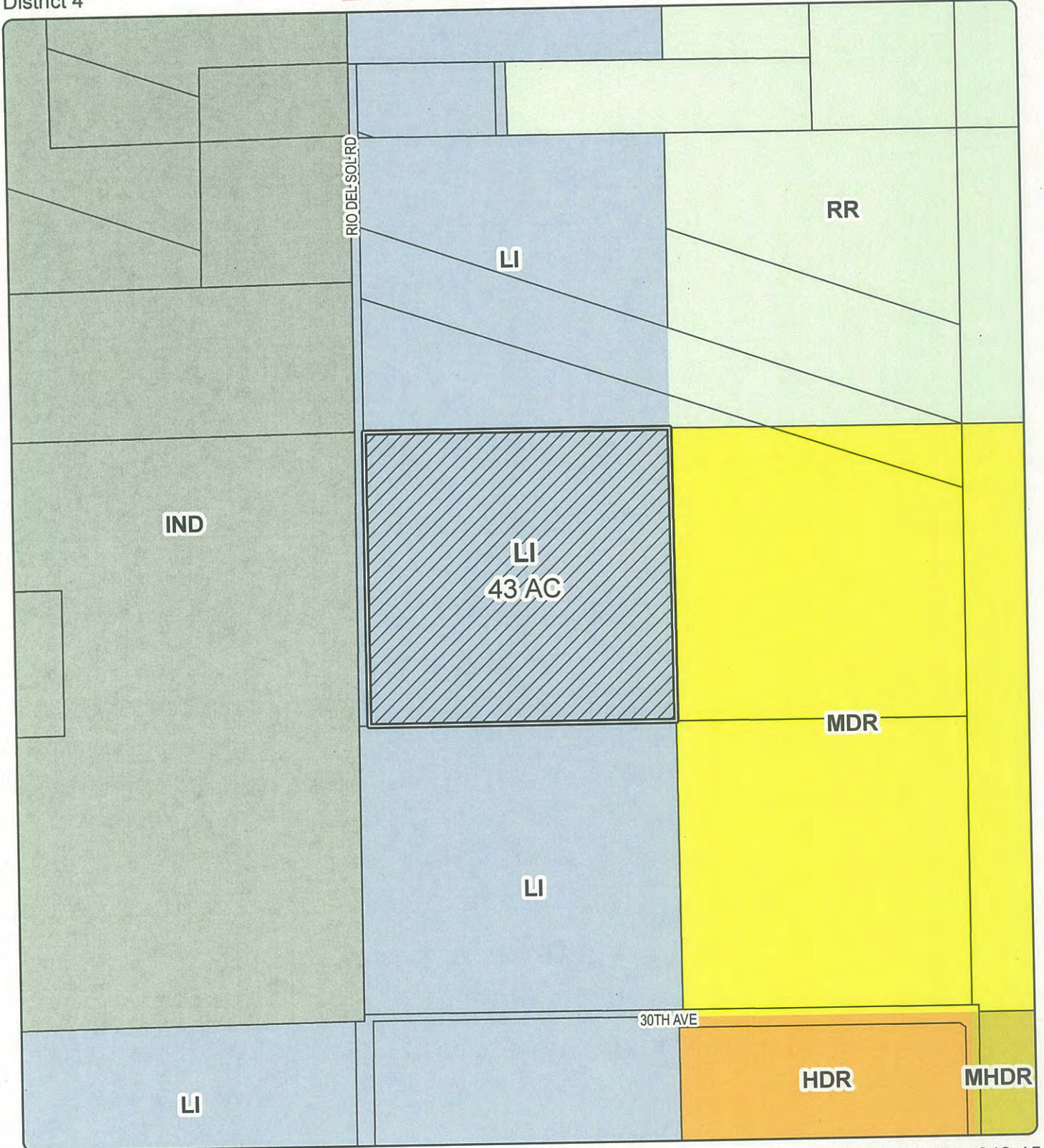
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03252R4

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 7/03/13
Exhibit 5

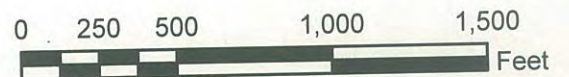


Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 7

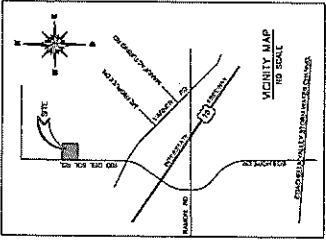
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Thomas Bros. Pg. 758 C6
Edition 2009



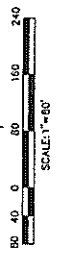
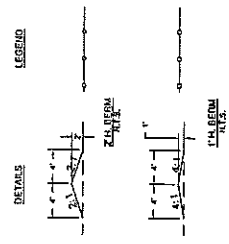
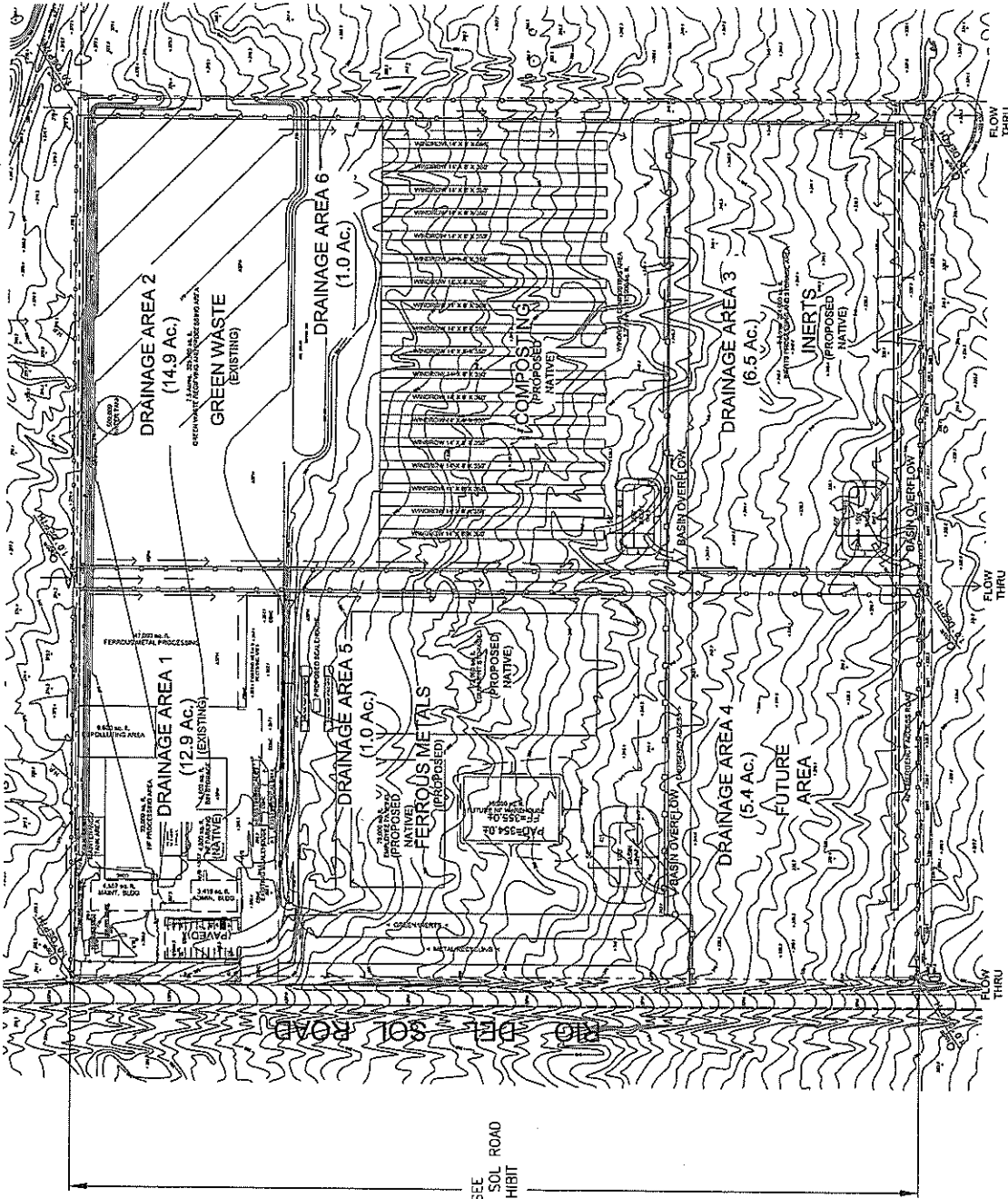
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SA RECYCLING LLC / DBA: THOUSAND PALMS (YARD 37)



SEE
RIO DEL SOL ROAD
EXHIBIT



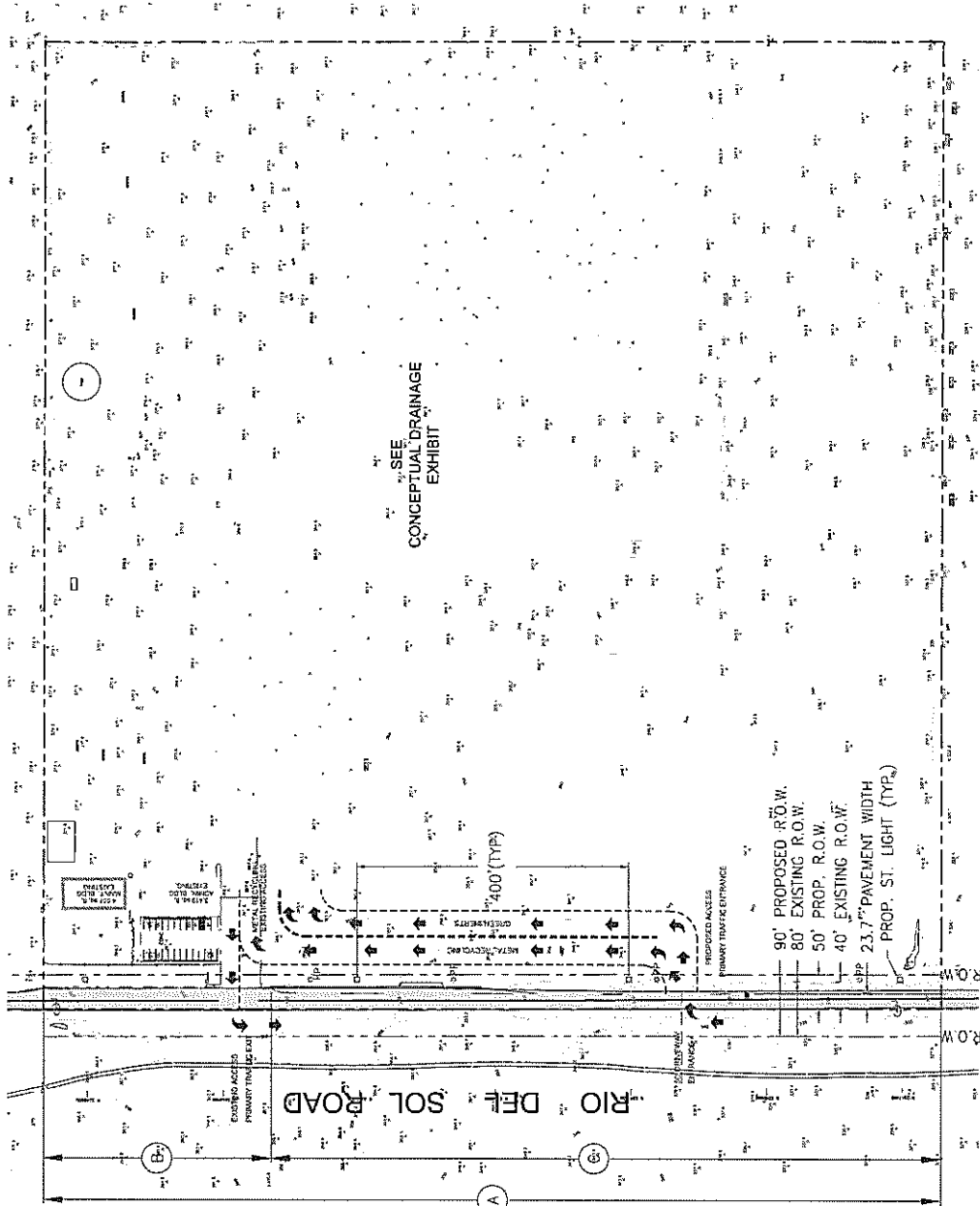
DATE: NOVEMBER 2012
SHEET NO. 1
THOUSAND PALMS CALIFORNIA
CUP REV-1
22255 RIO DEL SOL RD, THOUSAND PALMS, CA 92276
PLOT 4 of 6

PREPARED BY
P S O M A S
PLANNING SERVICES
1000 PLYMOUTH ST. SUITE 200
DANA POINT, CA 92629
TEL: (949) 261-2274 FAX: (949) 261-2279

REGISTERED CIVIL ENGINEER NO. 77037

SA
Recycling
Anaheim, California
3200 E. FRONTIER ST ANAHEIM, CA 92806

SA RECYCLING LLC / DBA: THOUSAND PALMS (YARD 37)



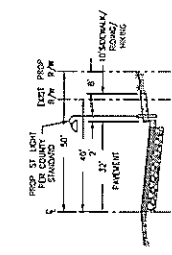
DATE: NOVEMBER 2012
SHEET NO. 2
SCALE: 1" = 80'
2 OF 3 SHEETS
PLOT 5 of 6

PREPARED BY: P S O M A S
INCORPORATED
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
PROJECT: RECYCLING EXHIBIT THOUSAND PALMS, CA 92203

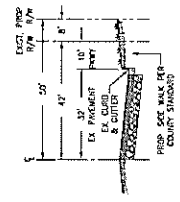


SA Recycling
Anahelm California
3300 E. FRONTERA ST ANAHEIM, CA 92803

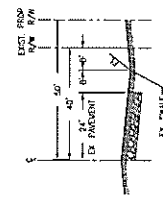
LEGEND:
 PROPOSED STREET LIGHT
 EXISTING POWER POLE
 EXISTING PAVEMENT



PROPOSED RIO DEL SOL ROAD
10' SLOPE

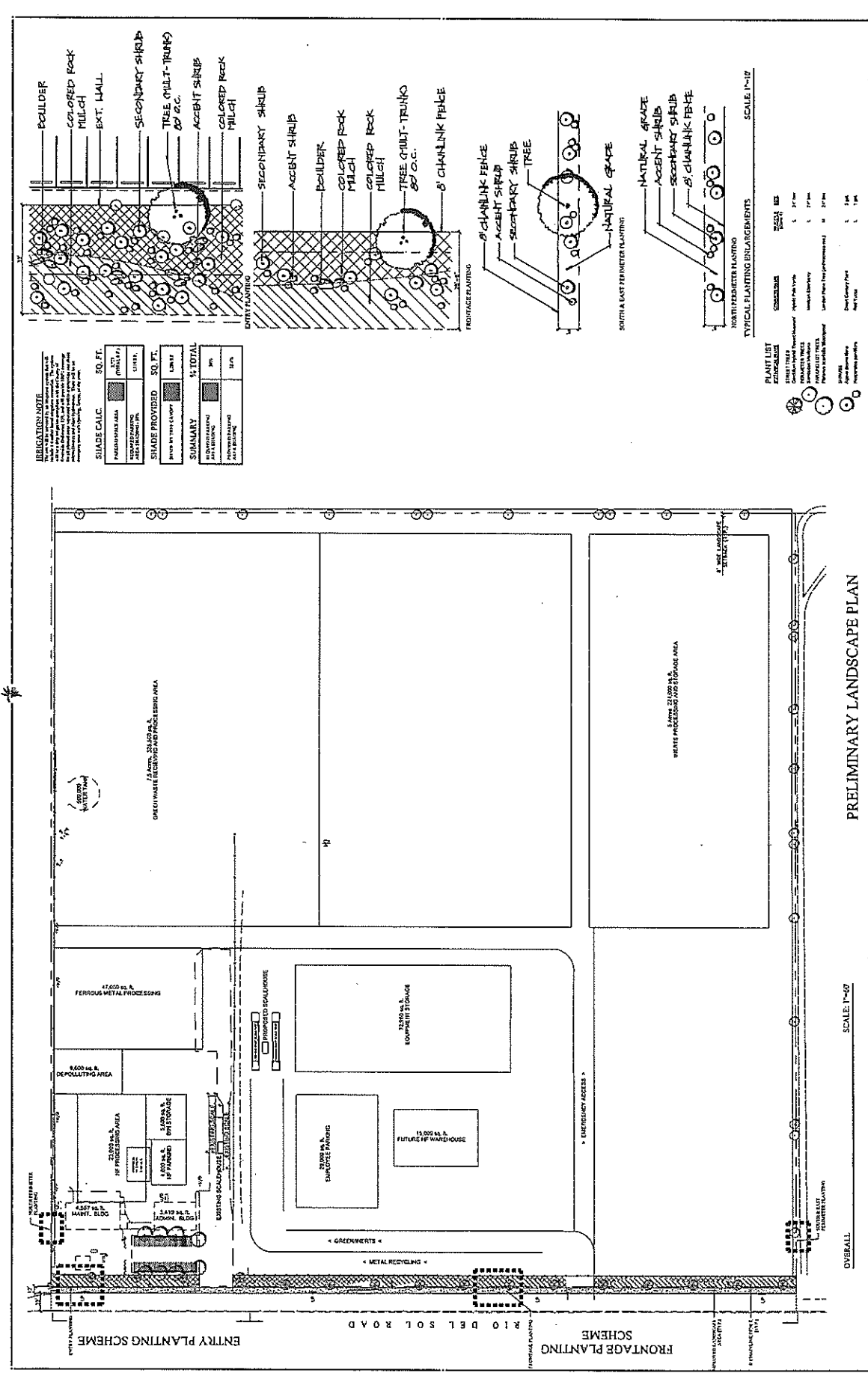


PARTIALLY IMPROVED RIO DEL SOL ROAD
10' SLOPE



EXISTING RIO DEL SOL ROAD
10' SLOPE

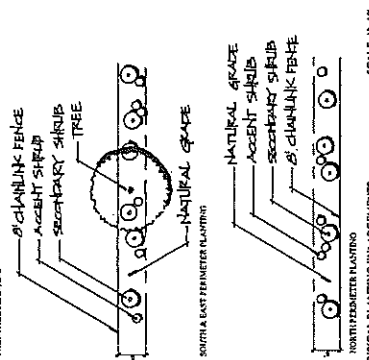
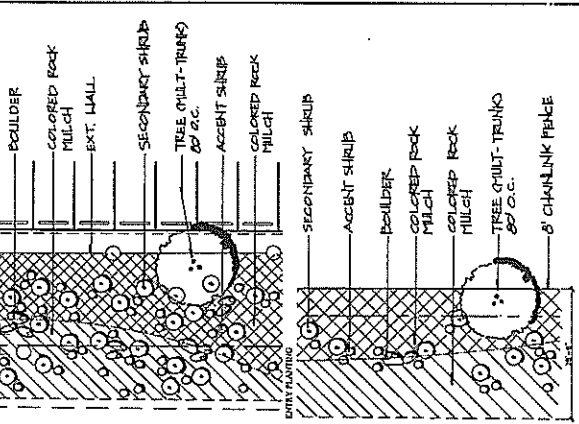
NOTE:
PAVEMENT WIDENING TO MATCH EXISTING,
OR 0.15 A.C. CAP, IF NEEDED



IRRIGATION NOTE
 1. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.
 2. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.
 3. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN SOIL MOISTURE AT 10% CAPACITY AT ALL TIMES.

SHADE CALC.	50 FT.
PLANTING AREA	1000
PLANTING DENSITY	10
PLANTING TYPE	10

SHADE PROVIDED	50 FT.	% TOTAL
PLANTING AREA	1000	10
PLANTING DENSITY	10	10
PLANTING TYPE	10	10



PLANT LIST

PLANT	QUANTITY	REMARKS
BEULDER	10	10' x 10' x 10'
ACCENT SHRUB	10	10' x 10' x 10'
SECONDARY SHRUB	10	10' x 10' x 10'
TREE (MULTI-TRUNK @ 20' C.)	10	10' x 10' x 10'
COLORED ROCK MULCH	10	10' x 10' x 10'

SA Recycling LLC.
 2300 E. Frontera St.
 Anaheim, California 92806
 (714) 632-2000

PRELIMINARY LANDSCAPE PLAN

**SA RECYCLING
 THOUSAND PALMS
 COUNTY OF RIVERSIDE, CALIFORNIA**

PLOT 6 of 6

JOB# 12-066
DATE: 4/9/12

RIVERSIDE
 LANDSCAPE ARCHITECTURE & PLANNING
 1000 N. GARDEN ST. SUITE 100
 RIVERSIDE, CA 92507
 TEL: 951-514-1100
 FAX: 951-514-1101
 WWW.RIVERSIDECA.PA.COM

SA RECYCLING LLC WAREHOUSE STANDARDS TYPICAL ELEVATION

PROJECT MANAGER:
TUDY GAUVES
SA RECYCLING LLC
2300 E FRONT STREET
ANAHEIM, CA 92806
TEL (951) 354-4235

APPLICANT:
SARECYCLING LLC
29250 RIO DEL SOL ROAD
THOUSAND PALMS, CA 92270
APX # 646-659-928

OWNER:
GEORGE ADAMS
SA RECYCLING LLC
2300 E FRONT STREET
ANAHEIM, CA 92806
TEL (951) 354-2360

PROJECT LOCATION:
SARECYCLING LLC
29250 RIO DEL SOL ROAD
THOUSAND PALMS, CA 92270
APX # 646-659-928

WAREHOUSE STANDARDS TYPICAL:

- WAREHOUSE SQUARE FOOTAGE 12,000 - 14,500 SQ. FT.
- WAREHOUSE IS DESIGNED AND ENGINEERED TO MEET APPLICABLE CALIFORNIA BUILDING CODE IN EXISTENCE AT TIME OF PERMIT SUBMITTAL.
- TYPICAL WAREHOUSE HEIGHT 24'-0" TO 26'-0" TYP.
- BUILDING ELECTRICAL SYSTEM IS ENGINEERED AND DESIGNED TO MEET APPLICABLE CALIFORNIA ELECTRICAL CODE IN EXISTENCE AT TIME OF PERMIT SUBMITTAL.
- BUILDING VENTILATION SYSTEMS IS ENGINEERED AND DESIGNED TO MEET APPLICABLE CALIFORNIA MECHANICAL CODE IN EXISTENCE AT TIME OF PERMIT SUBMITTAL.
- BUILDING PLUMBING SYSTEMS IS ENGINEERED AND DESIGNED TO MEET APPLICABLE CALIFORNIA PLUMBING CODE IN EXISTENCE AT TIME OF PERMIT SUBMITTAL.
- INTERIOR TYPICAL FLOOR IS DESIGNED FOR OPEN STORAGE, PLUS INTERIOR STRUCTURE, INTERIOR STRUCTURAL VIBRATES DUE TO FLOORING SYSTEMS, NOT TYPICAL CONSISTS OF BUNGALOW OFFICE SPACE, LABORATORY FACILITIES, AND CONTROL ROOMS.
- WAREHOUSES ARE TYPICALLY STEEL BEAM CONSTRUCTION WITH METAL BRACING AND METAL ROOF.

PROJECT MANAGEMENT DEPARTMENT DISCLOSURE STATE

THIS DRAWING IS THE PROPERTY OF SARECYCLING LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SARECYCLING LLC. PROJECT MANAGEMENT DEPARTMENT.

THIS DRAWING IS COMPLY WITH THE REGULATIONS OF THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, TO BE USED FOR INDUSTRIAL RELATIONS PURPOSES ONLY.

ALL DIMENSIONS AND NOTES ARE TO BE USED FOR CONSTRUCTION PURPOSES ONLY.

SARECYCLING LLC
SARECYCLING LLC
29250 RIO DEL SOL ROAD
THOUSAND PALMS, CA 92270

CUP 352-2 REVISION 3 EXHIBIT "B"
THOUSAND PALMS CALIFORNIA
PRELIMINARY
JULY 14, 2012

SA RECYCLING
Corporate Office Orange California
2411 N. GLASSER AVENUE, CALIFORNIA 92655

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	7/14/12
2	REVISIONS	

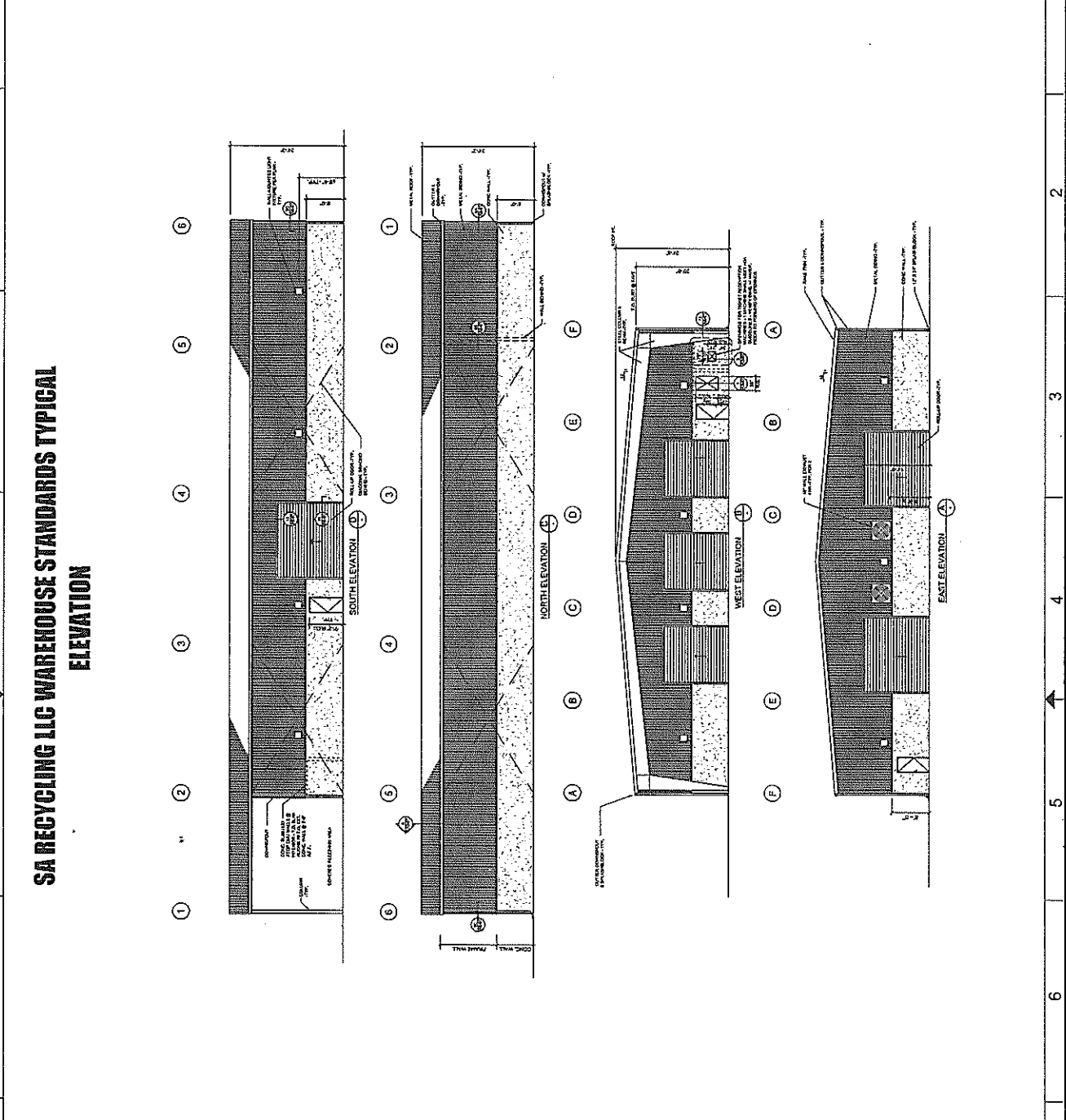
REVISIONS

1. ISSUED FOR PERMIT

2. REVISIONS

PROJECT INFORMATION

PROJECT: SA RECYCLING LLC
DATE: MAY 9, 2012
DRAWN BY: JACK RODRIGUEZ
CHECKED BY: [Blank]
SCALE: AS SHOWN
SHEET NO.: 1 OF 1



MINX 8 7 6 5 4 3 2 1 MAXX

MAXY 1 2 3 4 5 6 7 8 MINY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42522

Project Case Type(s) and Number(s): Conditional Use Permit No. 3252, Revised Permit No. 4

Lead Agency Name: County of Riverside Planning Department

Address: 82-675 Highway 111, Second Floor, Indio, CA 92201 and 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Contact Person: Jay Olivas, Project Planner

Telephone Number: 951.955.2009

Applicant's Name: SA Recycling

Applicant's Address: 29-250 Rio Del Sol Road, Thousand Palms, CA, 92276

I. PROJECT INFORMATION

A. Project Description:

Project Location

The proposed Project site (currently operated by SA Recycling, SA Site 37), is located at 29-250 Rio Del Sol Road, Thousand Palms, Riverside County, California, 92276 (APN: 648-150-029). See Exhibit 1, Regional Location Map; Exhibit 2, Local Aerial Map; and Exhibit 3, Local Topographic Map for the location of the Project site.

Project Description

The Project site totals approximately 43 gross acres. Operations at the site currently occupy approximately 25 acres of the 43 acres. Current hours of operation at the site are from Monday through Saturday 7:00 a.m. to 5:00 p.m. and Sunday from 8:00 a.m. to 4:00 p.m. Project operations include an outdoor recycling facility that purchases and processes recyclable metals, white goods/appliances, and accepts California Redemption Value (CRV) containers. Project Operations also include processing green waste, wood waste, and inert materials.

Currently, inert materials, which include clean dirt and asphalt, are collected and stockpiled on-site and processed into recycled road base and other products. In addition, green waste and wood waste materials (which include brush, yard trimmings, and woody debris) are processed through a grinder and shipped off as a variety of products including mulch and biomass fuel. The Facility is proposing to add on-site capacity for windrow composting. Processed green waste material would be screened after grinding and a portion of the processed material would be sent to the composting area. The material would be placed into windrows (elongated piles) and processed into compost following the guidelines established by CalRecycle and the requirements of Title 14 CCR, Division 7, and Chapter 3.1. Windrows would be "turned" using front-end loaders or specialized compost turners as needed. The facility would be required to comply with newly promulgated South Coast Air Quality Management District Rule 1133.3. Finished compost would be screened and sent to off-site uses, predominantly agriculture.

Processing of recycled goods is designated under a Certified Appliance Recycler set forth by State of California Department of Toxic Substance Control (DTSC) and a State of California Certified Recycling Center. Green waste, wood waste, and inert materials are processed under the requirements/conditions as set forth in the existing Solid Waste Facility Permit (SWFP) from Riverside County Environmental Health (Acting as the Local Enforcement Agency (LEA) for the California Department of Resources, Recycling, and Recovery (CalRecycle). The Facility is identified by

CalRecycle as SWIS #33-AA-0297. SA Recycling Thousand Palms, SA Site 37 currently operates under Conditional Use Permit (CUP) No. 3252R2 (October 2003), issued by the County of Riverside.

The proposed Project under CUP No. 3252R4, includes an extension in life of the permit for a period of 20 years, and will require a revised SWFP. The proposed Project includes the following:

- Conditional Use Permit Revisions;
- Solid Waste Facility Permit Revision;
- Use expansion from 25 acres to 43 gross acres;
- Addition of composting operations to existing green waste and wood waste processing;
- Installation of additional street access to the property;
- Improved emergency access routes;
- Expansion of metal recycling operations;
- Re-define parcel internal boundaries/locations of inerts, green waste, and metal recycling activities;
- Property perimeter fencing (Chain link);
- Storm water improvements including control and or containment elements;
- Addition of parking spaces and parking areas for customers and employees;
- Increased Equipment storage; and
- Projected future warehouse.

Project operations would maintain the current practice of purchasing and processing of recyclable materials, which currently include scrap metal, appliances, green waste, wood waste, and inerts. Implementation of the Project would also expand the purchasing and processing of scrap metal to include end-of-life (EOL) vehicles as well as adding the potential for composting a portion of the received green waste. Facility is projected to process 380,000 total tons of material per year.

All of the proposed expansion activity described in the various Project documents will not affect the overall existing facility hours of operation or traffic limits. However, the Project would propose to modify the terms and conditions of existing CUP under CUP03252R4 and will be required to revise its existing Solid Waste Permit. Some aspects of these changes can be considered predominantly administrative. The existing Solid Waste Facility Permit includes the processing of scrap metal as a regulated activity. Scrap metal (processed scrap metal, unprocessed home scrap metal, and unprocessed prompt scrap metal) being recycled is excluded as Solid Waste 40 CFR 261.4(a) 13 and not subject to the requirements of Solid Waste Facility Permits. Also, the specific regulations governing the management of inerts materials, and to a lesser extent green waste and wood waste, which are subject to Solid Waste Facility Permits, have changed, requiring revision to the SWFP and submittal of new supporting documents. Several draft documents are included that describe the specifics of the inerts processing area (See Facility Operations Plan, Exhibit 4a through Exhibit 4c), and the proposed composting operation (See Report of Composting Site Information, Appendix C) for analysis purposes and to provide document support to this process. The final versions of these documents must be approved and maintained as required by the Department of Environmental Health. As a note, metal is not subject to the same County regulations as a solid waste. Therefore, the total volume limits analyzed within the Environmental Assessment will include solid waste total volume limits and total metal volume limits separately. Since recycled metal is excluded from regulation as a solid waste, the CUP application seeks to exclude volume or weight limits on metal.

The proposed Project would also re-define parcel internal boundaries/locations of inerts, green waste, and metal recycling activities and recycling volumes to account for existing and projected future business growth. The Project would also modify the layout of the site to increase operational efficiency and to include all the existing and proposed processes in an efficient manner including customer and employee circulation within the Project site and improved storm water management.

Additional modifications at the Project site would include the addition of emergency access routes, property perimeter fencing (Chain link), storm water improvements including control and or containment elements, addition of parking spaces and parking areas for customers and employees, equipment storage area and a projected future warehouse. See Exhibit 4a through Exhibit 4c, Proposed CUP Expansion, for additional information in this regard.

Equipment

The following equipment is currently used on site and would continue to be used for proposed operations:

- (1) Material Handler - Caterpillar 350.
- (1) Forklift – Caterpillar 2PD5000 (Diesel).
- (1) Skid Steer – Bobcat S185.
- (3) Rubber Tired Wheel Loaders.
- (1) Excavator – Caterpillar 235.
- (1) Horizontal Grinder – Morbark Model 6600.
- (1) Tub Grinder – Morbark Model 1300B.
- (2) Trommel Screens – Wildcat 626.
- (3) Water Trucks

There will be no increase in use of the grinders.

Employees

The existing operation currently requires 24 full time employees. This level of employment is not expected to change upon expansion of operations at the site.

Traffic

The EA that was conducted for the current operation (EA 38947) analyzed the impacts of 717 vehicles per day at the site. Thus, the current permitted traffic volume is 717 vehicles per day. It is expected that this level of traffic is sufficient for projected future business growth. Therefore, no impacts to traffic conditions are anticipated and no request for an adjustment to traffic volume is needed. However, for CEQA purposes, it is assumed that there would be an increase in trips of approximately 96 trips per day compared with the existing baseline from the Project. This is pursuant to the following CEQA guideline:

An EIR must include a description of the physical environmental conditions in the vicinity of the Project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. (14 Cal. Code Regs., § 15125(a))”

This guideline is further strengthened by the court case, *Communities for a Better Environment v. South Coast Air Quality Management District*, S 161190, March 15, 2010, in which the Court rejected permit limits as CEQA baseline.

Metals

The existing solid waste facility permit (SWFP) allows 10,000 tons of metals per year and 40 tons of metals per day. In addition, the current CUP No. 3252 R2 allows 10,000 tons of metals per year (Equal In Equal Out) Storage Area of less than 200 square feet. Currently, no more than 800 cubic

yards of metals are allowed on site at one time and metals are to be processed and removed within 7 days (approximately 3 cubic yards per ton), with a 10 foot height restriction. Currently, no vehicles are allowed to be processed onsite.

Implementation of the Project would increase the total tonnage capabilities of metals per year to approximately, but not limited to, 60,000 tons as well as remove the current 40 tons of metals per day maximum. The Project would also expand the site area for metal recycling storage. As stated earlier, the Project is proposing to remove any discussion of metals recycling from the SWFP. The amount of material that can be processed increases with improved and more efficient technology and equipment. The Project proposes that the volume and tonnage limits be removed from the CUP and that the amount of recycled steel only be limited by height restrictions, equal annual in and out conditions and traffic conditions. Further, the Project would add end-of-life (EOL) vehicles to the metal recycling process.

There are primarily 3 types of EOL Vehicles: 1) vehicles that have been issued a Junk Slip by the Department of Motor Vehicles and are no longer allowed on the road, 2) vehicles with ownership title (Pink Slips) and that are allowed on the road but generally no longer running or valuable, and 3) vehicles without Pink Slips (abandoned vehicles). All EOL vehicles with junk slips are brought to the depollution where fluids, mercury switches, and lead acid batteries are removed and placed in approved secured containers. The gasoline or diesel is drained using a specially designed vacuum system that safely removes the fluid and pumps it into an appropriated storage vessel. The system seals to the tank with a rubber sleeve to prevent any leakage, then punctures the tank to remove the fluid. The fluids are then vacuumed out into a sealed storage tank. The fluids will be stored in a secured area designated as the hazardous material storage area. The fluid containers are maintained in a secured location pending transport to an approved permitted recycling facility or a certified waste facility. Core parts are also removed from the vehicles and shipped to a core part remanufacturing company, where parts are stripped down to their basic components and rebuilt. The remanufactured parts are then packaged and sold to auto part dealers.

Once the vehicle is depolluted it is placed in the logger and compacted. The vehicles are then placed in an end dump tractor-trailer for transportation. Compacting the car allows for more efficient transportation by allowing 18 vehicles to be placed in the trailer rather than 9 uncompacted vehicles. The vehicles are then transported to SA's shredder facility in the Port of Los Angeles or in Anaheim where it is shredded into small fist sized pieces. The shredded material is then processed to remove all recyclable ferrous and nonferrous materials. Approximately 76 percent of a vehicle can be recycled. The ferrous and non-ferrous metal is then sold to metal factories that domestically and foreign where the metal is melted down to be recast into new metal material such a rebar for building and sheet metal for new cars and appliances.

No cars would be dismantled for the purposes of selling used parts to the public. The recycling of vehicles to its core components is exempt from the definition of auto dismantling per California Vehicles Code section 221.

Green Waste

The existing SWFP allows 1,000 tons per day and 166,720 tons per year of green waste and wood waste receiving and processing activities. In addition, CUP No. 3252R2 allows no more than 17,800 cubic yards of green waste on site at any given time, with processed material remaining on-site no longer than 7 days, with an approximately 20 foot height restriction. No composting is currently allowed onsite.

The proposed Project would allow up to 166,720 tons per year of green and wood waste to be processed and or composted. These materials are processed through a grinder and shipped off as a

variety of products including mulch and biomass fuel. The Facility is proposing to add on-site capacity for windrows composting. Exhibit 4, provides an illustration of where the proposed windrow composting facility is located. As shown on the Proposed Site Plan, the windrow composting area can accommodate approximately 175,000 cubic yards of in-process compost at any one time. Realistically, compost windrows will remain on-site for roughly 120 days; thus the site has an operating capacity of over 500,000 cubic yards. Incoming Waste Facility Permit will continue to limit the receipt and processing of green waste and wood waste material to 1,000 tons per day and 166,720 tons per year.

Processed green waste material would be screened after grinding and some fraction of the processed material would be sent to the composting area. The material would be placed into windrows (elongated piles) and processed into compost following the guidelines established by CalRecycle and the requirements of Title 14 CCR, Division 7, and Chapter 3.1. Windrows would be "turned" using front-end loaders or specialized compost turners as needed. The facility would be required to comply with newly promulgated South Coast Air Quality Management District Rule 1133.3. Finished compost would be screened and sent to off-site uses, predominantly for agricultural uses. As a requirement of the revised SWFP, the facility will be required "to prepare, implement, and maintain a site-specific odor impact minimization plan" (Title 14, §17863.4). A draft copy of the Odor Impact Minimization Plan is contained in Appendix E (Report of Composting Site Information) for analysis purposes.

Inerts

Under the Current Conditional Use Permit, asphalt and concrete is collected and stockpiled on-site and are processed into recycled road base and other products. Currently, the existing facility is permitted to process 150,000 tons of inerts per year and 2,000 tons of inerts per day.

The only change to the inerts operation as part of the CUP Application would be to locate the stockpile to the south and east of its current location (See Exhibit 4, for location of inerts).

CRV

The existing facility possesses a permit as California Certified Recycling Center and purchases California Redemption Value (CRV) materials consisting of aluminum, plastic, and glass beverage containers. CRV material is purchased and sorted by material and color and processed under the guidelines set forth by the CalRecycle.

Hazardous, Liquid, and Special Wastes

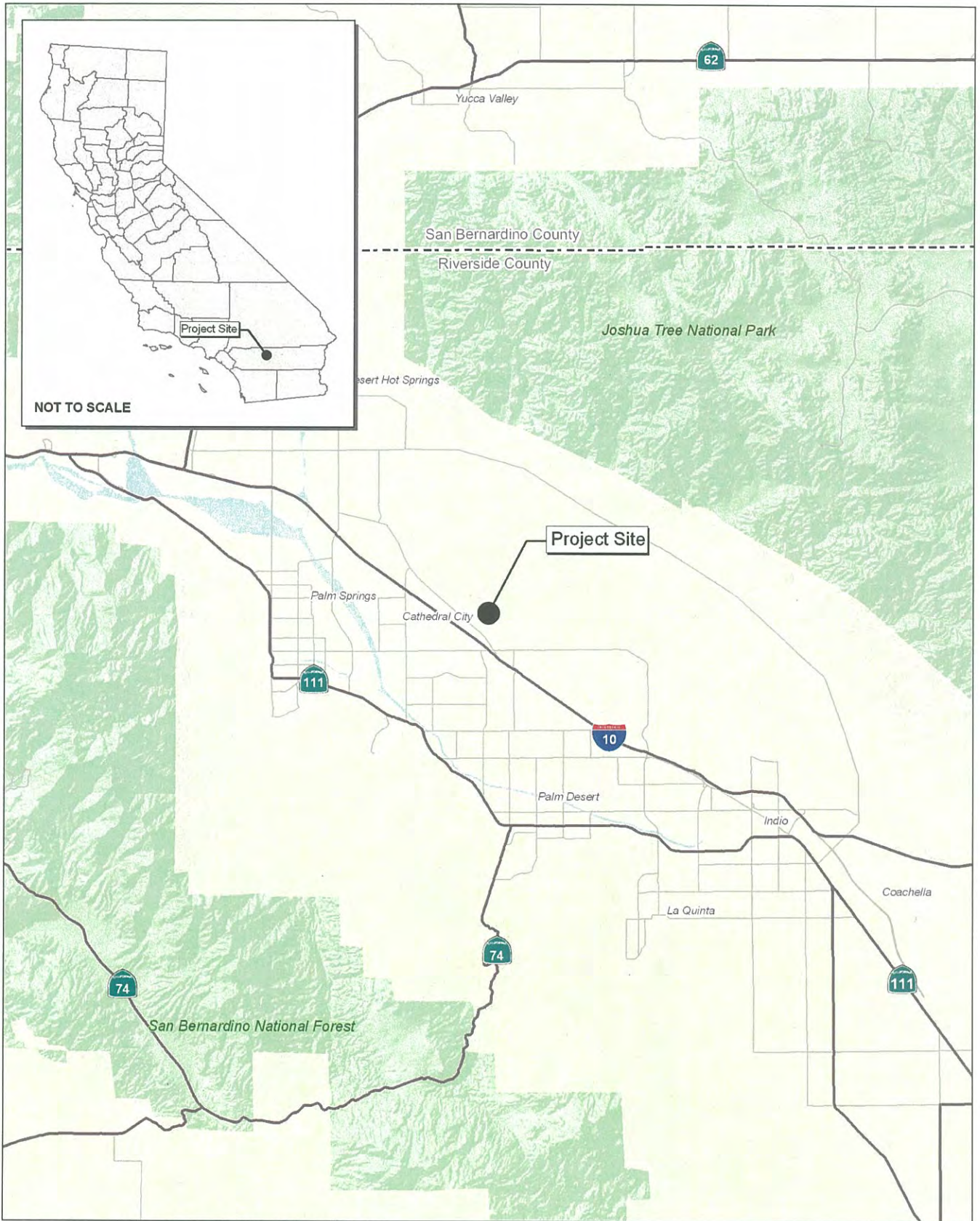
Based on SA's published material acceptance policy SA would not accept hazardous, liquid, or other prohibited wastes, including paints, used oil, and other wastes except the fluids and non-recyclable material that is associated with appliances and EOL vehicles. Refrigerants removed from EOL vehicles would be extracted following United States Environmental Protection Agency requirements, including the certification of refrigeration recovery and recycling equipment (For additional information, in this regard, see www.epa.gov/ozone/title6/608/608fact.html). A secured area (Haz Mat area) for storage of oils, gasoline, diesel, mercury switches, and capacitors that are removed from major appliances, white goods, and EOL vehicles has been identified on the Site Plan Map. Storage containers comply with state and local regulations for storage of hazardous materials. All hazardous materials would be manifested, handled, stored, and disposed of according to all local, state, and federal regulations.

Incoming loads would be surveyed for the presence of hazardous or other prohibited items and wastes. If prohibited items or wastes are detected, SA personnel implement control measures to protect employees and public health and safety. These control measures are described in the written load-checking program for the facility and will be available for review at the facility office.

Site personnel receive training and conduct load-checking activities of incoming materials to detect hazardous and other prohibited items and wastes. Customer education efforts specify what certain waste are unacceptable. Materials deemed unacceptable will be rejected. Regulatory agencies will be notified regarding loads containing hazardous wastes.

All hazardous materials inadvertently or illegally deposited in loads arriving at the existing facility that were not identified are be stored in a secured and locked covered area and removed by licensed hazardous materials/waste haulers and deposited in permitted hazardous materials/waste facilities.

Onsite equipment would be washed or cleaned periodically or between uses to reduce transfer of any fluids from the metals processing to the green waste processing.



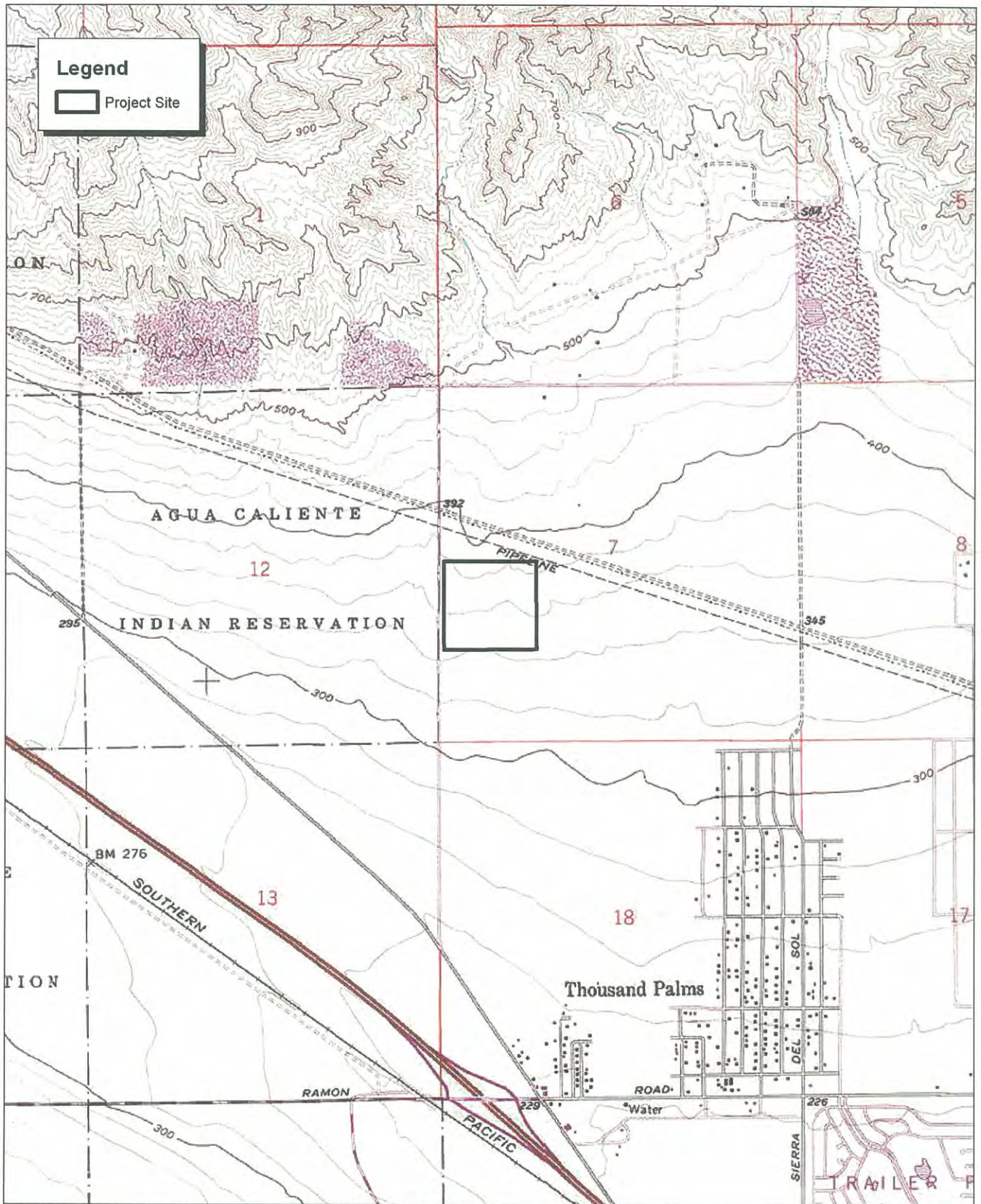
Source: Census 2000 Data, The CaSIL, MBA GIS 2012.



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Exhibit 1 Regional Location Map

SA RECYCLING, SA SITE 37
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION



Source: TOPOI Topographic Maps, Cathedral City, CA (1978) 7.5' DRG.

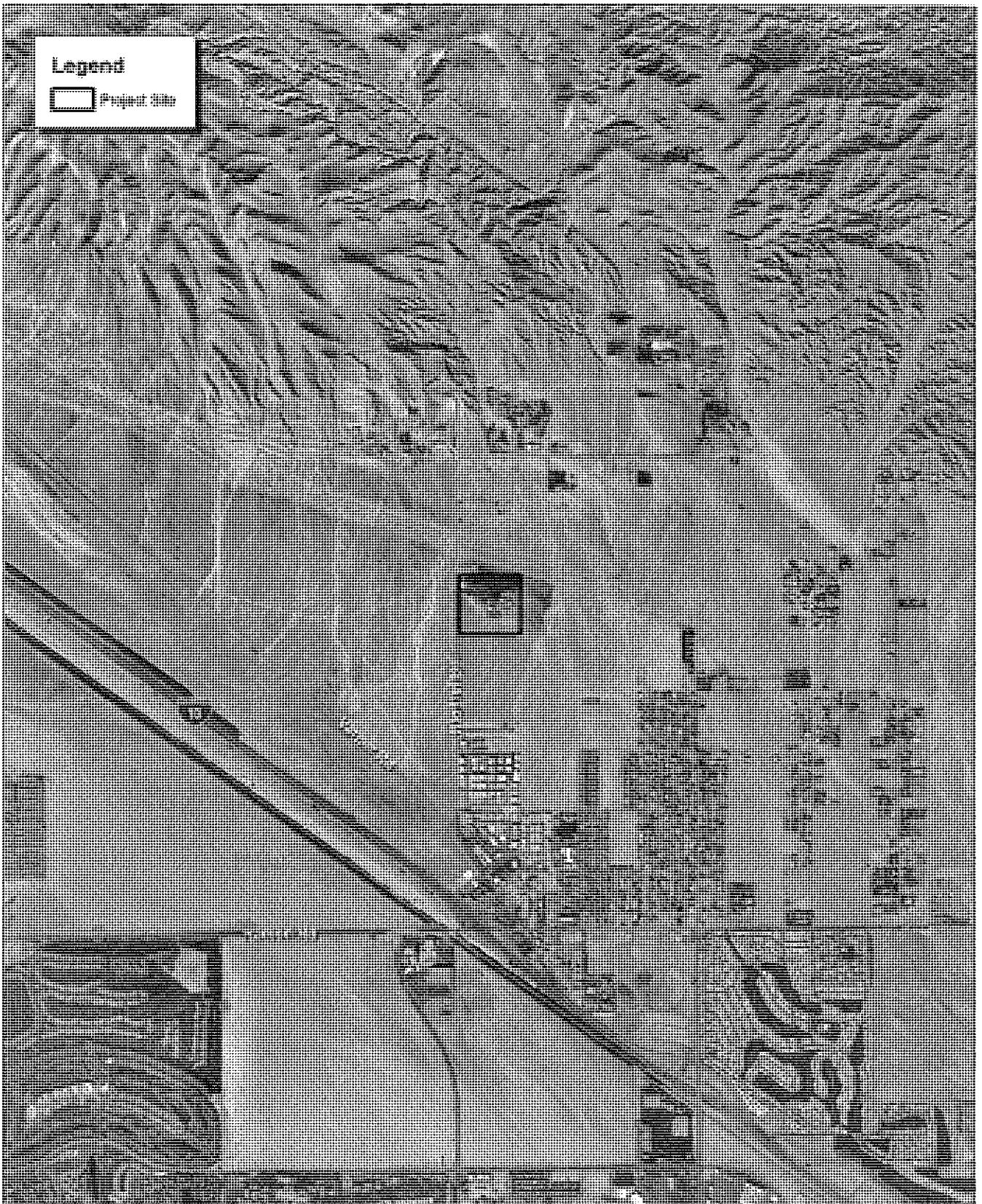


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Exhibit 2 Local Vicinity Map Topographic Base



Source: ESRI Aerial Imagery and USGS GPS Data, 2012.

Exhibit 3
Local Vicinity Map
Aerial Base



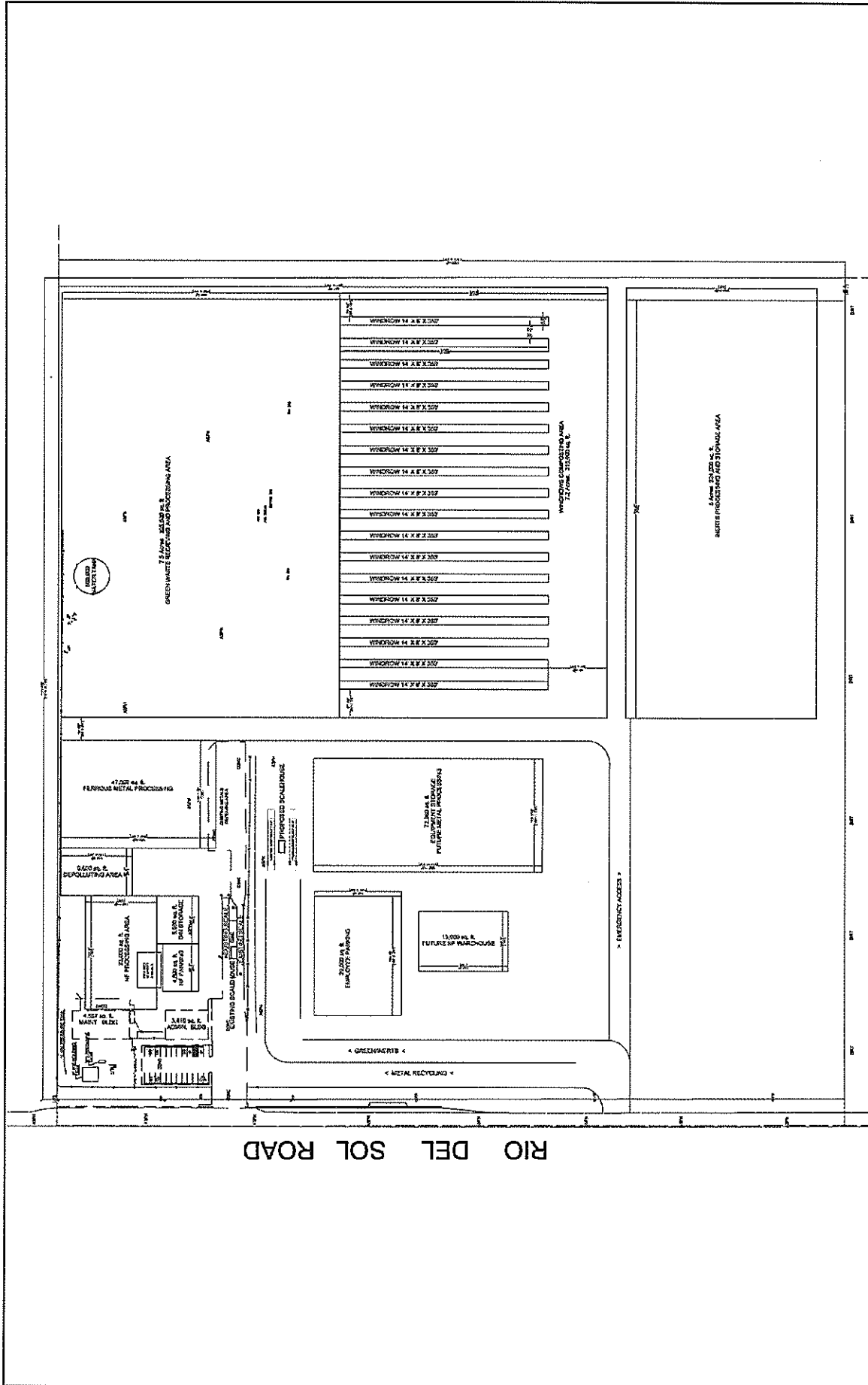


Exhibit 4a Site Plan

Source: SA Recycling, 2012.



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SA RECYCLING, SA SITE 37
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

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

C. Total Project Area: 43 gross acres.

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 43	Lots: 1	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 24
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No.(s): 648-150-029.

E. Street References: Approximately 0.40 miles northerly of the Watt Court - Varner Business Park, 0.50 miles southerly of Vista Chino Road, directly easterly of Rio Del Sol Road, and approximately 0.60 miles northwesterly of 30th Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 7, Township 4S, Range 6E, SBBM.

G. Brief description of the existing environmental setting of the Project site and its surroundings:

The Project site currently has two primary operations: a) Outdoor Recycling Facility that purchases and processes recyclable metals, white goods/appliances, and CRV. The facility site is a Certified Appliance Recycler under the requirements set forth by State of California DTSC and a State of California Certified Recycling Center, and b) Purchasing and processing green waste, wood waste, and inert materials. Green waste, wood waste, and inert materials are processed under the requirements/conditions as set forth in a Solid Waste Facility Permit (SWFP) from Riverside County LEA and CalRecycle.

The Project area is generally located in unincorporated Eastern Riverside County, within northwestern portion of the Community of Thousand Palms. Thousand Palms where the proposed Project would occur, is characterized by urban development, with outlying rural areas. Land uses in the Project area are commercial, residential, and open space. As of 2009, an estimated 2,215,440 people resided in Riverside County, with an estimated half-million residents (2006 estimate) living in the Project's general vicinity (U.S. Census Bureau 2011). Residential uses, including a public park and an elementary school, are located approximately one mile to the southeast of the Project site. An outdoor recycling facility is located approximately one mile to the northeast (CUP 3145R1) and a dumpsite for inert materials exists approximately one-half mile to the north (CUP 3319) of the Project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Riverside County General Plan Element contains a number of policies that address consistency and compatibility of adjacent uses, and identifies specific land uses for County lands within the community plan areas. The Project site is located within Light Industrial (LI) land use designation, zoned for Manufacturing-Service Commercial (M-SC), and applicable policies of the County General Plan and Western Coachella Valley Area Plan. The Project is not located within a General Plan Policy Area.

2. **Circulation:** The Project site is located north of Varner Road, south of Vista Chino Road (Avenue 28), and east of Rio Del Sol Road in the County of Riverside. Project access will be taken from a single access point along the Project's frontage at Rio Del Sol Road. The County has established, as a Countywide target, a Level of Service (LOS) "C" on all County maintained roads and conventional State Highways, except that a LOS "D" could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways, or conventional State Highways within one mile of a freeway interchange and at freeway ramp intersections. LOS "D" would only be allowed, subject to Board of Supervisors approval, in those instances where mitigation of LOS "C" is deemed to be impractical. Based on the proximity to the freeway system, LOS "D" is acceptable at some of the Project area intersections (Project area intersections include: Rio Del Sol Road at Project access road and Varner Road; I-10 eastbound and westbound ramps at Ramon Road; Varner Road at Ramon Road; and Monterey Avenue at Varner Road).
3. **Multipurpose Open Space:** The Project proponent will be required to pay development impact fees pursuant to Riverside County Ordinance No. 659, which includes a component for the development of Regional and Multipurpose Trails and Riverside County Ordinance No. 875, which include a component for the development within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
4. **Safety:** According to FEMA Flood Insurance Rate Map, the Project area is designated as Zone AO. The Project site is not located within an airport influence area zone, a high fire area, dam inundation area, etc. The proposed Project has allowed for sufficient provision of emergency response services to the future business activities of this Project. The Project will be built per building code regulations (Riverside County Ordinance No. 457) and will meet all other applicable Safety Element policies.
5. **Noise:** Projects within Riverside County are required to comply with County standards for roadway traffic noise analysis and mitigation. These standards are based upon the design capacity for a given type of roadway. The Riverside County General Plan Circulation Element¹ provides average daily traffic (ADT) roadway volumes at Levels of Service (LOS) C, D, and E for the various roadway types located within Riverside County; a copy of this document is provided in Appendix D. According to the County of Riverside's acoustical modeling parameters, the mandatory vehicular volume to be used is LOS C.
6. **Housing:** N/A.
7. **Air Quality:** The Project must comply with the rules and regulations established by the South Coast Air Quality Management District (SCAQMD), including but not limited to the following rules:
 - SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
 - SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best

¹ Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways

Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

- SCAQMD Rule 403.1, Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources, is to reduce or prevent the amount of PM₁₀ entrained in the ambient air from man-made fugitive dust sources.
- SCAQMD Rule 1133.1 is to prevent inadvertent decomposition during chipping and grinding activities, including stockpile operations.
- SCAQMD Rule 1133.3 is to reduce fugitive emissions of VOC and ammonia occurring during green waste composting operations.
- SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.
- SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM₁₀ among other pollutants.
- SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants..

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

C. Foundation Component(s): Community Development.

D. Land Use Designation(s): Light Industrial (LI).

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley Area Plan.

2. **Foundation Component(s):** Open Space; Rural Community; Rural.

3. **Land Use Designation(s):** Light Industrial (LI).

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

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

H. Adopted Specific Plan Information

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

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

I. **Existing Zoning:** Manufacturing-Service Commercial (M-SC).

J. **Proposed Zoning, if any:** N/A.

K. **Adjacent and Surrounding Zoning:** The Project site is surrounded by vacant desert land, currently zoned M-SC along the north and south, R-A to the east, W-2 to the west, and W-2-5 to the northeast.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

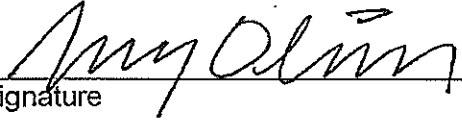
I find that although the proposed Project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed Project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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

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

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

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the Project on the environment, but the Project proponents decline to adopt the mitigation measures or alternatives.



Signature

October 25, 2013

Date

Jay Olivas, Project Planner
Printed Name

For Carolyn Syms Luna, Planning Director

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
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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 Circulation Element; Riverside County General Plan Figure C-9 "Scenic Highways."

Findings of Fact:

a) The County of Riverside General Plan and California Department of Transportation (Caltrans) do not identify a designated state scenic highway within the vicinity of the Project site. State Route (SR) 111 is identified as an "Eligible" State Scenic Highway and Interstate 10 (I-10) Freeway is designated as "County Eligible", although not officially designated. The nearest officially designated highway within the County is SR-74, located approximately five (5) miles south of the Project site. Due to SR-74's distance to the Project site, impacts to a scenic highway will be less than significant.

b) The County of Riverside General Plan Policy WCVAP 14.4 identifies specific scenic vistas as:

(4) HIGHWAY SCENIC CORRIDOR means those arterial roadways designated within this area plan that have prominent scenic vistas open to public view.

(5) FREEWAY SCENIC CORRIDOR means those divided arterial highways or highway sections, with full control of access and with grade separations at intersections, designated within this community plan which have prominent scenic vistas open to public view.

No Highway or Freeway Scenic Corridors are located within the Project area. In addition, no trees, rock outcroppings, and unique or landmark features are located within the Project site or local vicinity. Aside from Rio Del Sol Road, which fronts the recycling center property along the west, the Project site is surrounded by vacant desert land. Consequently, the 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The primary effect would be a visual increase in the outdoor storage and processing of green wastes, inert materials (concrete/asphalt), and scrap metal. However, the Project will be required to limit stockpile heights up to 10 feet maximum for metal goods, 20 feet maximum for green wastes, and up to 30 feet maximum for inert materials (Condition of Approval (COA) 10.PLANNING.20 - Max Pile Heights). The proposed Project perimeter chain link fencing and landscaping will help screen views into the site from distant residential areas, and improve the overall visual appearance of the Project.

Mitigation:
No mitigation measures are necessary.

Monitoring:
N/A.

2. Mt. Palomar Observatory

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

Source:
Riverside County Ordinance No. 655.

Findings of Fact:

a) The Project site is located approximately 42 miles from the Mt. Palomar Observatory and may have potential light and glare impacts from this Project. However, all outdoor lighting shall be required to utilize low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires as defined in Riverside County Ordinance No. 655 (COA 10.PLANNING.23 - Mt Palomar Lighting Area). The Project's consistency with Riverside County Ordinance No. 655 will reduce impacts in this regard to a level of less than significant. Also see Impact 3 a) for additional information regarding light and glare and Mitigation Measure AES-1.

Mitigation:
No mitigation measures are necessary.

Monitoring:
N/A.

3. Other Lighting Issues

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

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

b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

N/A.

Findings of Fact:

a) The Project will introduce new sources of nighttime light and glare into the area from the installation of new lighting features (e.g. parking area lamps) as well as outdoor lighting from operations at the recycling facility. However, implementation of Mitigation Measure AES-1, the spill of light onto surrounding properties, and "night glow" will be addressed by using hoods and other design features on light fixtures used within the Project. Moreover, the Project will be required to comply with the guidelines in the County lighting ordinance, which will further mitigate potential light impacts. Accordingly, impacts in this regard will be less than significant.

b) There are existing residential uses to the south and southeast of the Project site, which will be subject to nighttime light levels due to onsite lighting and other outdoor lighting in the Project site. However, the Project will reduce light spill to surrounding areas using hoods and other design features (COA 10.PLANNING.6 - Lighting Hooded/Directed). Inclusion of these design features in the Project will be required through implementation of standard County requirements and conditions of approval. Accordingly, development of the Project is not expected to produce significant lighting impacts that would adversely affect views.

Mitigation:

MM AES-1: All new lighting associated with the Project shall employ hooded energy efficient light fixtures to direct light downward and away from sensitive receptors and neighboring uses.

Monitoring:

Monitoring shall be provided by the Department of Building and Safety.

AGRICULTURE & FOREST RESOURCES Would the Project

4. Agriculture

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

Source:

RCIP Figure OS-2 "Agricultural Resources," California Department of Conservation (CDC) Farmland Mapping and Monitoring Program, 2004.

Findings of Fact:

a) The Project site does not contain any Prime, Unique, or Farmland of State or Local Importance according to the California Department of Conservation mapping system. Therefore, no impacts are associated with the loss of significant farmland.

b) The Project site does not contain any parcels, which are under a Williamson Act Contract; therefore, no impacts will occur to land under a Williamson Act Contract.

c) Construction of the Project will not establish residential land uses within 300 feet of agriculturally zoned property. The area surrounding the Project site consists of rural lands. Therefore, no impacts to agriculturally zoned property are expected.

d) The Project site and the surrounding areas do not contain agricultural uses. Therefore, the Project will not change the surrounding environment and will not lead to the conversion of any Farmland in the County to non-agricultural uses. Therefore, no impacts to agriculturally zoned property are expected.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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version of forest land to non-forest use?

Source:

Riverside County General Plan Multipurpose Open Space Element; Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas."

Findings of Fact:

a, b, c) The Project site is not located on lands designated as forest land or timberland or zoned for Timberland Production. Since no forest land occurs within the vicinity of the Project site no element of the proposed Project would result in the loss or conversion of forest land. Moreover, Project development would not involve other changes in the existing environment that could result in the conversion of forest land. Since no forest land occurs within the vicinity of the Project site, no element of the proposed Project would change the existing environment to the extent that such land use designations would be altered.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

AIR QUALITY Would the Project

6. Air Quality Impacts

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

Source:

Air Quality and Greenhouse Gas Report prepared by Michael Brandman Associates (Appendix A) dated October 2012. For background information regarding the existing air

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality conditions, standards, and the assumptions used in the following analysis, please refer to the Report.

Findings of Fact:

- a) Less than significant impact with mitigation.

According to the 1993 SCAQMD Handbook, there are two key indicators of consistency with the AQMP:

1. Indicator: Whether the Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. Project applicability: applicable and assessed below.
2. Indicator: A Project would conflict with the AQMP if it will exceed the assumptions in the AQMP in 2010 or increments based on the year of Project build-out and phase. The Handbook indicates that key assumptions to use in this analysis are population number and location and a regional housing needs assessment. The parcel-based land use and growth assumptions and inputs used in the Regional Transportation Model run by the Southern California Association of Governments that generated the mobile inventory used by the SCAQMD for AQMP are not available. Therefore, this indicator is not applicable. Project applicability: not applicable.

In addition to indicator 1 above, consistency with the AQMP will also be determined based on if the Project complies with applicable control measures, rules, and regulations, as discussed below.

Project's Contribution to Air Quality Violations

According to the SCAQMD, the Project is consistent with the AQMP if the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. As shown in (b) below, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

If a Project's emissions exceed the SCAQMD regional thresholds for NOx, VOC, PM₁₀, or PM_{2.5}, it follows that the emissions could cumulatively contribute to an exceedance of a pollutant for which the basin is in nonattainment (ozone, nitrogen dioxide, PM₁₀, PM_{2.5}) at a monitoring station in the basin. An exceedance of a nonattainment pollutant at a monitoring station would not be consistent with the goals of the AQMP - to achieve attainment of pollutants.

As discussed in (c) below, the Project could exceed the regional significance threshold for NOx and PM₁₀. This means that without mitigation, Project emissions of NOx could combine

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with other sources and create ozone. In addition, Project concentrations of PM₁₀ could cumulatively combine with other sources as well. This could result in an ozone exceedance at a nearby monitoring station. The air Basin in which the Project is located is in nonattainment for ozone; therefore, the Project would not be consistent with the AQMP. The Project does not meet this criterion.

Control Measures

The second indicator of whether the Project could conflict with or obstruct implementation of the air quality plan is by assessing the Project’s compliance with the control measures in the 2003 and the 2007 AQMPs. The Project complies with this criterion because the Project would comply with all applicable rules and regulations, including the following:

- SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
- SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.
- SCAQMD Rule 403.1, Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources, is to reduce or prevent the amount of PM₁₀ entrained in the ambient air from man-made fugitive dust sources.
- SCAQMD Rule 1133.1 prevents inadvertent decomposition during chipping and grinding activities, including stockpile operations.
- SCAQMD Rule 1133.3 reduces fugitive emissions of VOC and ammonia occurring during green waste composting operations.
- SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.
- SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM₁₀ among other pollutants.
- SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants.

b) Less than significant.

The SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts through localized significance thresholds, which is consistent with SCAQMD’s

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Environmental Justice Enhancement Initiative I-4. Localized significance thresholds represent the maximum emissions from a Project that would not cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. Localized significance thresholds were developed in recognition of the fact that criteria pollutants such as CO, NOx, and PM₁₀ and PM_{2.5} in particular, can have local impacts at nearby sensitive receptors as well as regional impacts. The localized significance thresholds are developed for each source receptor area and are applicable to NOx, CO, PM₁₀, and PM_{2.5}.

The dispersion modeling results for particulate matter from construction and operation (assuming both occur on the same day) are presented in table 1, below. As shown in table 1, the concentrations the concentrations do not exceed the thresholds. Therefore, the Project would not result in a violation of the PM₁₀ or PM_{2.5} air quality standards.

Table 1: Localized Significance Analysis (Particulate Matter)

Type of Receptor	Distance from Project	Concentration (µg/m ³)		
		24-hour PM ₁₀	24-hour PM _{2.5}	Annual PM ₁₀
Future Residence	800 meters	0.5	0.5	<0.1
Localized significance threshold		2.5	2.5	1.0
Exceed localized significance threshold?		No	No	No
Notes: PM ₁₀ and PM _{2.5} = particulate matter, µg/m ³ = micrograms per cubic meter, <0.1 = less than 0.1 Source: Michael Brandman Associates (Appendix A).				

Localized analysis results for nitrogen dioxide and carbon monoxide emissions during construction and operation (assuming both occur on the same day) are shown in table 2, below. As shown in table 2, concentrations do not exceed the ambient air quality standards. Therefore, concentrations are less than significant and would not result in a violation of the standard at a nearby worker receptor.

Table 2: Localized Significance Analysis (Nitrogen Dioxide, Carbon Monoxide)

Pollutant	Averaging Time	Concentration (ppm)				Exceeds Standard?
		Back-ground	Project	Total	Standard	
Nitrogen dioxide	1-hour	0.048	0.028	0.076	0.100	No
	Annual	0.009	0.0003	0.0093	0.03	No
Carbon monoxide	1-hour	2.2	0.1	2.3	20	No
	8-hour	1.3	<0.1	1.3	9.0	No
Notes:						

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

Pollutant	Averaging Time	Concentration (ppm)			Exceeds Standard?
		Back-ground	Project	Total	
ppm = parts per million; <0.1 = less than 0.1 Source: Michael Brandman Associates (Appendix A)					

Carbon Monoxide Hot Spot Analysis

Project increment trips would be minimal and would not result in an exceedance of CO at street intersections located near the Project. This impact is less than significant.

c) Less than significant with mitigation. As discussed in the Air Quality and Greenhouse Gas Report, the following three criteria are used to assess this potential impact.

Criterion 1: Regional Analysis

If an area is in nonattainment for a criteria pollutant, then the background concentration of that pollutant has historically exceeded the ambient air quality standard. It follows that if a Project exceeds the regional threshold for that nonattainment pollutant, then it would result in a cumulatively considerable net increase of that pollutant and result in a significant cumulative impact.

The Salton Sea Air Basin is in nonattainment for PM₁₀, PM_{2.5}, and ozone. Therefore, if the Project exceeds the regional thresholds for PM₁₀, or PM_{2.5}, then it contributes to a cumulatively considerable impact for those pollutants. If the Project exceeds the regional threshold for NO_x or VOC, then it follows that the Project would contribute to a cumulatively considerable impact for ozone.

Regional emissions include those generated from all onsite and offsite activities. Regional significance thresholds have been established by the SCAQMD because emissions from Projects in the Basin can potentially contribute to the existing emission burden and possibly affect the attainment and maintenance of ambient air quality standards. Projects within the region with regional emissions in excess of any of the thresholds presented in the following tables are considered to have a significant regional air quality impact.

Construction Regional Emissions. Table 3, below summarizes construction-related emissions. For the assumptions used in generating the emissions, please refer to Section 4.2 in the Air Quality and Greenhouse Gas Report (Appendix A). The information shown in Table 3 indicates that the SCAQMD regional emission thresholds would not be exceeded. It is assumed for purposes of this analysis that the two construction phases would not overlap. However, if they did, the emissions would still be under the significance thresholds.

Table 3: Construction Air Pollutant Emissions

Source	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}

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

Source	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Phase 1: Grading and paving	6.6	40.5	24.9	<0.1	4.0	3.4
Phase 2: Building construction	2.7	16.2	10.5	<0.1	1.2	1.0
Maximum Daily Emissions	6.6	40.5	24.9	<0.1	4.0	3.4
Significance Threshold	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Notes: The maximum daily emissions refer to the maximum emissions that would occur in one day. VOC = volatile organic compounds NO _x = nitrogen oxides CO = carbon monoxide SO _x = sulfur oxides PM ₁₀ and PM _{2.5} = particulate matter Source: Michael Brandman Associates (Appendix A)						

Operational Regional Emissions. Operational emissions from emission sources generated both onsite and offsite are shown in Table 4, below for the summer season. For assumptions used in estimating the emissions, refer to Section 4.3 in the Air Quality and Greenhouse Gas Report (Appendix A).

As shown in the Table 4, the Project's emissions would exceed the SCAQMD's regional threshold for PM₁₀ and are considered potentially significant. PM₁₀ emissions during the winter season would also exceed the thresholds.

Table 4: Operational Emissions

Source	Unmitigated Summer Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Onsite equipment exhaust	5.7	44.7	20.2	0.1	2.5	2.5
Local offsite trips: Composting and metals	3.9	28.2	20.6	0.1	3.9	0.5
Metals to shredder delivery trips	1.3	18.0	6.0	<0.1	1.7	0.8
Dust from truck travel on onsite unpaved roads	—	—	—	—	142.1	14.2
Dust from truck loading	—	—	—	—	0.2	<0.1
Dust from windrow turning	—	—	—	—	8.0	0.9
VOCs from fuel evaporation	8.6	—	—	—	—	—
VOCs from composting	436.9	—	—	—	—	—

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

Source	Unmitigated Summer Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
VOC offset from composting – reduction of natural decomposition emissions	-1,820.2	—	—	—	—	—
Total	-1,363.8	90.9	46.8	0.2	158.4	18.9
Significance Threshold	75*	100*	550	150	150	55
Significant Impact?	No	No	No	No	Yes	No
Notes: VOC = volatile organic compounds NO _x = nitrogen oxides CO = carbon monoxide SO _x = sulfur oxides PM ₁₀ and PM _{2.5} = particulate matter * Note that the Coachella Valley uses the same threshold for construction and operation Source: Michael Brandman Associates (Appendix A)						

Composting of green waste (grass clippings, woodchips, and pruning's) results in an approximate 60 to 92 percent reduction in VOCs compared with natural decay. For purposes of this analysis, it is assumed that composting would reduce 60 percent of baseline VOCs as compared with natural decomposition. SCAQMD Rule 1133.3 uses an emission factor of 4.25 pounds VOC per ton of throughput. Emissions from natural decomposition would therefore be 10.63 pounds VOC per ton, as a 60 percent reduction yields 4.25 pounds VOC per ton.

The Project would allow the site to compost up to 166,720 tons per year of green and wood waste. This analysis assumes that 62,500 tons would be composted per year at the site, as it is unlikely that the site would compost the entire quantity of green and wood waste it processes. If that amount were decomposed naturally, it would result in 664,375 tons of VOC emitted per year, or 1,820.2 pounds VOC per day. Composting results in a 60 percent reduction; therefore, if the material were composted (through the Project), the emissions would be 728.1 pounds VOC per day. However, compliance with SCAQMD Rule 1133.3 results in a 40 percent reduction. Therefore, Project emissions in compliance with Rule 1133.3, results in 436.9 pounds VOC per day. This approach is valid because VOC is a regional pollutant. VOC is of concern because its presence contributes to the formation of ozone in the presence of sunlight and NO_x. Therefore, reducing VOC in the basin would reduce ozone precursors in the basin and would reduce ozone.

Overlap of Construction and Operational Emissions. If construction occurred on the same day as operation, there could be significant impacts for NO_x and PM₁₀, as shown in Table 5, below. Therefore, mitigation is required.

Table 5: Combination of Construction and Operational Emissions

Source	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Construction Emissions	6.6	40.5	24.9	<0.1	4.0	3.4

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Operational Emissions	-1,363.8	90.9	46.8	0.2	158.4	18.9
Total	-1,357.2	131.4	71.7	0.2	162.4	22.3
Significance Threshold	75	100	550	150	150	55
Significant Impact?	No	Yes	No	No	Yes	No
Notes: VOC = volatile organic compounds NO _x = nitrogen oxides CO = carbon monoxide SO _x = sulfur oxides PM ₁₀ and PM _{2.5} = particulate matter Source: Michael Brandman Associates (Appendix A)						

In summary, without mitigation, the Project contributes to a cumulatively significant regional impact to the budget of NO_x and PM₁₀.

Criterion 2: Plan Approach

The geographic scope for cumulative criteria pollution from air quality impacts is the South Coast Air Basin, because that is the area in which the air pollutants generated by the sources within the basin circulate and are often trapped. The SCAQMD is required to prepare and maintain an AQMP and a State Implementation Plan to document the strategies and measures to be undertaken to reach attainment of ambient air quality standards. While the SCAQMD does not have direct authority over land use decisions, it is recognized that changes in land use and circulation planning are necessary to maintain clean air. The SCAQMD evaluated the entire Basin when it developed the AQMP. According to the analysis contained in (a) above, the Project is not consistent with the most recent AQMP and State Implementation Plan without mitigation. Therefore, the Project presents a significant impact according to this criterion.

Criterion 3: Cumulative Health Impacts

The Basin is in nonattainment for ozone, nitrogen dioxide, PM₁₀, and PM_{2.5}, which means that the background levels of those pollutants are at times higher than the ambient air quality standards. The air quality standards were set to protect public health, including the health of sensitive individuals (such as the elderly, children, and the sick). Therefore, when the concentration of those pollutants exceeds the standard, it is likely that some sensitive individuals in the population would experience health effects that were described in the Air Quality and Greenhouse Gas Report (Appendix A). However, the health effects are a factor of the dose-response curve. Concentration of the pollutant in the air (dose), the length of time exposed, and the response of the individual are factors involved in the severity and nature of health impacts. If a significant health impact results from Project emissions, it does not mean that 100 percent of the population would experience health effects.

The regional analysis of emissions indicates that without mitigation, the Project would exceed the SCAQMD regional significance thresholds for NO_x (ozone precursor). Because ozone is a secondary pollutant (it is not emitted directly but formed by chemical reactions in the air), it

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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can be formed miles downwind of the Project site. Project emissions of NOx may contribute to the background concentration of ozone and cumulatively cause health effects. Health impacts may or may not include the following:

- Pulmonary function decrements and localized lung edema in humans and animals
- Risk to public health implied by alterations in pulmonary morphology and host defense in animals
- Increased mortality risk
- Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans

Short-term exposure can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Children who live in high ozone communities and who participate in multiple sports have been observed to have a higher asthma risk. This is a significant cumulative health impact associated with ground-level ozone concentrations.

Additionally, the Project could result in a significance cumulative contribution to PM₁₀. Sensitive individuals may experience health impacts when concentrations of those pollutants exceed the ambient air quality standards. Health impacts from particulate matter may include the following: (a) exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease; (b) declines in pulmonary function growth in children; (c) and/or increased risk of premature death from heart or lung diseases in the elderly.

After Implementation of Mitigation

Mitigation measure AQ-1 would reduce emissions as equipment is updated or replaced. Mitigation measure AQ-2 would require that the Project comply with California Air Resources Board regulation, which would likely result in the Project requiring to replace a part of its current equipment fleet. Although it is uncertain at this time what equipment would be replaced, a 10 percent reduction is taken for this measure.

Reductions from mitigation measure AQ-3: from the offroad equipment are from the reduction strategies as shown in a document published by the EPA (refer to the Air Quality and Greenhouse Gas Analysis for references). For example, proper maintenance of the vehicles reduces emissions; improperly inflated tires can adversely affect fuel efficiency by 3 to 4 percent. Driver training, such as knowing how to shift levers and reducing the angle at which an offroad truck is parked next to a loading excavator, could save between 3 and 8 percent of fuel. Reducing unnecessary idling can reduce emissions by 10 percent or more. An 8 percent reduction in offroad equipment is taken for these measures; actual reductions may be more.

Mitigation measure AQ-4 prohibits construction from occurring on the same day as the onsite operational equipment or reduces construction emissions to the extent that NOx emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not exceed the threshold. The unmitigated grading/paving phase is estimated to use 2,688 horsepower hours per day for equipment. In order to reduce the emissions to lower than 17 pounds per day of NO_x, a 58 percent reduction in horsepower hours is required. Therefore, construction emissions and the horsepower hours per day are reduced by 58 percent.

Mitigation measure AQ-5 reduces the unpaved areas, reducing the dust from truck travel on onsite unpaved roads.

Mitigation measure AQ-6 and AQ-7 would reduce onsite idling from delivery trips. The benefits of this measure can vary from day to day; the reduction taken for this measure is 1 percent from local offsite trips, since the majority of emissions would be offsite.

The mitigated operational emissions are shown in Table 6, below. As shown in Table 6, emissions are less than significant with mitigation.

Table 6: Operational Emissions (Mitigated)

Source	Unmitigated Summer Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Onsite equipment exhaust	4.7	36.7	16.6	0.1	2.1	2.1
Local offsite trips: Composting and metals	3.9	27.9	20.4	0.1	3.9	0.5
Metals to shredder delivery trips	1.3	18.0	6.0	<0.1	1.7	0.8
Dust from truck travel on onsite unpaved roads	—	—	—	—	14.2	1.4
Dust from truck loading	—	—	—	—	0.2	<0.1
Dust from windrow turning	—	—	—	—	8.0	0.9
VOCs from fuel evaporation	8.6	—	—	—	—	—
VOCs from composting	436.9	—	—	—	—	—
VOC offset from composting – reduction of natural decomposition emissions	-1,820.2	—	—	—	—	—
Subtotal operation	-1,364.8	82.6	43.0	0.2	30.1	5.7
Subtotal construction (Phase 1)	2.8	17.0	10.5	<0.1	1.7	1.4
Total construction + operation	-1,362.0	99.6	53.5	0.2	31.8	7.1
Significance Threshold	75*	100*	550	150	150	55

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source	Unmitigated Summer Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Significant Impact?	No	No	No	No	No	No
Notes: VOC = volatile organic compounds NO _x = nitrogen oxides CO = carbon monoxide SO _x = sulfur oxides PM ₁₀ and PM _{2.5} = particulate matter * Note that the Coachella Valley uses the same threshold for construction and operation Source: Michael Brandman Associates (Appendix A)						

d, e) Less than significant.

Sensitive Receptors

Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (South Coast Air Quality Management District 2008). Commercial and industrial facilities are not included in the definition because employees do not typically remain onsite for 24 hours. However, when assessing the impact of pollutants with 1-hour or 8-hour standards (such as nitrogen dioxide and carbon monoxide), commercial and/or industrial facilities would be considered sensitive receptors for those purposes. The closest existing sensitive receptor is approximately 2,945 feet southeast of the Project site. There are homes being constructed approximately 2,837 feet south of the Project site.

Localized Significance Threshold Analysis

The localized construction analysis uses thresholds that represent the maximum emissions for a Project that would not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. As identified in (b) above, the localized significance analysis demonstrated that the Project would not exceed the localized thresholds for CO, nitrogen dioxide, PM₁₀, or PM_{2.5}. Therefore, during construction, the Project would not expose sensitive receptors to substantial pollutant concentrations of those pollutants.

Pathogenic Organisms/Bioaerosols

The following assessment is from the Report of Composting Site Information (Appendix A). *Aspergillus Fumigatus* is the most common bioaerosol associated with composting operations, though it is commonly found in many situations. Existing research indicates that it is a fungus to which people are exposed on a regular basis without causing illness or disease. Healthy individuals are at minimal risk for infection, regardless of exposures and individuals with lung damage are susceptible to infection from the fungus regardless of the source. Considering the fact that the nearest sensitive receptors are located more than 1/2 mile from the Project site, this impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Diesel Particulate Matter - Construction

The construction equipment would emit diesel particulate matter, which is a carcinogen. However, the diesel particulate matter emissions from construction are short-term in nature. Determination of risk from diesel particulate matter is considered over a 70-year exposure time. Guidance published by the California Air Pollution Control Officers Association (2009), Health Risk Assessments for Proposed Land Use Projects, does not include guidance for health risks from construction Projects addressed in CEQA; risks near construction Projects are expected to be included later when the toxic emissions from construction activities are better understood. Therefore, considering the dispersion of the emissions and the short time frame, exposure to diesel particulate matter is anticipated to be less than significant.

Health Risk Assessment Results from Diesel Particulate Matter during Operation

There would be an increase in diesel particulate matter emissions from the Project increment from increase diesel trips to the Project and increased use of offroad equipment. A health risk assessment was performed to assess the impacts from diesel particulate matter. The results are presented in Table 7, below at the nearest sensitive receptor located approximately 800 meters south of the Project site. As shown in Table 7, the cancer risk is less than the significance threshold of 10 in one million; therefore, cancer risk from diesel particulate matter is less than significant.

Table 7: Health Risk Assessment Results

Pollutant	Cancer Risk (in one million)		Significant?
	Maximum Cancer Risk	Significance Threshold	
Diesel particulate matter	3.7	10	No
Source: Michael Brandman Associates (Appendix A)			

Toxic Air Pollutants Migrating from Metal Processing and Inert Storage to Composting Facility

The finished compost from the composting facility could be used for agricultural purposes. Therefore, it is important that the finished compost does not contain toxic components. The site will not accept hazardous, liquid, or other prohibited wastes, including paints, used oil, and other wastes except the fluids and non-recyclable material that is associated with appliances and end of life vehicles. A secured area (Haz Mat area) for storage of oils, gasoline, diesel, mercury switches and capacitors that are removed from major appliances, white goods, and end of life vehicles has been identified on the site plan. Storage containers comply with state and local regulations for storage of hazardous materials. All hazardous materials will be manifested, handled, stored and disposed of according to all local, state and federal regulations. Pursuant to the Project description, equipment would be washed between uses, which would prevent the transfer of potential contaminants between uses. Furthermore, it is required as a condition of approval that inert debris stored for more than 6 months that has not been processed or sorted for resale or reuse shall be deemed to be unlawfully disposed and subject to enforcement action. Additionally, inert debris that has been processed and sorted

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for resale or reuse, but remains stored on site for more than 18 months, shall be deemed to have been unlawfully disposed and subject to enforcement action. Therefore, this impact is less than significant.

f) Less than significant.

Odors

Diesel exhaust would be emitted during construction and operation of the Project, which is objectionable to some; however, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors.

California Health & Safety Code 41705 (a)(2) provides clear authority for odor complaints arising from composting facilities to the LEAs. The LEA for this Project is the Riverside County Environmental Health Department, who will be on-site once per month to inspect the facility and verify compliance with Title 14, which requires a compost facility to operate in compliance with a written Odor Impact Minimization Plan. A draft Odor Impact Minimization Plan for the proposed compost facility is contained in Appendix E (Report of Composting Site Information). Should the SCAQMD receive an odor complaint, per Section 41705, they are to refer that complaint to the LEA.

Composting emits odorous compounds such as VOCs and ammonia. The facility has developed and maintains a site-specific Odor Impact Minimization Plan (Appendix E). The plan contains site-specific management practices and standard operating procedures for minimizing off-site odors from the compost facility. The Project would also comply with SCAQMD Rule 1133.3, which requires the use of the "compost cap" which though required for VOC control will also reduce odor generation. The nearest residences are located more than 2837 feet or a half of a mile from the Project site. Considering the distance and the measures the Project will implement pursuant to Rule 1133.3 and the items in the Odor Impact Minimization Plan, this potential impact is less than significant.

Mitigation:

MM AQ-1 As offroad equipment (i.e., forklifts, loaders, etc.) is replaced or acquired, the equipment shall have the highest engine tier available for purchase in North America. Alternatively, the equipment shall be powered by electricity, propane, natural gas, or 90 percent or greater biodiesel.

MM AQ-2 The owner/operator shall comply with the California Air Resources Board regulation for In-Use Off-Road Diesel Vehicles (for more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm), even if the California Air Resources Board is not enforcing the regulation. The owner/operator shall report to the California Air Resources Board annually pursuant to instructions in the regulation and shall send a copy of the report to the County of Riverside.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM AQ-3 Equipment and vehicles shall be properly maintained. Maintenance shall include proper tuning and timing of engines. Tires on offroad equipment shall be properly inflated and the wheels shall be properly aligned at all times. Onsite equipment shall not idle for more than five minutes in any one hour. Onsite equipment operators shall have proper and adequate training in methods to increase fuel efficiency. Equipment maintenance records and data sheets of equipment design specifications shall be kept onsite and subject to inspection by Riverside County and the South Coast Air Quality Management District.

MM AQ-4 Construction equipment used for paving or grading and offroad onsite diesel powered equipment used for operational purposes shall not be used on the same day. Alternatively, if operation and construction is to occur on the same day, construction offroad equipment shall be limited to 1,129 horsepower hours per day (calculated by multiplying the number of hours in the on position times the horsepower of the equipment).

Note: Refer to spreadsheet in Appendix A for a sample method to record compliance with mitigation measure AQ-4.

MM AQ-5 To reduce fugitive dust emissions, the Project shall comply with the following measures, in addition to South Coast Air Quality Management District Rule 403:

- All Project owned haul vehicles shall be covered or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the site onto paved roads.
- Ceasing grinding operations when wind speeds exceed 20 miles per hour.
- All delivery queuing areas and end of life vehicle acceptance areas shall be paved with concrete.
- To reduce fugitive dust transferred from the Project to adjacent paved roads, a South Coast Air Quality Management District compliant street sweeper shall clean Rio Del Sol Road, from the Project south to Interstate 10 a minimum of once a month.
- Compliance with PM10 Mitigation Plan for any new grading and/or construction (COA 60.PLANNING.3 - PM10 Mitigation Plan).

MM AQ-6 All queuing and drop off areas shall be posted with signs informing drivers of the California Air Resources Board anti-idling regulations include the following:

- Engines shall be turned off when not in use.
- All delivery trucks and vehicles that access the Project site shall not idle for more than five minutes per trip per day.
- Telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

MM AQ-7 Training logs shall be maintained on an ongoing basis and shall be available for inspection on site at the operations office, which documents training for managers and employees methods to eliminate unnecessary queuing and idling within the facility.

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

Appendix F, Biological Habitat Assessment Letter Report. Michael Brandman Associates, October, 16 2012.

Findings of Fact:

a) The Project site lies within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP); however, according to Figure 4-1, Conservation Areas, of the CVMSHCP, the Project site is not located within a conservation area. In addition, the Project is not located within a criteria cell or boundaries of an area that have been designated for conservation by the CVMSHCP. Further, a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not required since the Project site is not located within a Criteria Cell. The Project is not expected to conflict with the conservation goals for the CVMSHCP and therefore associated impacts are considered less than significant. In addition, as part of the CVMSHCP, all participating Cities and the County of Riverside are required to implement a Local Development Mitigation Fee (LDMF) on new development within the plan area. The Project will pay all applicable CVMSHCP fees and impacts in this regard will be less than significant.

b, c) The Project site does not contain suitable habitat for endangered, threatened or sensitive wildlife species. However, there are potential opportunities for burrowing owl (BUOW) and bird nesting on site, particularly in the trees and shrubs on the northeastern portion. In addition to payment of habitat mitigation fees according to the CVMSHCP permit, a nesting bird survey is recommended if construction occurs during the nesting season (February through August). A professional biologist should perform the survey no more than seven days prior to the commencement of vegetation removal or earth moving activities. This would mitigate the possibility of disturbing sensitive avian species. In addition, mitigation measures BIO-1a and BIO-1b will further reduce impacts in this regard to a level of less than significant.

d, e) The Project does not contain flowing water or standing pools that may attract animals, nor does the site support any vegetation or resources that serve as a habitat for migratory fish. The site does not lie within any known wildlife corridors. In addition, the site does not contain any nursery areas or resources. Therefore, impacts would be less than significant.

f) The Project site does not contain any federal or state jurisdictional waters. In addition, implementation of the Project will not adversely impact any off-site federal or state jurisdictional waters. Therefore, impacts would be less than significant.

g) Species covered by the CVMSHCP have very low potential to occur on the Project site. Additionally, the Project site is not located within one of the identified Conservation Areas of the CVMSHCP and therefore has no conservation requirements.

The CVMSHCP establishes conservation areas reserved for sensitive species, and those areas will be purchased, assembled and sustained by the CVMSHCP program fees. The Project site is not located in any of these conservation areas.

The CVAG administers the CVMSHCP, and provides consistency with the current requirements of the CDFG and the USFWS. The plan was finalized and adopted in October 2008. As part of the plan, a onetime per acre fee is collected by the County, and transferred to the CVAG for implementation of conservation measures.

The Project will be consistent with the onetime per acre fee, which constitutes compliance with the MSHCP. Consequently, the Project is not anticipated to conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State HCP.

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

MM BIO-1a A protocol focus survey for BUOW shall be conducted pursuant to CDFG protocols and prior to grading activities to determine presence or absence. If owls are found, passive relocation (i.e., use of one-way doors to ensure owls have been evacuated and then collapse of burrows) shall be used to ensure that no owls are directly injured or killed during construction. Active relocation shall not be employed unless approved by the CDFG prior to grading, and if passive relocation has been determined not to be practical. Active relocation would entail capture of the owls, relocation off-site, construction of an artificial burrow, and fencing and feeding to habituate the owls to the new burrow.

Nesting Birds

MM BIO-1b Vegetation removal shall occur outside of the nesting bird season vegetation or any other potential nesting bird habitat disturbances be conducted outside of the avian nesting season (February through August). If construction must occur during the avian nesting season, a pre-construction nesting bird survey shall be conducted within 7 days prior to any ground disturbing activities. If at any time birds are found to be nesting inside or within 250 feet (500 feet for raptors) of the impact area, construction activities within 250 feet of the nest must cease until it is determined by a qualified biologist that the nest is no longer active.

Monitoring:

Prior to the commencement of either grading/construction activities or tree trimming activities, a biologist holding an MOU with Riverside County shall conduct a BUOW and Nesting Bird Survey (COA 60.EPD.1 - MBTA and 60.EPD.2 - 30 Day Burrowing Owl Survey) , submitting the report for County approval upon completion. Should BUOW or nesting birds or active nests are encountered during the survey, the County shall consult with CDFG and/or USFWS to determine appropriate procedures and further mitigation. No construction or tree trimming activities in areas with active nesting shall commence before CDFG and/or USFWS approval. Once construction or maintenance activities are allowed to proceed, the County shall monitor activities until completion, consulting with the CDFG and/or USFWS on a scheduled, routine basis. Progress reports shall accompany all monitoring activities.

CULTURAL RESOURCES Would the Project

8. Historic Resources

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

Source:

County Archaeological Report (PDA) No. 4799 by Michael Brandman Associates dated May 2013; Historical/Archaeological Resources Survey Report (September 28, 2001).

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

a, b) There is low potential for a substantial adverse change in the significance of a historic resource during construction of this Project. Research shows that no known historical buildings are on-site. Given this, the chance that historic resources could be encountered during grading is extremely low. Therefore, a mitigation-monitoring plan to mitigate for potential impacts to historic-era resources during construction is not recommended. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

9. Archaeological Resources

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

Source:

County Archaeological Report (PDA) No. 4799 by Michael Brandman Associates dated May 2013; Historical/Archaeological Resources Survey Report (September 28, 2001).

Findings of Fact:

a, b) An archaeological survey of the property was conducted which concluded that no cultural resources were present on the Project site. Therefore, impacts in this regard are less than significant.

c, d) There is little chance that human remains will be encountered during construction-related grading. Records indicate that no human remains have ever been found on or near the Project site, and that the chance that human remains could be encountered during grading is extremely low due to heavy disturbance. Therefore, a plan to mitigate for potential impacts to human remains during construction is not required. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code § 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resources Code (PRC) § 5097.98 (COA 10.PLANNING.30 - If Human Remains Found). Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

10. Paleontological Resources

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

Source:

Riverside County General Plan.

Findings of Fact:

a) The site exhibits topography that has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried Paleontological resources (COA 10.PLANNING.1 – Low Paleo). No unique geological feature exists within the Project boundaries. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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?

Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"; County Geological Report No. 2314 by Norcal Engineering dated October 2012

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

a, b) As delineated on the current Alquist-Priolo Earthquake Fault Zoning Map, no portions of the site, lay within an earthquake fault zone. The nearest fault is located approximately five miles east of the Project site. Realizing the distance of the fault from the Project site, rupture of an earthquake fault is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Additionally, the Project is outside of an Alquist-Priolo earthquake fault zone or County fault hazard zone. Therefore, risk of rupture from earthquake faults is considered less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

12. Liquefaction Potential Zone

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

Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-3 "Generalized Liquefaction"; County Geological Report No. 2314 by Norcal Engineering dated October 2012

Findings of Fact:

a) According to the County of Riverside General Plan, the Project area contains moderate susceptibility to liquefaction. County Geological Report No. 2314 with analysis of this specific site concluded that potential for liquefaction is very low (COA 10.PLANNING.26 – GEO02314). Since no residential dwellings would be constructed as part of the proposed Project, the risk of exposing people or structures to adverse affects related to liquefaction would be remote. Therefore, impacts in this regard would be less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map"; County Geological Report No. 2314 by Norcal Engineering dated October 2012

Findings of Fact:

The Project site is within a zone of very low general ground shaking risk, as shown in the Riverside County General Plan Figure S-4, Earthquake-Induced Slope Instability Map. Therefore, ground shaking events are expected to cause less than significant impacts to the Project.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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 Safety Element; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope."

Findings of Fact:

a) According to the County of Riverside General Plan, the Project area is not located in an area susceptible to seismically induced landslide, lateral spreading, collapse, or rockfall. Therefore, impacts in this regard will be less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map."

Findings of Fact:

a) The County of Riverside General Plan has determined that portions of the Project area contain moderate susceptibility to impacts related to unstable soils. Since no residential or habitable dwellings would be constructed as part of the proposed Project, the risk of exposing people or structures to adverse affects related to ground subsidence would be remote. In addition, to reduce impacts associated with unstable soils, the Project would comply with current State and local building regulations, including the most recent version of the California Building Code (2010) and County of Riverside design standards. Accordingly, mandatory compliance with building regulations would ensure that proposed Project would not expose people or structures to potential adverse affects involving unstable soils. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

16. Other Geologic Hazards

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

Source:

N/A.

Findings of Fact:

a) There are no volcanoes in the Project site vicinity. The topography of the site does not include steep slopes, which could generate a mudflow. Additionally, the United States Geologic Survey (USGS) topographic map does not depict large bodies of water in proximity to the site that could produce earthquake-induced seiche, which would impact the Project site. Therefore, impacts associated with seiche, mudflow, or volcano are expected are less than significant.

Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No mitigation measures are necessary.

Monitoring:

N/A.

17. Slopes

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

Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-5 "Regions Underlain By Steep Slopes"; Onsite Visual Survey.

Findings of Fact:

a, b, c) Most of the proposed development would occur on relatively consistent topography at or around grade. Construction would not substantially grade, excavate, or cut and fill natural slopes within the Project site. Any significant grading, excavation, or cut and fill would have occurred as a result of these previous Projects and not part of the proposed Project. Therefore, impacts in this regard will be less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

18. Soils

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

Source:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Water Quality Management Plan by PSOMAS dated May 2012 (Appendix B); and Riverside County General Plan Safety Element.

Findings of Fact:

a) Short-term construction activities could potentially result in soil erosion or loss of topsoil. These activities, including clearing and grading could instigate or accelerate soil erosion or the loss of topsoil. During the construction phase, high winds, rainfall, or other storm events could contribute to erosion impacts. Like similar Projects, the proposed Project would be constructed in accordance with a National Pollutant Discharge Elimination Systems (NPDES) Permit. Compliance with the NPDES Permit would include a Water Quality Management Plans (WQMPs), Stormwater Pollution Prevention Plans (SWPPP) and implementation of best management practices (BMPs) aimed at reducing onsite soil erosion and the loss of onsite topsoil.

Much like during the construction phase, long-term operation activities could potentially result in substantial soil erosion or the loss of topsoil. During the operation phase of the proposed Project, both paved and soft surfaces should be less susceptible to the effects of soil erosion than during construction. Consequently, surface erosion may occur where a slope exists and where unpaved portions of the Project site ascend/descend. However, a Water Quality Management Plan was prepared for the Project to require installation of either structural (i.e., basin) or non-structural BMPs to control and prevent soil erosion impacts offsite. Additionally, routine maintenance is proposed within the WQMP to prevent substantial soil erosion on and around the Project site, especially following significant storm events. Therefore, potential long-term impacts would be less than significant.

b) Although the County of Riverside does not clearly define particular locations of expansive soil, the General Plan does conclude that expansive soils are widely distributed throughout the County. However, according to U.S.D.A. Soil Conservation Service Soil Surveys, the soil type on the Project site consists of MaB and CkB. Soil erosion for these types of soils is considered slight and runoff is slow. These types of soils exhibited low plasticity; therefore, expansive soils is not an issue at the Project site. However, the soil blowing hazard associated with these soils is considered high and will have the potential to result in a significant loss of topsoil on site, and increase the potential for soil erosion during on site grading activities. However, the Project will be required to obtain a National Pollutant Discharge Elimination System (NPDES) General permit for storm water discharges associated with construction activity (General Permit) from the State Water Resources Control Board (SWRCB). The NPDES General permit will require standard measures such as soil stabilizers, silt fencing, and limited grading during windy days to prevent significant soil erosion during construction. Operation of the Project will not result in significant amounts of soil erosion. The Water Quality Management Plan (WQMP) will also require installation of either structural (i.e., basin) or non-structural BMPs to control and prevent soil erosion impacts offsite (See Appendix B). Therefore, the Project’s soil erosion potential is expected to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) A pre-existing septic tank currently exists at the Project site; however, the Project does not propose to install an additional septic tank. Therefore, no impacts are anticipated in this regard.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Water Quality Management Plan by PSOMAS dated May 2012.

Findings of Fact:

a, b) Short-term construction activities could potentially result in erosion. These activities, including clearing, grading, trenching, and excavation could instigate or accelerate soil erosion or the loss of topsoil. During the construction phase, high winds, rainfall, or other storm events could contribute to erosion impacts. Like similar Projects, the proposed Project would be constructed in accordance with a National Pollutant Discharge Elimination Systems (NPDES) Permit. Compliance with the NPDES Permit would include a Water Quality Management Plans (WQMPs), Stormwater Pollution Prevention Plans (SWPPP) and implementation of best management practices (BMPs) aimed at reducing onsite soil erosion and the loss of onsite topsoil.

Much like during the construction phase, long-term operation activities could potentially result in substantial soil erosion or the loss of topsoil. During the operation phase of the proposed Project, both paved and soft surfaces should be less susceptible to the effects of soil erosion than during construction. Consequently, surface erosion may occur where a slope exists and where unpaved portions of the Project site ascend/descend. However, a Water Quality Management Plan was prepared for the Project to require installation of either structural (i.e., basin) or non-structural BMPs to control and prevent soil erosion impacts offsite. Additionally, routine maintenance is proposed to prevent substantial soil erosion on and around the Project site, especially following significant storm events. Therefore, potential long-term impacts would be less than significant.

Mitigation:

No mitigation measures are necessary.

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

N/A.

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 Land Information System (April 24, 2012).

Findings of Fact:

a) According to the Riverside County Land Information System (April 24, 2012), the Project is not within a fluvial sand transport special provision area. The Project would be influenced by wind erosion and blowsand issues during Project grading and operation. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. However, no structures are proposed as part of this Project. In addition, the developer would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board (RWQCB). To address construction-related discharges, the developer would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), including a Best Management Practices (BMP), which would include measures that would control erosion and sediment. Erosion control BMPs will be implemented to ensure that sediment is confined to the construction area and not transported offsite.

In addition, the proposed Project would be subject to the requirements of Rule 403 Fugitive Dust Emissions Control issued by the South Coast Air Quality Management District. The Fugitive Dust Emissions Control Plan would include BMPs that would make the Project site less susceptible to soil erosion, including regular watering of the topsoil during grading activities. A SWPPP would also be required to reduce potential impacts stemming from soil erosion or loss of topsoil. Therefore, potential short-term impacts associated with wind erosion and blowsand from either on or off site would be less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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:
Air Quality and Greenhouse Gas Report (Appendix A).

Findings of Fact:

a) Less than significant.

The Riverside County Planning Department has prepared draft guidance on how to evaluate applications for discretionary Projects to determine what level of analysis is appropriate regarding a Project’s potential impact on climate change in accordance with CEQA. The suggestions for this analysis are as follows:

- Greenhouse gas quantification for emissions during construction, including but not limited to equipment and machinery usage, vehicle miles traveled by construction employees, architectural coatings, paving or road construction activities, and other reasonably foreseeable emissions.
- Greenhouse gas quantification for operation, including but not limited to use of electricity, natural gas, energy from water demand, vehicular emissions, and other reasonably foreseeable emissions.
- Discuss the relative potential of each gas to affect climate change (the global warming potential) and include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride.
- Describe and analyze feasible mitigation measures for any potentially significant emissions.
- Reduce greenhouse gas emissions by 30 percent or more below business as usual (emissions that would occur in 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control).

Construction

The Project would emit greenhouse gases from upstream emission sources and direct sources (combustion of fuels from worker vehicles and construction equipment). For assumptions used in estimating these emissions, please refer to Section 4.2 of the Air Quality and Greenhouse Gas Report (Appendix A). Greenhouse gas emissions from Project construction equipment and worker vehicles are shown in Table 8, below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 8: Construction Greenhouse Gas Emissions

Phase	Emissions (pounds CO ₂ e per day)			Days	Total MTCO ₂ e
	Onsite	Offsite	Subtotal		
Grading	496	0	496	1	0.2
Paving	2,929	84	3,013	7	10.5
Warehouse construction	1,596	227	1,823	30	27.3
Total	—	—	—	38	38.0
Averaged over 30 years	—	—	—	—	1.3

Notes:
MTCO₂e = metric tons of carbon dioxide equivalents = pounds per day x days x 0.0005.
Source: Michael Brandman Associates (Appendix A).

Operation

Operational or long-term emissions occur over the life of the Project. For assumptions and descriptions for the greenhouse gas emission sources, please refer to Section 4.3 in the Air Quality and Greenhouse Gas Report (Appendix A). The vehicle and truck trips do not take into account reductions from the Low Carbon Fuel Standard or Pavley regulations. As shown in Table 9, below, the Project would reduce greenhouse gas emissions by 330 percent, substantially more than the threshold of 30 percent. This is primarily because composting reduces greenhouse gas emissions compared with not composting. Therefore, the Project's greenhouse gas emissions are less than significant.

Table 9: Project Operational Greenhouse Gases

Source	Emissions (MTCO ₂ e per year)	
	Business as Usual	With Reductions
Onsite equipment exhaust	814	814
Green waste delivery trips and metals to Project	930	930
Metals to shredder delivery trips	419	419
Refrigerants	520	225
Reductions from composting	0	- 8,576
Subtotal – Operation	2,683	-6,188
Subtotal – Construction (averaged over 30 years)	1	1
Total	2,684	-6,187
Threshold	Reduce emissions by at least 30%	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source	Emissions (MTCO ₂ e per year)	
	Business as Usual	With Reductions
Project reduction		330%
Do Project emissions result in a significant impact?		No
Notes: MTCO ₂ e = metric tons of carbon dioxide equivalents (contains carbon dioxide, methane, nitrous oxides, and hydrofluorocarbons [refrigerants]) Business as usual emissions are those that would occur in 2020 if the average baseline emissions during the 2002-2004 period grew to 2020 levels without control. Source: Michael Brandman Associates (Appendix A)		

Refrigerants would be extracted from end of life vehicles prior to crushing. Any leakage of these potent gases results in greenhouse gas emissions. The Project would use special equipment to extract the refrigerants from the end of life vehicles. However, for worst-case purpose, it is assumed that there would be some leakage, estimated to be two percent of the remaining capacity. The global warming potential of the refrigerants is anticipated to decrease over time, which would decrease leakage emissions over time. In addition, the United States Environmental Protection Agency (EPA) has various refrigerant recycling requirements. The Project's recycling facility is capturing gases that would otherwise leak over time because people did not have a convenient location to turn in end of life vehicles.

b) Less than significant.

There is no greenhouse gas reduction plan applicable to the Project. The Project would comply with all applicable greenhouse gas regulations.

The California State Legislature adopted AB 32 in 2006. AB 32 focuses on reducing greenhouse gases (carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, the ARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal.

The Scoping Plan contains a variety of strategies to reduce the State's emissions. The only scoping plan measure that could be applicable to the Project is Measure 15, Recycling and Waste, which is to reduce methane emissions at landfills, increase waste diversion, composting, and commercial recycling, and move toward zero-waste. The Project would be diverting waste from landfills thereby reducing greenhouse gas emissions from landfills. The Project would be increasing composting and recycling. The Project complies with this measure. As shown in the Air Quality and Greenhouse Gas Report, the remainder of the measures are not applicable to the Project.

Mitigation:

No mitigation measures are necessary.

Monitoring:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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N/A.

HAZARDS AND HAZARDOUS MATERIALS Would the Project

22. Hazards and Hazardous Materials

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

Source:

Report of Composting Information (Appendix C); and FEMA Flood Zone Map Services Center.

Findings of Fact:

a, b) Generally, the construction activities associated with the Project would use hazardous and flammable substances such as diesel fuel and motor oil in the operation of heavy equipment for site grading. Construction vehicles onsite may require maintenance that could result in minor releases of oil, diesel fuel, transmission fluid, or other materials. The California Code of Regulations (CCR), Title 22, contains detailed compliance requirements for hazardous waste generators, transporters, and treatment, storage, and disposal facilities. Hazardous material storage, use, disposal and transport for the specific uses at the Project site will be reviewed and evaluated by the building and safety department prior to approval of the CUP and will be required to comply with applicable standard County and State requirements. In addition, the California Health and Safety Code (CHSC) contain requirements for the handling and transportation of hazardous wastes. The proposed uses at the Project site would be required to comply with these regulations and, therefore, the Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is considered to have a less than significant impact to the use, storage, and transport of hazardous materials.

In addition, the Project applicant currently provides and will remain to provide the following rules and regulations to further reduce potential hazardous impacts at the Project site (See the Report of Composting Information located within Appendix C for additional information in this regard):

Procedural Manuals

The Project applicant maintains and updates an Operations Procedures Manual. All employees are trained based on the contents of this manual and the manual is kept on site at all times. The manual covers the following areas:

- Business Contingency Plan & Hazardous Materials Inventory.
- Storm Water Pollution Prevention Plan & Monitoring Program.
- Scrap Metal Acceptance Policy.
- Hazardous Waste – Environmental Procedures.
- Hazardous Waste – Standard Operating Procedures for:
 - Mercury switch recovery, Vehicles.
 - Mercury Switch Recovery, Appliances.
 - PCB Recovery.
- Universal Waste – Environmental Procedures for:
 - Appliances.
 - Freon Recovery.
 - Batteries.
- Recycling Vehicle Fluid removal Operations Safety.
- Mobile Equipment Maintenance.
- Fire Prevention Manual
- Emergency
- Compost Facilities Operations Manual

Hazardous, Liquid, and Special Wastes

Based on the facility's published material acceptance policy, the facility will not accept hazardous, liquid, or other prohibited wastes, including paints, used oil, and other wastes except the fluids and non-recyclable material that is associated with appliances and EOL vehicles. A secured area (Haz Mat area) for storage of oils, gasoline, diesel, mercury switches and capacitors that are removed from major appliances, white goods, and EOL vehicles has been identified on the Site Plan Map. Storage containers metal or approved containers and comply with state and local regulations for storage of hazardous materials. All hazardous materials will be manifested, handled, stored and disposed of according to all local, state and federal regulations.

Incoming loads will be surveyed for the presence of hazardous or other prohibited items and wastes. If prohibited items or wastes are detected, onsite personnel implement control measures to protect employees and public health and safety. These control measures are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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described in the written load checking program for the facility and will be available for review at the facility office.

Site personnel receive training and conduct load checking activities of incoming materials to detect hazardous and other prohibited items and wastes. Customer education efforts specify what certain waste are unacceptable. Materials deemed unacceptable will be rejected. Regulatory agencies will be notified regarding loads containing hazardous wastes.

All hazardous materials inadvertently or illegally deposited in loads arriving at the facility that were not identified are be stored in a secured and locked covered area and removed by licensed hazardous materials/waste haulers and deposited in permitted hazardous materials/waste facilities.

Maintenance Program

the Project applicant operates and maintains all it facilities in a state of good repair. A preventative maintenance program is be implemented to monitor and promptly repair or correct deteriorated or defective conditions.

The preventative maintenance program targets prompt identification and correction of equipment and facility problems. Routine cleaning of equipment and the facility is being conducted to identify problems before breakage or failure. Equipment manufacturer recommendations are be used as guides to ensure proper maintenance. Regular site inspections will identify areas in need of cleaning or repair.

Personnel Health and Safety

The facility Injury, Illness, and Prevention Program (IIPP) is available for review by local and state inspectors during normal business hours. Hazardous materials located on the site are stored in accordance with state and local requirements. The location of the hazardous material storage is noted on the Site Plan Map. Compliance with permit conditions will minimize risks to public and employee health and safety. Employees are also being trained in emergency procedures. Arrangements are established with local emergency agencies in the event of an emergency situation.

Protection of Users

The facility is designed, constructed, operated, and maintained in a safe manner. Unloading areas are be monitored by spotters to ensure that safe unloading is occurring. Removals of recyclable materials from incoming loads are supervised by facility personnel.

c) Implementation of the Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The Project includes improvements to the existing emergency access point and currently provides adequate access for emergency response vehicles and personnel within the Project site (As developed in previous consultation with County Fire Department personnel). Therefore, the Project's impact to an emergency response plan or evacuation plan is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project site is not located within one-quarter mile of an existing or proposed public school. The nearest public school is Della S Lindley Elementary School, located at 31-495 Robert Road, Thousand Palms, CA 92276, approximately one mile southeast of the Project site. Therefore, there will be no impact to the school by any hazardous substances that could be handled at the Project site. Impacts in this regard are less than significant.

e) According to the California Department of Toxic Substance Control (DTSC) website (April 24, 2012), neither the Project site nor any off-site properties were reported in the environmental regulatory database list compiled by the California Department of Toxic Substance Control. In addition, the Project site is not located on a CORTESE site, which covers the lists in Government Code Section 65962.5. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

23. Airports

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

Source:

N/A.

Findings of Fact:

a, b, and c) The Project site is not located within an airport master plan nor is it located within two miles of an airport. Accordingly, implementation of the proposed Project will not have any impact in this regard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) There are no private airstrips or helipads within the immediate vicinity of the Project site and the County is unaware of planned development of any such facilities in proximity to the Project site. Accordingly, implementation of the proposed Project will not have any impact in this regard.

Mitigation:
No mitigation measures are necessary.

Monitoring:
N/A.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:
RCIP- Western Coachella Valley Area Plan Figure 9 "Wildfire Susceptibility," GIS

Findings of Fact:
The Project site is not located within or adjacent to a wildfire area as designated by RCIP- Western Coachella Valley Area Plan Figure 9. Accordingly, the Project would not expose people or structures to a significant risk of loss, injury, or death involving-wildland fires. Therefore, impacts in this regard are less than significant.

Mitigation:
No mitigation measures are necessary.

Monitoring:
N/A.

HYDROLOGY AND WATER QUALITY Would the Project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

FEMA Flood Insurance Rate Map; and Riverside County General Plan Safety Element; Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones"; Water Quality Management Plan by PSOMAS dated May 2012; Coachella Valley Water District letters dated February 25, 2013 and August 3, 2012.

Findings of Fact:

a) The existing facility collects and retains 100 percent of the incremental increase of stormwater flows generated on site. In addition, Projects over one acre in size are subject to the National Pollutant Discharge Elimination System (NPDES) regulations, including provisions for Best Management Practices (BMPs), both during and after construction activities. The construction contractor, in consultation with the County, will be responsible for filing all required notices with the Regional Water Quality Control Board (RWQCB), preparing to the Project's Storm Water Pollution Prevention Plan (SWPPP), and implementing BMPs. BMPs shall include both sediment control measures to prevent rainfall from contacting exposed soil surfaces and erosion control measures (e.g., gravel bags) to prevent eroded material from leaving construction areas, especially from flat graded areas. Material stockpiled during construction will be placed such that interference with onsite drainage patterns will be minimized or avoided.

The RWQCB will require most Project permittees to prepare a Water Quality Management Plan (WQMP), which identifies Project changes to the hydrologic regime, and identification of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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hydrologic conditions of concern if the drainage would have a significant impact on downstream habitat, alone or as part of a cumulative impact from development in the watershed. Typically, the WQMP must address the Hydrologic conditions of concern and provide for BMPs that account for, or otherwise mitigates sediment/runoff during both the construction and operational phase of a proposed Project. Source control BMPs may be non-structural (education, activity restrictions, maintenance control, etc.) and/or structural (slope and channel protection, etc.). Treatment control BMPs may also be required by the RWQCB to minimize sediment and turbidity of site runoff, including development of vegetated swales, retention/detention basins, Low Impact Development (LIDs) measures, ponds/wetlands and hydrodynamic separation systems (among others).

The proposed Project has prepared a Preliminary WQMP (See Appendix B). Development of an onsite storm drain system, infiltration and detention basins, and stormwater management features, along with the implementation of the structural and non-structural BMPs outlined within the Preliminary WQMP, would ensure that both the quantity and quality of onsite surface runoff would be deemed acceptable by the County of Riverside. A Final WQMP shall be required prior to any new grading/construction activities (COA 10.FLOOD RI.1—Flood Hazard Report and COA 80.FLOOD RI.3 – Final WQMP).

In addition, no streams or rivers are located on the Project site. The proposed Project would alter 25 acres of 43 gross acre site. However, the Project site has been used for similar operations and impervious surfaces already exist on the Project site. Therefore, the proposed Project would not add a significant amount of impervious areas that would change the drainage patterns (See Appendix B for the Project’s proposed drainage plan).

Further, implementation of SWPPP would ensure that potential construction erosion and siltation would not affect offsite drainages. Stormwater resulting from the proposed Project would be directed to an onsite retention basin proposed on the southern end of the Project site, which would inhibit any erosion or siltation from occurring onsite or offsite. As such, impacts would be less than significant.

b) The proposed Project has the potential to result in potential short-term and long-term impacts to the effluent stormwater and wastewater. Short-term impacts may occur from construction and grading activities onsite. During these activities, there would be the potential for surface water to carry sediment from onsite erosion into the stormwater system. Soil erosion may occur along Project boundaries during construction in areas where temporary soil storage is required. Small quantities of pollutants have the potential for entering the storm drainage system, thereby potentially degrading water quality.

Construction of the proposed Project would also require the use of gasoline and diesel-powered heavy equipment such as bulldozers, backhoes, water pumps, and air compressors. Chemicals such as gasoline, diesel fuel, lubricating oil, hydraulic oil, lubricating grease, automatic transmission fluid, paints, solvents, glues, and other substances would be utilized during construction. An accidental release of any of these substances could degrade the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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water quality of the surface water runoff and add additional sources of pollution into the drainage system.

The proposed Project would be subject to construction-related storm water permit requirements of the Federal Clean Water Act (CWA) National Pollutant Discharge Elimination System (NPDES) general permit issued by the Regional Water Quality Control Board. Additionally, prior to commencement of composting operations, this facility shall obtain RWQCB clearance (20.E.HEALTH.1 – RWCQB Clearance). In compliance with the requirements of the State General Construction Activity Storm Water Permit, the Project applicant will prepared a SWPPP, which describes the site, erosion and sediment controls, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and non-storm water management controls. The SWPPP plan may include best management practices such as:

- Run-off shall be directed away from material staging areas
- Inlet filters shall be used to minimize solid waste from entering the drainage areas
- Paved and concrete areas shall be swept to minimize generation of dust and other particles
- Prohibited materials shall be stored away from exposure to run-off.
- Regular vehicle maintenance shall be conducted within the Maintenance Building or in self-contained areas.
- Spill prevention, control and cleanup procedures shall be implemented.
- Temporary erosion control measures shall be employed for disturbed areas.
- Specific measures shall be identified to protect the onsite open drainages during construction of the proposed Project.
- No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months.
- Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures.
- The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.
- BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the RWQCB to determine adequacy of the measure.
- In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season.
- Employees shall be trained on storm water pollution prevention measures.

In addition, the SWPPP shall be submitted to the County for review and approval. The SWPPP is to provide a Best Management Plan (BMP) for the source control of any pollutants that may be mobilized by runoff generated by the construction site and which might enter the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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public drainage system. Adequate practices must be defined as a part of the SWPPP to provide for the containment of any polluted runoff from the site. An annual report on the construction status, which contains copies of monthly inspections of the quality of the site runoff and the results of analytical testing of site runoff, may be required as a part of the NPDES permit process. With approval and implementation of the SWPPP impacts would be less than significant.

c) The existing facility contains a well site and 0.5 million-gallon water storage tank on site, which currently serves facility operation water needs. The Project currently uses approximately 15,000 gallons/day for domestic and industrial uses on site. Water is primarily used at the site to control dust generated onsite. The proposed expansion would require minimal additional potable water needs to facilitate the proposed expansion. Therefore, the Project's individual use of local groundwater supplies is considered less than significant.

d) A WQMP has been prepared for the Project to address any issue related to improved stormwater drainage system. The Project will involve construction of new stormwater runoff facilities. As outlined within the WQMP, constructed berms will be constructed to divide the site into six (6) drainage areas. Drainage Area 1 will consist of the existing facility and a new Ferrous metal processing area. This area will drain to a wet extended basin at the southwest corner of the Project site. Drainage Area 2 will consist of the new green waste receiving and processing area and a new composting area. This area will drain to the southwest to a retention basin. The water retained will be used for composting. Drainage Area 3 will be used to store and process inert recycling material. This area will drain to a wet extended detention basin. Drainage area 4, 5, 6 will not be disturbed by the on-site activities. In addition, as part of the WQMP educational material will be distributed to existing and new employees addressing all applicable nonstructural source control BMPs. The proposed berms will be inspected after each major rain event and properly maintained. The outdoor material storage and processing areas have been designed so that each area is self-enclosed and any storm water is treated before it is released. Consistency with the WQMP will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts in this regard are less than significant.

e) The proposed Project does not include development of housing. Therefore, no impacts would occur.

f) According to FEMA Flood Insurance Rate Map, the Project area is designated as Zone AO, which include areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply. Consequently, the proposed expansion has the potential to be subject to shallow flooding on the Project site. However, as previously described, WQMP has been prepared for the Project to address any issue related to improved stormwater drainage system. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project will involve construction of new stormwater runoff facilities. As outlined within the WQMP, constructed berms will be constructed to divide the site into six drainage areas. Drainage Area 1 will consist of the existing facility and a new Ferrous metal processing area. This area will drain to a wet extended basin at the southwest corner of the Project site. Drainage Area 2 will consist of the new green waste receiving and processing area and a new composting area. This area will drain to the southwest to a retention basin. The water retained will be used for composting. Drainage Area 3 will be used to store and process inert recycling material. This area will drain to a wet extended detention basin. Drainage area 4, 5, 6 will not be disturbed by the on-site activities. In addition, as part of the WQMP educational material will be distributed to existing and new employees addressing all applicable nonstructural source control BMPs. The proposed berms will be inspected after each major rain event and properly maintained. The outdoor material storage and processing areas have been designed so that each area is self-enclosed and any storm water is treated before it is released. Consistency with the WQMP will reduce potential impacts to existing structures onsite from the 100-year flood.

g) Project design, as well as compliance with all federal, State, and local regulations regarding water quality standards and waste discharge requirements, including those of the RWQCB, would ensure that the proposed Project would not negatively affect water quality. Project design features, such as drains and culverts, and mandated compliance with NPDES permits and associated SWPPP and BMPs would reduce water quality and hydrology and water quality impacts by curtailing runoff that conveys surface flows, pollutants, and sediments offsite. Further, a WQMP has been prepared for the Project to address any issue related to water quality. Consistency with the aforementioned regulations will reduce impacts in this regard to a level of less than significant.

f) As previously mentioned in Impact 25 d), the Project will include the construction of new stormwater treatment basins. However, no environmental effects are anticipated associated with construction of this facility, which will be designed in accordance with applicable vector control requirements. Therefore, impacts in this regard are less than significant.

Compliance with the requirements as indicated by the Coachella Valley Water District letters dated February 25, 2013 and August 3, 2013

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone"; Water Quality Management Plan by PSOMAS dated May 2012; Coachella Valley Water District letters dated February 25, 2013 and August 3, 2012.

Findings of Fact:

a, b) No streams or rivers are located on the Project site. The proposed Project would alter 25 acres of 43 gross acre site. However, the Project site has been used for similar operations and impervious surfaces already exist on the Project site. Therefore, the proposed Project would not add a significant amount of impervious areas that would change the drainage patterns. In addition, implementation of SWPPP would ensure that potential construction erosion and siltation would not affect offsite drainages. In addition, a WQMP has been prepared for the Project to address any issue related to improved stormwater drainage system. The Project will involve construction of new stormwater runoff facilities. As outlined within the WQMP, constructed berms will be constructed to divide the site into six (6) drainage areas. Drainage Area 1 will consist of the existing facility and a new Ferrous metal processing area. This area will drain to a wet extended basin at the southwest corner of the Project site. Drainage Area 2 will consist of the new green waste receiving and processing area and a new composting area. This area will drain to the southwest to a retention basin. The water retained will be used for composting. Drainage Area 3 will be used to store and process inert recycling material. This area will drain to a wet extended detention basin. Drainage area 4, 5, 6 will not be disturbed by the on-site activities. In addition, as part of the WQMP educational material will be distributed to existing and new employees addressing all applicable nonstructural source control BMPs. The proposed berms will be inspected after each major rain event and properly maintained. The outdoor material storage and processing areas have been designed so that each area is self-enclosed and any storm water is treated before it is released. Consistency with the WQMP will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems that would result in flooding on- or off-site. As such, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) There are no dams or levees in the proximity of the Project area, nor would development of the Project result in adverse conditions that could weaken or damage flood-control structures. The site is not located in a Dam Inundation Area. Therefore, impacts in this regard are less than significant.

d) There are no standing water bodies located downstream of the proposed Project; therefore, the Project would not result in a change in the amount of any surface water body. Therefore, impacts in this regard are less than significant.

Compliance with the requirements as indicated by the Coachella Valley Water District letters dated February 25, 2013 and August 3, 2013

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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 Land Use Plan; Riverside County General Plan Figure LU-1 "General Land Use Plan Map"; Riverside County Land Information System (RCLIS).

Findings of Fact:

a) The Project proposes to expand an existing outdoor recycling facility from 25 acres to 43 acres. The site is located within a Manufacturing - Service Commercial Zone (M-SC). Recycling facilities are currently allowed within the County's M-SC Zone subject to a Conditional Use Permit (CUP). Therefore, the Project would require the county's discretionary approval for a CUP to expand the existing facility uses at the site. The proposed Project would not require any change to the General Plan land use designation or zoning assigned by the County of Riverside. Therefore, the Project would not result in a substantial alteration of the present or planned land use of the Project area and impacts in this regard are less than significant.

b) The Project is within the Sphere of Influence (SOI) of the City of Cathedral City. The City of Cathedral City transmittal of July 31, 2012 indicated no comment at this time. The site is

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located within Riverside County community known as Thousand Palms. Impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

28. Planning

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

Source:

Riverside County General Plan Land Use Plan; Riverside County General Plan Figure LU-1 "General Land Use Plan Map"; Riverside County Land Information System (RCLIS).

Findings of Fact:

a, b, c, d) The Project site is designated "Manufacturing" by the WCVAP and is zoned M-SC. Recycling facilities are currently allowed within the County's M-SC Zone subject to a Conditional Use Permit (CUP). Therefore, the Project is considered conditionally compatible with the sites existing zoning. The Project site is surrounded by vacant desert land, currently zoned M-SC along the north and south, R-A to the east, W-2 to the west, and W-2-5 to the northeast. The proposed Project would be conditionally compatible with the surrounding M-SC zones, which allow development of industrial uses, including recycling facilities. The Project would be inconsistent with the potential residential uses allowed on the surrounding R-A, W-2, and W-2-5 zones, although, some industrial uses and public utility uses are conditionally allowed in the County's W-2 zones. The Project would provide perimeter fencing and landscaping to buffer views into the Project site from surrounding areas. Therefore, the Project is considered compatible with existing surrounding land uses, and would be conditionally compatible with planned land use in the area.

e) The Project site is located on an isolated parcel of land surrounded by vacant desert land on the north, east, and south. Rio Del Sol Road is located along the western boundary, and additional vacant desert land extends further to the west. The nearest residential homes are

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located approximately one mile to the southeast. Therefore, the Project would not disrupt or divide the physical arrangement of an established community and impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

MINERAL RESOURCES Would the Project

29. Mineral Resources

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

Source:

Riverside County General Plan Multipurpose Open Space Element; Riverside County General Plan Figure OS-5 "Mineral Resources Area."

Findings of Fact:

a, b, c, d) The Project site is not designated as a mineral resource zone or is expected to contain any potentially significant mineral resources. In addition, the Project site is not located adjacent to an existing or abandoned mine or quarry. Therefore, no impacts are anticipated to mineral resources.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

NOISE Would the Project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source:

Noise Impact Analysis prepared by Michael Brandman Associates dated October 2012 (Appendix D). Riverside County General Plan Safety Element; Riverside County General Plan Figure S-19 "Airport Locations", Figure C-6 "Airport Influence Areas"; County of Riverside Airport Land Use Commission Corona Municipal Airport Comprehensive Land Use Plan.

Findings of Fact:

a) and b) The nearest airport is Palm Springs Regional Airport, which is located approximately five miles southwest of the Project site. The Project site falls well outside the 65 dBA noise contour (see Appendix D of noise report for contour map), and is not considered as a source that contributes to the ambient noise levels on the Project site. There are no private airstrips near the Project site.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

31. Railroad Noise

NA A B C D

Source:

Riverside County General Plan Circulation Element; Riverside County General Plan Figure C-1 "Circulation Plan"; Google Earth 2012; Noise Impact Analysis prepared by Michael Brandman Associates dated October 2012 (Appendix D).

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

a) The closest railroad to the Project site would be located to the south of the I-10 freeway, approximately 1.25 miles south of the Project site. Railroad noise would not be audible at the Project site from this distance. No impacts are anticipated.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

32. Highway Noise

NA A B C D

Source:

Riverside County General Plan Circulation Element; Riverside County General Plan Figure C-1 "Circulation Plan"; Noise Impact Analysis (MBA 2012); Noise Impact Analysis prepared by Michael Brandman Associates dated October 2012 (Appendix D).

Findings of Fact:

a) Future noise impacts related to vehicular traffic were modeled using a version of the Federal Highway Administration (FHWA) Traffic Noise Prediction Model (FHWA-RD-77-108), as modified for CNEL and the "Calveno" energy curves. Site-specific information is entered, such as roadway traffic volumes, roadway active width, source-to-receiver distances, travel speed, noise source and receiver heights, and the percentages of automobiles, medium trucks, and heavy trucks that the traffic is made up of throughout the day, amongst other variables.

Projects within Riverside County are required to comply with County standards for roadway traffic noise analysis and mitigation. These standards are based upon the design capacity for a given type of roadway. The Riverside County General Plan Circulation Element² provides average daily traffic (ADT) roadway volumes at Levels of Service (LOS) C, D, and E for the various roadway types located within Riverside County; a copy of this document is provided in Appendix D. According to the County of Riverside's acoustical modeling parameters, the mandatory vehicular volume to be used is LOS C. Mandatory travel speeds for modeling purposes are 40 miles per hour. Table 10 summarizes some of the assumptions used in this portion of the analysis.

² Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 10: Primary Roadway Modeling Parameters

Roadway	Roadway Classification	Right-Of-Way (feet)	LOS 'C' ADT
Rio Del Sol Road	Secondary	100	20,700
30 th Avenue	Secondary	100	20,700
Sierra Del Sol	Secondary	100	20,700
Vista Chino	Secondary	100	20,700

Table 11 presents the traffic flow distributions (vehicle mix) used in this analysis. These distributions were obtained from Caltrans and from field observations of similar roads. The vehicle mix provides the hourly distribution percentages of automobiles, medium trucks, and heavy trucks for input into the FHWA Models.

Table 11: Roadway Vehicle Mix

Roadway Classification	Vehicle Type	Percent of Hourly Distribution			
		Day (7 a.m. to 7 p.m.)	Evening (7 p.m. to 10 p.m.)	Night (10 p.m. to 7 a.m.)	Overall
Secondary	Automobiles	73.6	13.6	10.22	97.4
	Medium Trucks	0.9	0.04	0.9	1.84
	Heavy Trucks	0.35	0.04	0.35	0.74

Source: Day/Evening/Night vehicle mix percentages obtained from the Riverside County Department of Public Health document titled "Requirements for Determining and Mitigating Traffic Noise Impacts to Residential Structures" dated November 23, 2009.

In order to determine the height above the road grade from where the noise is being emitted, each type of vehicle has been analyzed independently with autos at road grade, medium trucks at 2.3 feet above road grade, and heavy trucks at 8 feet above road grade. These elevations were determined through a noise-weighted average of the elevation of the exhaust pipe, tires, and mechanical parts in the engine, which are the primary noise emitters from a vehicle. The results are shown in Table 12 below.

Table 12: Exterior Noise Levels

Roadway	Location of Observer	Distance from Noise Source (feet)	Calculated Noise Level (dBA CNEL)
Rio Del Sol Road	10 feet inside perimeter fence	80	69.3
30 th Avenue	10 feet inside perimeter fence	1,541	56.4
Sierra Del Sol	10 feet inside	3,934	52.3

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

Roadway	Location of Observer	Distance from Noise Source (feet)	Calculated Noise Level (dBA CNEL)
	perimeter fence		
Vista Chino	10 feet inside perimeter fence	2,619	54.1

Source: MBA 2012

The calculated noise levels in Table 12 show that the estimated noise impacts to the exterior of the proposed Project from adjacent roadways are less than 70 dBA CNEL. Therefore, the Project meets the County's policy of 70 dBA CNEL exterior noise environment at commercial/industrial land uses. Impacts are considered to be less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

33. Other Noise

NA A B C D

Source:

Onsite Survey.

Findings of Fact:

a) No other noise impacts from any other noise source have been identified.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Noise Element; Riverside County General Plan Table N-1 "Land Use Compatibility for Community Noise Exposure;" Noise Impact Analysis (MBA 2012); Noise Impact Analysis prepared by Michael Brandman Associates dated October 2012 (Appendix D)

Findings of Fact:

a) The primary source of Project-related noise impacts would be generated by Project-related traffic. EA 38947 evaluated the impacts of up to 717 Vehicles per day. Thus, the present permitted traffic level is sufficient for existing conditions as well as projected future Business Growth. Therefore, no impacts to traffic conditions are anticipated and no request for an adjustment to traffic volume is needed. As no changes were proposed to Project traffic, the 2003 Project-specific Urban Crossroads Traffic Study (Urban 2003) was used to establish whether the Project would create a significant increase in noise levels from existing plus ambient growth conditions due to Project-related traffic. An increase of 3 dBA is considered barely perceivable to most healthy ears. Typically an increase of 5 dBA or greater is considered one of significance, as it is considered readily perceptible.

The Traffic Study performed for the Project determined which roadways are likely to be used by vehicles accessing the Project. Average daily traffic (ADT) volumes for those roadways under various scenarios were calculated and off-site noise levels were calculated along road segments in the Project vicinity for the following scenarios: existing conditions; existing plus ambient plus Project; and existing plus ambient plus Project plus cumulative conditions. A maximum noise increase of 6.8 dBA due to Project-related traffic would occur only at the driveway leading into the Project site, the rest of the roads within the Project vicinity would have Project-related increases from 0 to 3.9 dBA (see Appendix D of the Noise Impact Analysis Report for calculation table). As the increase in traffic at the Project site is within the levels allow by the currently permitted traffic volumes, impacts from traffic noise are considered to be less than significant. The increase in traffic noise remains mostly on site and would not cause an exceedance of the 70 dBA exterior noise standard at this commercial/industrial location. Impacts are considered to be less than significant.

b) The closest existing sensitive receptors to the Project site include the residential uses located approximately 2,945 feet southeast of the Project site.

Short-term noise impacts could occur during construction activities from either the noise impacts created from the transport of workers and movement of construction materials to and from the Project site, or from the noise generated onsite during grading and building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. The only new building proposed is a 15,000 sq. ft. Future Warehouse to be located on the western portion of the site.

Construction noise levels will vary significantly based upon the size and topographical features of the active construction zone, duration of the workday, and types of equipment employed. A typical construction day with an 8-hour duration will generate an average maximum noise levels of 84 dBA CNEL at a distance of 50 feet from the noise source. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings. Although there would be a relatively high single event noise exposure potential, resulting in potential short-term intermittent annoyances, the effect in long-term ambient noise levels would be small when averaged over longer time. As shown by the ambient noise level measurements in Table 13, the maximum noise level in that location is already up to 85.7 dBA. At a distance of 2,945 feet, the maximum construction noise level at the closest existing sensitive receptor will be 48.6 dBA, less than the 65 dBA residential standard.

Table 13: Existing Noise Level Measurements

Site Location	Description	L _{eq}	L _{MAX}	L _{MIN}
Site 1	Offsite. Southeast corner of the intersection of Rio Del Sol Road and the existing driveway. Approximately 15 feet east of Rio Del Sol Road.	66.8	85.7	38.7
Site 2	Onsite. Directly upon the easternmost portion of the proposed emergency access road.	49.2	61.4	41.8
Site 3	Offsite. Southeast corner of the intersection of Del Norte Way and Robert Way. Approximately 10 feet from the northern boundary of the nearest residential use and roughly 2,670 feet from the southeast corner of the proposed Project site.	49.0	64.6	38.9
Site 4	Offsite. Westernmost portion of 30th Street. Approximately 100 feet from the western boundary of the nearest residential use and roughly 2,745 feet from the southeast corner of the proposed Project site.	39.2	50.8	35.9

Noise impacts are considered significant if they cause a violation of any adopted standards. There are no performance standards in the County Code that apply specifically to construction; however, construction noise impacts are minimized by time restrictions placed on grading permits. Time constraints on construction involving heavy equipment use are established by the County of Riverside. Compliance with these limits will reduce temporary noise impacts during Project construction. Riverside County Ordinance No. 457, Section 1G states the following:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), 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 Riverside County Building Official.

The closest residence is over 0.25 mile away. At this distance, short-term construction activities are anticipated to generate maximum noise levels of approximately 48.6 dBA at residential boundaries. As shown in Table 13, Existing Noise Level Measurements, the maximum noise levels currently experienced adjacent to residential uses are 64.6 dBA at the intersection of Del Norte Way and Robert Way, and 50.8 dBA at the westernmost portion of 30th Street. These existing noise levels are higher than those generated by construction activities; therefore, impacts from construction noise will be negligible. The Project is expected to comply with the County requirements. Furthermore, the Project is expected to comply with the General Plan policy N 12.4 that all construction equipment utilizes noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer, impacts from construction noise are considered less than significant.

c)

Table 14: Applicable Noise Standards

Noise Origin	Noise-Receiving Land Use	Noise Receiver Location	Time of Day	Noise Standard ¹
Off-site-generated noise projected onto the Project	Industrial/Open Space/Agricultural	Project exterior habitable areas	Any	70 dBA CNEL/Ldn
		Project interior habitable rooms	Any	50 dBA CNEL/Ldn
	Office/Commercial Buildings	Project exterior habitable areas	Any	70 dBA CNEL/Ldn
		Project interior habitable rooms	Any	50 dBA CNEL/Ldn

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

Noise Origin	Noise-Receiving Land Use	Noise Receiver Location	Time of Day	Noise Standard ¹
On-site-generated noise projected off site	Residential	Exterior habitable areas	10:00 p.m. to 7:00 a.m.	45 dBA CNEL/Ldn
			7:00 a.m. to 10:00 p.m.	65 dBA CNEL/Ldn
		Interior habitable rooms	Any	45 dBA CNEL/Ldn
	Commercial/Industrial	Any portion of any occupied property	Any	70 dBA CNEL/Ldn

As shown by the response to 34 b) above, construction noise levels will not exceed any noise standards.

Onsite Noise

Table 15 below displays the increase in onsite operational equipment as a result of the Project increment. The Project does not propose to use any additional equipment than what is already currently used onsite. The Project may just increase the hours of use.

Table 15: Operational Equipment

Use*	Equipment	Project Increase in Hours per day per piece of Equipment
M	Material handler – Caterpillar 350	6.0
M	Forklift – Caterpillar 2P5000D	6.0
M	Skid steer – Bobcat S185	6.0
G	Rubber tired loaders	5.0
G	Excavator – Caterpillar 235	5.0
G	Horizontal grinder – Morbark 6600	0.0
G	Tub grinder – Morbark 1300B	0.0
G	Trommel screens – Wildcat 626	2.4
G	Water Trucks	3.0

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

Use*	Equipment	Project Increase in Hours per day per piece of Equipment
* M = used for metal handling; G = used for green waste handling Source: Michael Brandman Associates		

Noise levels were calculated using the FHWA Roadway Construction Noise Model (RCNM) modeling program and the RCNM output is available in Appendix D. Usage rates were adjusted to reflect the new hours of activity and are reflected in the L_{eq} noise level columns. Table 16: Noise Levels of Operational Equipment below shows the noise levels associated with potential onsite equipment use without any attenuation.

Table 16: Noise Levels of Operational Equipment

Source Description	Equipment noise level at 50 feet (L_{max} dBA)	Distance to existing receptor (feet)	L_{max} at existing receptor	L_{eq} at existing receptor	Distance to future receptor (feet)	L_{max} at future receptor	L_{eq} at future receptor	Meets Noise Standards ?
Material Handler (excavator)	80.7	2,945	45.3	45.2	2,837	45.6	45.5	yes
Rubber tired loader	79.1	2,945	43.7	43.1	2,837	44.0	43.5	yes
Green waste grinder	99.5	2,945	64.1	56.9	2,837	64.4	57.2	yes
Forklift	32	2,945	0.0	0.0	2,837	0.0	0.0	yes
Bobcat Skidsteer	81	2,945	45.6	45.5	2,837	43.6	45.8	yes
Trommel Screen	78.7	2,945	43.3	41.4	2,837	55.9	41.8	yes
Water Trucks	76.5	2,945	41.0	37.1	2,837	41.4	37.4	Yes

Source: Michael Brandman Associates 2012

As shown by the results in the table above, the operational activities will not exceed any noise standards (COA 10-PLANNING-13-Exterior Noise Levels and COA 10.PLANNING.14-Noise Monitoring Reports). Impacts are considered less than significant.

d) Construction activities can produce vibration that may be felt by adjacent uses. The construction of the proposed Project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The primary sources of vibration during construction would be from a large bulldozer. A large bulldozer would produce the largest amount of equipment-related vibration on the Project site: 0.089 inch per second PPV at 25 feet with an approximate vibration level of 87.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The closest existing sensitive receptors to the Project site are the residences approximately 2,945 feet from the site boundary. At this distance, vibration from equipment use would not be discernible and would not exceed the 0.05 inch per second significance threshold.

Operational vibration levels during operation would be similar to those emitted during construction. As there are no sensitive receptors close to the site, sources of operational vibration will also be negligible. Neither the construction nor the operation of the proposed Project would cause an exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

POPULATION AND HOUSING Would the Project

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

Source:

U.S. Census Bureau; U.S. Bureau of Labor; Riverside County General Plan Housing Element.

Findings of Fact:

a, b, c, d, e, f) The Project is not located within a Redevelopment Project Area. In addition, no housing impacts are anticipated as a result of the proposed development. The Project will not induce substantial population growth or cumulatively exceed official population Projections.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No housing is being proposed by the Project and the expansion of facility operations would not result in the need for additional employees. Therefore, impacts in this regard are less than significant.

Mitigation:
No mitigation measures are necessary.

Monitoring:
N/A.

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

36. Fire Services

Source:
Riverside County General Plan Safety Element; Riverside County Fire Protection Master Plan.

Findings of Fact:

a) Onsite fire response services would be provided by the County of Riverside Fire Department. Overall, the propose Project would not adversely impact fire protection services, response times, or personnel and facility requirements. According to the Riverside County Fire Protection Master Plan's standard for the establishment of a new fire station is the development of 2,000 dwelling units or 3.5 million square feet of commercial or industrial uses. The Project development would do neither. Therefore, impacts in this regard would be less than significant.

Mitigation:
No mitigation measures are necessary.

Monitoring:
N/A

37. Sheriff Services

Source:
Riverside County General Plan EIR Public Services Section.

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

a) Police protection services are provided by the County of Riverside Sheriff's Department. Overall, the Project would not include elements that would substantially increase the need for law enforcement services, response times, or personnel/facility requirements. The County of Riverside law enforcement staffing requirement is one sworn officer per 1,000 residents. The Project would not increase the population. In addition, the entire Project site will be fenced and locked to prevent unauthorized access. Therefore, the Project would not impact law enforcement staffing and impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

38. Schools

Source:

N/A.

Findings of Fact:

a) The proposed Project would not involve development of residential dwellings or otherwise contribute to a substantial increase in the school-aged child population, necessitating either construction or expansion of a Palm Springs Unified School District facility. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

39. Libraries

Source:

Riverside County General Plan EIR Public Services Section.

Findings of Fact:

a) As an appropriate service criteria for libraries, the American Library Association recommends of 0.5 square feet of library space and 2.5 volumes per capita. The proposed Project is not anticipated to induce population growth in the Project area and will therefore not affect county library services. Therefore, impacts in this regard are less than significant.

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

No mitigation measures are necessary.

Monitoring:

N/A.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-12 "Inventory of Hospital Locations."

Findings of Fact:

a) The proposed Project would not involve development of residential dwellings or otherwise contribute to a substantial increase in the overall population, necessitating either construction or expansion of a hospital, community-based clinic, and other health services facility or program. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Riverside County General Plan Multipurpose Open Space Element; Riverside County General Plan Figure OS-6 "Parks, Forest, and Recreation Areas."

Findings of Fact:

a, b, c) The proposed Project does not contain any residential uses and would not directly induce population growth. Therefore, the nature of the Project is not expected to create an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact on existing recreational facilities. Additionally, the Project does not require or propose construction of new recreational facilities. Therefore, development of the Project is not expected to create a need for new or improved recreational facilities. Accordingly, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

42. Recreational Trails

Source:

Riverside County General Plan Multipurpose Open Space Element; Riverside County General Plan Circulation Element; Riverside County General Plan Figure OS-6 "Parks, Forest, and Recreation Areas", Figure C-7 "Bikeways and Trails Plan", Figure C-8 "Multipurpose Recreational Trail Details."

Findings of Fact:

a) The proposed Project does not contain any residential uses and would not directly induce population growth. Therefore, the nature of the Project is not expected to create an impact on existing recreational trails. Accordingly, the development of the Project is not expected to create any significant impact in this regard.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the Project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Riverside County General Plan Circulation Element; Riverside County General Plan Figure C-1 "Circulation Plan"; Riverside County Transportation Commission Congestion Management Program.

Findings of Fact:

a) The Project site is located north of Varner Road, south of Vista Chino Road (Avenue 28), and east of Rio Del Sol Road in the County of Riverside. Project access will be taken from a single access point along the Project's frontage at Rio Del Sol Road. The County has established, as a Countywide target, a Level of Service (LOS) "C" on all County maintained roads and conventional State Highways, except that a LOS "D" could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials., Expressways ,or conventional State Highways within one mile of a freeway interchange and at freeway ramp intersections. LOS "D" would only be allowed, subject to Board of Supervisors approval, in those instances where mitigation of LOS "C" is deemed to be impractical. Based on the proximity to the freeway system, LOS "D" is acceptable at some of the Project area intersections (Project area intersections include: Rio Del Sol Road at Project access road and Varner Road; I-10 eastbound and westbound ramps at Ramon Road; Varner Road at Ramon Road; and Monterey Avenue at Varner Road).

Construction Traffic

Details regarding the length of construction, the construction equipment list, and construction phase details were not available for incorporation into this assessment. Therefore, a worst-case scenario was developed to portray the maximum trip generation potentially developed for the Project. It is assumed that the construction of the proposed Project would take not more than 30 days and that the workforce required would be drawn from local or regional labor pools. The average construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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workforce would be approximately 10 workers with the peak construction workforce to be no more than 15 workers. Assuming that there would be no ride sharing, the Project would then generate approximately 30 round trips per day for worker vehicles using the peak construction period. In addition to worker vehicles, there would be a minor increase in truck traffic for delivery of construction material, facility equipment and other miscellaneous trips. Given the limited amount of trips per day estimated during the peak construction and the limited construction timing, there will not be a significant contribution to local traffic operations from Project generated construction traffic. Furthermore, construction activities would be restricted to the hours of 7:00 a.m. to 5:00 p.m. from Monday thru Saturday and 8:00 a.m. to 4:00 p.m. on Sunday, requiring the construction workers to travel on the surrounding roadways during off peak commute hours thereby further limiting the Projects impacts from construction related traffic. As a result the Projects impacts from temporary construction traffic would be less than significant.

Operation Traffic

Existing operations at the site currently contain 24 full time employees. This level of employment will not change upon expansion of operations at the site. Current Permitted Traffic Volume is 717 Vehicles per day. Given the industrial nature of the proposed Project, it is unlikely that employees or customers of the facility will utilize non-motorized modes of travel. Furthermore, the primary access to the Project site on Rio Del Sol Road has limited pedestrian and mass transit facilities. Accordingly, this analysis focuses on the new automobile generated traffic that will be added to the local roadway network due to the proposed Project.

EA 38947 evaluated the impacts of up to 717 Vehicles per day. According to the Air Quality and Greenhouse Gas Analysis conducted for the Project (MBA 2012), the proposed Project is estimated to marginally generate an addition of 96 trips per day (See Appendix A for calculation of additional daily trips). Thus, the present permitted traffic level is sufficient for existing conditions as well as projected future business growth. Therefore, no impacts to traffic conditions are anticipated and no request for an adjustment to traffic volume is needed. As the increase in traffic at the Project site is within the levels allow by the currently permitted traffic volumes, impacts from traffic are considered to be less than significant.

However, for CEQA purposes, it is assumed that there would be an increase in trips of approximately 96 trips per day compared with the existing baseline from the Project. This is pursuant to the following CEQA guideline:

An EIR must include a description of the physical environmental conditions in the vicinity of the Project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. (14 Cal. Code Regs., § 15125(a))

This guideline is further strengthened by the court case, *Communities for a Better Environment v. South Coast Air Quality Management District*, S 161190, March 15, 2010, in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which the Court rejected permit limits as CEQA baseline. As a result, the Project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness and will have a less than significant impact on the performance of the circulation system. Impacts in this regard are less than significant.

b) A review of the County of Riverside Congestion Management Program (CMP) suggests that the proposed Project would comply with the standards found within the CMP, as well as the County of Riverside General Plan's Circulation Element. As previously discussed, local and regional traffic is not anticipated to substantially increase as a result of the proposed Project, with implementation not adversely affecting net vehicle trips, the volume to capacity ratio on roadways, congestion at intersections, or LOS in Project area. The project has been conditioned for a minimum 50 foot half width right-of-way street dedication along Rio Del Sol Road (COA's 80.TRANS.4 and 90.TRANS.4) Impacts in this regard are less than significant.

c, d) The Project site is not located within an airport master plan nor is it located within two miles of an airport. Accordingly, implementation of the proposed Project will not have any impact in this regard. Therefore, impacts in this regard are less than significant.

e, f, g) The proposed Project does not include the design or re-design of any transportation network or the alteration of offsite traffic patterns. The onsite traffic patterns would improve with the proposed improvements at the emergency access driveway within the Project site. The improvements of the driveway will be reviewed and approved by the County's public works department to ensure the design will not result in any substantial safety risks or sharp curves. Therefore, impacts in this regard are less than significant.

h) No facilities are proposed as part of the Project that would change emergency access to the Project site or that would affect access to nearby uses. Because no changes in emergency access or access to nearby uses would occur as a result of the Project, there would be no impact associated with emergency vehicle access. The site has direct access to Rio Del Sol Road. As part of the Project, improvements will be made to emergency access to Rio Del Sol Road to remain open in the day preventing bottlenecks, queuing, and onsite emergency hazards from developing. With the proposed emergency access improvements, impacts in this regard are less than significant.

i) The Project site is located in a rural area where alternative transportation is not commonly used. No new facilities are proposed that would increase hazards or create barriers for pedestrians or bicyclists. Because the Project would not affect pedestrian or bicycle facilities, or the potential hazards of using such facilities, there would be no impacts associated with pedestrian and bicycle hazards.

Mitigation:

No mitigation measures are necessary.

Monitoring:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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N/A.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Riverside County General Plan Multipurpose Open Space Element; Riverside County General Plan Circulation Element; Riverside County General Plan Figure OS-6 "Parks, Forest, and Recreation Areas," Figure C-7 "Bikeways and Trails Plan", Figure C-8 "Multipurpose Recreational Trail Details."

Findings of Fact:

a) A bike path is designated along Rio Del Sol Road. However, the proposed Project does not contain residential uses and would not directly induce population growth within the Project area. Therefore, implementation of the proposed Project will not cause any significant impact on local or regional bike trail.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

N/A.

Findings of Fact:

a, b) The existing facility contains a well and 0.5 million-gallon water storage tank on site, which currently serves the Project water needs. The Project currently uses approximately 15,000 gallons/day for domestic and industrial uses on site. Water is primarily used at the site to control dust generated from the unpaved access roads, storage yards, and conveyor systems. The proposed expansion would marginally increase potable water needs at the site. Therefore, the Project has sufficient water supplies available to serve the Project and will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

N/A.

Findings of Fact:

a, b) The proposed Project would be served by an existing onsite septic system and would not connect to any wastewater treatment facility. The proposed Project would not result in expansion of the existing septic system. If any new buildings with plumbing are to be constructed, waste water treatment systems would be built onsite as approved by the Department of Environmental Health. Therefore, the Project would 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 nor lack the adequate capacity to serve the Project's demand. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste				
a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

California Natural Resources Agency (calrecycle.ca.gov).

Riverside County Integrated Waste Management Plan, Non Disposal Facility Element, December 2009, Page 12.

Findings of Fact:

a) Burrtec Waste and Recycling Services (Burrtec) is the current provider of residential and commercial solid waste collection services within the Project area. Trash from the Project site would be delivered to the Edom Hill Transfer Station. This station contains Solid Waste Facilities for transfer and processing as well as facilities for green waste. Edom Hill Transfer Station has a maximum permitted capacity of 3,500 cubic yards a day for transfer and processing and a maximum permitted throughput of 500 tons a day for composting. The facility accepts the following types of waste: agricultural, construction/ demolition debris, dead animals, food wastes, green materials, metals, mixed municipal, tires and wood waste (CalRecycle 2011). The proposed Project is anticipated to generate solid waste similar to other industrial uses and would not significantly impact the existing landfill capacity. The proposed Project would result in some construction and demolition waste. All the construction and demolition waste will be separated, recycled to the extent feasible, and eventually disposed at the county landfill. Therefore, impacts in this regard are less than significant.

b) The facility is identified on Page 12 of the Non Disposal Facility Element (NDFE) (December 2009). The NDFE is a required element of the Countywide Integrated Waste Management Plan. Thus, the facility is identified in and consistent with the Countywide Integrated Waste Management Plan.

Additionally, the Project must maintain a full Solid Waste Facility Permit (COA 10.E HEALTH.2 – Local Enforcement Agency Permit).

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

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

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

Findings of Fact:

a) through g) Road and street maintenance is addressed in Section 43, above; stormwater drainage is addressed in Section 25, above; Project lighting is addressed in Section 1, above. No conflicts with county energy conservation planning would occur as a result of implementing this Project. The Project will not impact natural gas facilities resulting in a need for new or expanded infrastructure. In addition, physical and environmental impacts to other government services/public services were previously discussed in the Public Services Section (Impacts 36 through 40). The proposed Project would not require new or expanded government/public facilities. Therefore, impacts to utilities upon implementation and operation of the Project are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

49. Energy Conservation

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

N/A.

Findings of Fact:

a) Limited amounts of electricity would be required for lighting at the proposed Project site. Where feasible, energy conserving features such as energy conserving light bulbs would be incorporated into the design of the proposed Project. The proposed Project would not conflict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with any adopted energy conservation plan. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

OTHER

50. Other:

Source:

N/A.

Findings of Fact:

No additional impacts are anticipated as a result of the Project.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

MANDATORY FINDINGS OF SIGNIFICANCE

51. 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:

Review of this IS/MND.

Findings of Fact:

With incorporation of the recommended mitigation measures, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the Project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, other current Projects and probable future Projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source:
Review of this IS/MND.

Findings of Fact:
The Project does not have impacts that are individually limited, but cumulatively considerable. No potentially significant impacts resulting from Project development have been identified in this Initial Environmental Assessment, and no other impacts would be deemed cumulatively considerable. All Project impacts, whether individual or cumulative, would be less than significant with incorporation of the recommended mitigation measures.

Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source:
Review of this IS/MND.

Findings of Fact:
The proposed Project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Incorporation of the recommended mitigation measures would reduce any potentially adverse impacts, both direct and indirect, on human beings to less than significant.

V. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program Environmental Impact Report (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: CUP03252, CUP03252R1, CUP03252R2, EA38947

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Location Where Earlier Analyses, if used, are available for review: County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

VI. AUTHORITIES CITED

Refer to “Source” subsection of each individual environmental issues topic area for sources cited.

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

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CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a phased expansion of an existing outdoor recycling facility from approximately 25 acres to 43 acres with approximately 380,000 combined annual tons of incoming volume. The operations include a recycling facility for green and wood waste materials and a recycling facility for limited composting operations using a traditional turned windrow method with composting materials consisting of lawn, yard clippings and tree trimmings. Limited composting will not contain food waste, cooking oils, grease, animal fats, or manures. The composting operations will also be operated, monitored, and maintained within the specific requirements and conditions set forth within a Solid Waste Facility Permit (SWFP). Additionally, the operations include a recycling facility for asphalt and concrete (inert materials) and a recycling facility for metals and "white goods" (appliances) along with processing of End of Life Vehicles (EOL). The project site includes existing accessory office and shop buildings, and includes the addition of a 73,000 square foot equipment storage and future metal processing area, a future 15,000 square foot warehouse, and a future 29,000 square foot employee parking area. The project site is located within Assessor's Parcel Number 648-150-029.

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. 3252, Revised Permit No. 4 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3252, Revised Permit No. 4, Exhibit A (Sheets 1-6), Amended No. 3, dated January 14, 2014, and Exhibit B & C (Elevation & Floor Plan) dated July 23, 2012.

10. EVERY. 4

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

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Parcel: 648-150-029

10. GENERAL CONDITIONS

10. EVERY. 4 USE - HOLD HARMLESS (cont.) RECOMMND

attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 5 USE - MITIGATION MEASURES RECOMMND

The applicant shall comply with each and every mitigation measure and satisfy the monitoring requirements set forth in Environmental Assessment No. 42522.

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

A Grading Permit is required for the proposed pad and the Water Quality Management Plan (WQMP) Basins and Drainage swales.

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All new grading or as requested by the Building and Safety Department shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK RECOMMND

The applicant shall submit building plans to the building department for review, approval, and building permit(s) issuance prior to the construction and/or placement of any building, structure or equipment on the property.

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLANCK (cont.) RECOMMND

All building plans and supporting documents shall comply with all current adopted California Building Codes, and Riverside County Ordinances.

All building department plan submittal and fee requirements shall apply.

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non-residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

10. GENERAL CONDITIONS

10.BS PLNCK. 2 USE - BUILD & SAFETY PLNCK (cont.) RECOMMND
shall apply.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CUP3252R4-HAZMAT BEP & PERMITS RECOMMND
The facility requires an updated business plan to reflect any changes in chemical inventory, site map, or any other change to the existing hazardous material business emergency plan. In addition, the facility shall be required to update all applicable HazMat permits.

10.E HEALTH. 2 CUP3252R4 - LEA PERMIT RECOMMND
This facility MUST maintain a full solid waste facility permit which includes multiple activities at the facility. It should be noted that the full solid waste facility permit cannot accept more than a combine total limit of 3,000 tons per day of green waste and inert waste.

Moreover, the facility shall comply with all other requirements specified in their full solid waste facility permit, INCLUDING BUT NOT LIMITED TO, the prescribed compost maximum volume limits, maximum allowable compost storage duration, record keeping and reporting, and odor complaint monitoring, reporting and mitigation.

If this facility exceeds this prescribed limit, their full solid waste facility permit must be revised.

10.E HEALTH. 3 SOILS PERCOLATION RATE-OWTS RECOMMND
This Department has reviewed the soils data for this parcel and will permit on-site wastewater systems as follows: For each 100 gallons of septic tank capacity, seepage pits with 1.4 vertical feet of sidewall below the inlet utilizing a 6 foot diameter pit (Rate: 4 gallons/sq.ft/day). Seepage pits shall not be located within 150 feet of any wells.

10.E HEALTH. 4 INDUSTRIAL HYGIENE-COMMENTS RECOMMND
A noise study is not required based upon the submitted diagrams, surrounding zoning, and distance to sensitive receivers. However, the facility should still need to follow:

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

10. GENERAL CONDITIONS

10.E HEALTH. 4 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

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.

For further information, please contact Industrial Hygiene at (951) 955-8982.

10.E HEALTH. 5 LEA - VOLUME ONSITE LIMITS RECOMMND

This facility shall comply with the following Volume Onsite Limits as indicated on Sheet 3 of the Plot Plan:

COMMODITY	VOLUME ONSITE LIMIT
Green Waste	No More Than 17,800 Cubic Yards of Unprocessed Green Waste onsite at any given time.
Compost	No More Than 200,000 Cubic Yards at any one time.
Inerts	No More Than 125,000 Cubic Yards at any one time.

For any questions, please contact the Local Enforcement Agency Indio Office at (760) 863-7570.

10.E HEALTH. 6 LEA - INERT STORAGE TIMES RECOMMND

Inert debris stored for more than 6 months that has not been processed or sorted for resale or reuse shall be deemed to be unlawfully disposed and subject to enforcement

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10. GENERAL CONDITIONS

10.E HEALTH. 6 LEA - INERT STORAGE TIMES (cont.) RECOMMND

action.

Inert derbis that has been processed and sorted for resale or reuse, but remains stored on site for more than 18 months, shall be deemed to have been unlawfully disposed and subject to enforcement action.

10.E HEALTH. 7 ODOR IMPACT MINIMIZATION PLAN RECOMMND

Pursuant to 14 CCR 17863.4 the facility shall prepare, implement, and maintain a site-specific odor impact minimization plan (OIMP) to mitigate nuisance level odors that may be produced by composting operations. A complete plan shall be submitted to the County of Riverside, Local Enforcement Agency (LEA) with the permit application.

The OIMP shall meet the guidelines specified in 14 CCR 17863.4 (b) as well as any other requirements specified at the discretion of the LEA.

The OIMP shall be revised to reflect any changes, and a copy shall be provided to the LEA, within 30 days of those changes.

The OIMP shall be reviewed annually by the operator to determine if any revisions are necessary.

The OIMP shall be used by the LEA to determine whether or not the operation or facility is following the procedures established by the operator. If the LEA determines that the OIMP is not being followed, the LEA may issue a Notice and Order to require the operator to either comply with the OIMP or revise it.

If the OIMP is being followed, but the odor impacts are still occurring, the LEA may issue a Notice and Order requiring the operator to take additional reasonable and feasible measures to minimize odors.

Should further information indicate additional requirements, the LEA reserves the right to regulate in accordance with all applicable ordinances, codes, regulations, and standards.

Please contact the LEA at (760) 863-7570 for any questions.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be a minimum of 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. This may be accomplished with the use of a fire pump and tank. A regular schedule and log of testing and maintenance of the equipment must be on-site for inspection by any fire personnel.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#25-GATE ENTRANCES RECOMMND

Any 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. 6 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

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.

10.FIRE. 7 USE- MAINTENANCE RECOMMND

All piles of both raw and finished/processed material shall be continuously monitored for moisture content and heat build-up, to prevent sponaneous combustion, in the following manner:

A. Checked twice a day, 10:00 am and 4:00 pm with a four probe. If the temperature at any time exceeds 200 degrees, the involved material shall be moved to a hot-holding area.

B. Water shall be available in the hot-holding area.

C. All finished material shall be shipped off-site within seven days.

D. Intake of raw green waste shall not exceed the amount allowed by the Health Department. Records of material received and shipped shall be made available to Fire or Health personnel upon request.

E. Grass clippings must be held separate for seven days prior to introduction to other green waste.

F. No material may be stored or processed outside of an approved area.

G. No packing or compressing of piles is allowed.

H. No welding, smoking, grinding, or anythin else that emits sparks, shall be allowed in the raw or processed areas.

I. THE FIRE DEPARTMENT SHALL BE NOTIFIED OF ANY FIRE. CALL 911.

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10. GENERAL CONDITIONS

10.FIRE. 8 USE - RIGHT TO REVIEW/REVISE

RECOMMND

The Riverside County Fire Department, charged with the responsibility of protecting and preserving life and property, shall hold the right to review these conditions and amend them as necessary so as to reduce the fire threat or increase the safety of life.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 3252, Revised Permit No. 4, is a request to expand the existing outdoor recycling facility from 25-acres to 41-acres and extend the life of the permit. The site is located in the Thousand Palms area on the east side of Rio Del Sol Road between Varner Road and Vista Chino.

The District has never reviewed or commented on any previous submittals for this project. It shall be noted that the Flood Control District's review of this project is limited to the water quality aspects contained in the Water Quality Management Plan (WQMP) only. The flood protection and drainage aspects/impacts of this project will be reviewed by other departments and/or agencies.

A preliminary project-specific WQMP was submitted for review. For the project's water quality mitigation, several basins are proposed. The basins are sized to collect the onsite Volume based BMP for each drainage area. Additional grading will be required to direct the onsite flows of each drainage area to the basins. To account for the additional impervious areas due to buildings and parking areas, the basin for Drainage Area 1 has a larger volume to account for the increased runoff required to meet the Hydrological Conditions of Concern (HCOC) of this drainage area. The review and approval by the District of a final project-specific WQMP will be required prior to the issuance of grading and/or building permits. If during final engineering it is determined that the basin size needs to be increased, there appears to be adequate room to accommodate larger basins. The development must incorporate Site Design Best Management Practices (BMPs) and Source Control BMPs, as applicable and feasible, into the project plans. Site Design BMPs include minimizing urban runoff and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

PLANNING DEPARTMENT

10.PLANNING. 1 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - LOW PALEO (cont.)

RECOMMND

activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 4 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.

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10. GENERAL CONDITIONS

10.PLANNING. 5 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 - 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. 7 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 Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Saturday, and 8:00 a.m. to 4:00 p.m. on Sunday for the public, not including permit holder's afterhours maintenance activities periodically required, in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 10 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases as shown on the APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department subject to a Substantial Conformance or Revised Permit as determined by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the South Coast Air Quality Management District, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 13 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior 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. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 14 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).

10.PLANNING. 15 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - AGRICULTURE CODES (cont.)

RECOMMND

Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plant material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 16 USE - CAUSES FOR REVOCATION

RECOMMND

In accordance with Zoning Ordinance Section 18.31 Findings and Procedure for Revocation of Variances and Permits, or as it may be amended from time to time, the property shall be subject to the following:

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. 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 - 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.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 20 USE - MAX PILE HEIGHTS RECOMMND

The maximum pile heights within the outdoor recycling facility for stored/processed wood or green waste or compost, shall be (20) twenty feet at all times, the maximum pile heights of outdoor stored/processed asphalt/concrete or inert materials shall be thirty (30) feet at all times; the maximum height of outdoor stored/processed metal or white goods or end of life vehicles (EOL) shall be (10) ten feet at all times.

10.PLANNING. 21 USE - CLOSURE CLEAN UP RECOMMND

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be granted through written determinations by the Director of the Department of Building and Safety.

10.PLANNING. 23 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 luminaires, shall be utilized.

10.PLANNING. 24 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.

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10. GENERAL CONDITIONS

10.PLANNING. 26 USE - GEO02314

RECOMMND

County Geologic Report (GEO) No. 2314, submitted for this project (CUP03252R4) was prepared by NORCAL Engineering and is entitled: "Geotechnical Engineering Investigation, Proposed SA Recycling Development, 29-250 Rio Del Sol Road, Thousand Palms, in the County of Riverside, California", dated October 12, 2012.

GEO02314 concluded:

1. There are no active or potentially active faults trending towards or through the site.
2. The potential for surface fault rupture to occur at the site is considered low.
3. The potential for liquefaction at this site is considered to be very low.
4. The potential for landslides, debris flows or rock falls to impact the property is considered remote.
5. The potential for subsidence and ground fissures at the site is considered low.
6. The property is not subject to seiche inundation.

GEO02314 recommended:

1. Any vegetation and or demolition debris shall be removed and hauled from proposed grading areas prior to the start of grading operations.
2. Existing vegetation shall not be mixed or disced into the soils.
3. All disturbed soils and/or fill (about 1 to 4 feet) shall be removed to competent native material (undisturbed natural material with a minimum relative compaction value of 85%) prior to placement of any additional compacted fill soils, foundations, slabs-on-grade and pavements.

GEO No. 2314 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2314 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not

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10.PLANNING. 26 USE - GEO02314 (cont.)

RECOMMND

intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 27 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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10. GENERAL CONDITIONS

10.PLANNING. 28

USE-INADVERTENT ARCHAEO FIND

RECOMMND

ADVERTENT ARCHAEOLOGICAL FIND

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, and the County Archaeologist to discuss the significance of the find.

2.The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3.At the meeting, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4.Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

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10. GENERAL CONDITIONS

10.PLANNING. 29

USE- PDA#4799

RECOMMND

County Archaeological Report (PDA) No. 4799 submitted for this project (CUP03252R4) was prepared by First Carbon Solutions/Michael Brandman Associates and is entitled: "Update Cultural Resource Study for the SA Recycling Project, CUP03252R4 (APN# 648-150-029), Community of Thousand Palms, California, dated May 29, 2013. According to the report, no archaeological sites or built environment resources are within the project area. Only one historic-period Isolate consisting of three cans (P-33-022102) was recorded by First Carbon Solutions/Michael Brandman Associates within the project area as part of the fieldwork. The isolate is not significant and therefore any impacts to it will not consist of a significant effect on the environment.

No further work is necessary.

This document has been incorporated as part of the project.

10.PLANNING. 30

USE-IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and meet with the property owner and the County Archaeologist 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 a meeting between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE - PERMIT SIGNS SEPARATELY RECOMMND

No advertising 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. 32 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

10.PLANNING. 33 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP 3252R2, shall become null and void upon final approval of CUP 3252R4 by the County of Riverside.

10.PLANNING. 34 USE - MAINTAIN FLOOD FACILITY RECOMMND

The permit holder shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 35 USE - PERMIT "USED" RECOMMND

The effective date of the issuance of this permit is the Planning Department's approval date. This permit shall be considered "used" as of the day of the effective date. The permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees, for any plan check as determined by the Building and Safety Department, in order to ensure compliance with all applicable requirements of Ordinance Nos. 348 (Land Use & Zoning) and 457 (Building Code) and the conditions of approval of this permit. The permit holder shall pursue diligently to completion all necessary permits and obtain final inspection approval thereof.

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this permit.

10.PLANNING. 37 USE - PROPERTY MAINTENANCE RECOMMND

The project property, including all vacant or natural areas, shall be kept free of trash visible from the street or adjacent properties. Buildings, including accessory structures, masonry walls, fences, and other similiar features, shall be maintained in a condition free of any unsafe structural element or other situation which would degrade the appearance and/or safety of the structures or site. All landscaped areas shall be maintained in a weed free and visible growth condition throughout the life of this permit.

10.PLANNING. 38 USE - STORAGE OF METALS RECOMMND

The following regulations shall apply to the storage of metal and white goods, and End of Life Vehicles (EOL) within the property:

- 1) All exterior storage of metal and white goods, and End of Life Vehicles (EOL) shall be stored within the areas labeled "NF Processing Area", "Ferrous Metal Processing Area", and "Future Metal Processing" as shown on the APPROVED EXHIBIT A.
- 2) Metal and white goods shall be stored within sturdy weather and rustproof containers which are covered and secured in good condition or within an area bounded by k-rail fence with piles of materials not to exceed ten (10) feet in height.
- 3) Any flammable materials associated with metal and white goods accepted for recycling shall be stored in non-flammable containers.
- 4) Metal and white good materials shall be recycled and moved out of the property on an on-going basis. A maximum of 60,000 tons per year shall be accepted and placed upon the property, with an equal amount of metal and white good materials exiting the property each year. No approval is given for a dump site or junk yard.

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - STORAGE OF GREEN WASTE

RECOMMND

The following regulations shall apply to the storage of wood and green waste materials:

- 1) All outside storage of wood and green waste materials shall be located within the 7.5 acre area labeled "Green Waste Receiving and Processing Area" located at the northeast property corner as shown on the "APPROVED EXHIBIT A" (elongated piles and windrows).
- 2) Storage of flammable materials shall be in non-flammable containers.
- 3) Green wastes shall be recycled and moved out of the property on an on-going basis. A maximum of 166,720 tons per year shall be accepted and placed upon the property, with an equal amount of green waste exiting the property each year. No approval is given for a dump site or junk yard.

10.PLANNING. 40 USE - STORAGE INERT MATERIALS

RECOMMND

The following regulations shall apply to the storage of asphalt/concrete and the other inert materials (not including metals and white goods):

- 1) All Asphalt/Concrete materials shall be stored within the five (5) acre area labeled "Inerts Processing and Storage Area" located at the southeast property corner as shown on the "APPROVED EXHIBIT A".
- 2) All Asphalt/Concrete and other inert materials shall be setback from all lot lines by a maximum open area of forty (40) feet.
- 3) The maximum height of all inert piles of materials within the property shall not exceed a height of thirty (30) feet above existing base elevation at any time; EXCEPT piles of sand and other fine materials shall not exceed a height of eight (8) feet above existing base elevation at any time.
- 4) Asphalt/Concrete and other inert materials shall be oriented in piles in a north/south direction in order to facilitate flood water flows to pass through the property without obstruction diversion, or daming of such flows. Existing draiange patterns shall be protected at all times.

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - STORAGE INERT MATERIALS (cont.) RECOMMND

5) Asphalt/Concrete and other inert materials shall be recycled and moved out of the property on an on-going basis. A maximum of 150,000 tons per year shall be accepted and placed upon the property, with an equal amount of asphalt/concrete and other inert materials exiting the property per year. No approval is give for a dump site or above ground inert material landfill.

10.PLANNING. 41 USE - KEEPING OF RECORDS RECOMMND

The permit holder shall keep, or cause to be kept, records of the origin and tonnage of recycled green waste and compost, concrete and asphalt materials, metals and white goods, and end of life vehicles (EOL). The records shall be kept current and subject to inspection, upon reasonable notice, by officials of the County of Riverside, or its successor.

10.PLANNING. 42 USE - CONTAMINATES RECOMMND

Contaminates, such as rocks, garbage and trash, shall not constitute more than 10 percent of the volume of materials accepted upon the property; contaminants shall be removed from the property to a legal dump site once per week; contaminants shall be stored separately from recyclable materials on the site within bins or other containing structures.

No transfer station or dump site is approved by this conditional use permit.

10.PLANNING. 43 USE - NO SLUDGE ALLOWED RECOMMND

The permit holder shall not offer to accept, or actually receive and store, at any time within the compost piles or property as a whole, food wastes, cooking oils, grease, animal fats, manures, animals, liquid wastes or slurries.

10.PLANNING. 44 USE - FIRE DEBRIS REMOVAL RECOMMND

Residual materials and debris due to any fires, such as, but not limited to, ash, shall be promptly removed from the property to a lawful waste disposal site.

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10. GENERAL CONDITIONS

10.PLANNING. 49 USE - FURTHER DUST CONTROL (cont.) RECOMMND

complete watering during the day.

b) Trucks importing or exporting organic waste materials, contaminates or finished compost materials shall be covered prior to entering public streets.

c) Roadways within the project and adjacent street right-of-ways shall be periodically swept or otherwise cleared of any spilled materials to assist in minimizing fugitive dust and PM10 in accordance with SCAQMD.

d) Maintain landscaping to provide effective soil stabilzation and to provide an on-site wind break.

10.PLANNING. 50 USE - LOT LINE SETBACKS RECOMMND

A minimum forty (40) foot setback shall be maintained at all times by windrows or open piles, material piles, and equipment storage, from exterior lot lines and street right-of-way lines.

10.PLANNING. 51 USE - CAL RECYCLE RECOMMND

The permit holder shall be in compliance with the solid waste management requirements of the California Department of Resource, Recycling, and Recovery (Cal Recycle).

10.PLANNING. 52 USE - OIMP RECOMMND

The facility shall maintain and implement the "Odor Impact Minimization Plan" (OIMP) as approved and/or amended by the Department of Environmental Health to mitigate nuisance level odors that may be produced by composting operations (Also see 10 E Health 7 - Odor Impact Minimization Plan).

10.PLANNING. 53 USE - DEBRIS RECOMMND

The permit holder will remove accumulated litter, dirt, and debris or other organic materials that may be tracked from their facility onto surrounding streets on a daily basis or as needed. This will include sweeping the area along the entrance road on an as needed basis. The operator will maintain a log of these activities on-site. This log shall be available for inspection by appropriate agencies.

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10. GENERAL CONDITIONS

10.PLANNING. 55 USE - CVWD LETTERS

RECOMMND

The permit holder shall remain in compliance with the water district requirements of the Coachella Valley Water District's letters dated February 25, 2013 and August 3, 2012, copies which are on file with the Riverside County Planning Department.

10.PLANNING. 56 USE - RWQCB APPROVAL REQ

RECOMMND

No liquid waste or slurries, including but not limited to, restaurant grease trap wastes, shall be received, stored or used within the premises under this conditional use permit until a "waste discharge requirement" or equivalent approval, is obtained by the permit holder from the Regional Water Quality Control Board (RWQCB) having authority over this site. Should such approval be denied, lapse or expire, the permit holder shall cease to receive, store or use liquid waste or slurries within the premises under this conditional use permit.

10.PLANNING. 57 USE - NO JUNK YARD

RECOMMND

No approval is given for the outside storage of any used, or secondhand materials, including, but not limited to, lumber, household appliances, pipes, drums, machinery or furniture, exceeding 200 square feet of area.

10.PLANNING. 58 USE - WINDROWS COMPOST AREA

RECOMMND

The following regulations shall apply to the storage of composting materials:

1) All composting materials shall be stored within the 7.2 acre area labeled "Windrows Composting Area" as shown on the APPROVED EXHIBIT A.

2) Storage of flammable materials shall be in non-flammable containers.

3) Composting materials shall be recycled and moved out of property on an on-going basis. A maximum of 200,000 cubic yards at any one time shall be allowed on the property.

10.PLANNING. 59 USE - AQMD COMPLIANCE

RECOMMND

The project shall comply with the attached South Coast Air Quality Management District (SCAQMD) letter of December 6,

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10. GENERAL CONDITIONS

10.PLANNING. 59 USE - AQMD COMPLIANCE (cont.) RECOMMND

2013, summarized as follows: comply with AQMD Rule 1133 - Composting and Related Operations, comply with AQMD Rule 1133.3 - Emission Reductions and Greenwaste Composting Operations, comply with AQMD Rule 201 - Permit to Construct, comply with AQMD Rule 203 - Permit to Operate, comply with Rule 401- Visible Emissions, comply with AQMD Rule 1403 - Asbestos Emission from Demolition/Renovation Activities, and comply with AQMD Rule 402 - Nuisance violations.

10.PLANNING. 60 USE - EXISTING BOND RECOMMND

All financial assurance instruments in place for the existing operation shall remain in force until such time a new financial assurance instrument is secured for the phased expansion.

10.PLANNING. 61 USE- BEST MANAGEMENT PRACTICES RECOMMND

Pursuant to the Riverside County Waste Management Department letter dated February 4, 2014 with Appendix A, the applicant/ facility operator shall incorporate all the Best Management Practices (BMP's) as stated in Appendix A into the Report of Compost Site Information (RCSI), the Report of Facility Information (RFI), and any other documents prepared for the proposed Solid Waste Facility Permit (SWFP) Revision relating to composting operations, as reviewed by the Local Enforcement Agency (LEA), and the California Department of Resources, Recycling and Recovery (CalRecycle). Furthermore, the applicant/facility operator shall comply with all applicable BMP's as listed on Appendix A, and as incorporated into the RCSI, RFI, and other site planning documents.

TRANS DEPARTMENT

10.TRANS. 1 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.

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 USE - DRAINAGE 1 RECOMMND

The proponent shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." The protection shall be as approved by the Transportation Department.

10.TRANS. 11 USE - FLOOD HAZARD REPORT RECOMMND

This is a proposal to add a building, parking lot and expand the use on the property from 25 to 41 acres (APN 648-150-029). This project lies within the Thousand Palms area on the north side of Varner Road and east of Rio Del Sol.

For new developments in this area, they are required to retain the incremental increase of the runoff for a 100-year event. The proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The retention of the incremental increase of the 100 year storm shall be required as part of the drainage improvements for this project.

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10. GENERAL CONDITIONS

10.TRANS. 12 USE - FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone AO with 1' to 3' of flooding on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 13 USE - DRAINAGE EASEMENT RECOMMND

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 14 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculation refer to letter dated June 19, 2013 from Alan French to Majeed Farshad.

10.TRANS. 15 USE - OWNER MAINTENANCE NOTICE RECOMMND

A viable maintenance mechanism acceptable to the County should be provided for the basin. The owner will maintain and clean the basin a minimum two times per year. This maintenance wording shall be shown on the title sheet of improvement plans and ECS.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1 USE - GRADING PERMIT REQ'D RECOMMND

Within ninety (90) days of the effective date of this permit, the applicant/owner shall apply to the Building and Safety Department for a grading permit.

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20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 CUP3252R4 - RWQCB CLEARANCE RECOMMND

Prior to the commencement of composting operations, this facility shall obtain Regional Water Quality Control Board Clearance (RWQCB) including Waste Discharge Requirements (WDR).

20.E HEALTH. 2 REVISED SOLID WASTE FAC PERMIT RECOMMND

Prior to commencement of new or revised operations, this facility shall be required to obtain a revised solid waste facility permit, which includes the Report of Composting Site Information (RCSI), Report of Facility Information (RFI), and the Odor Implementation Mitigation Plan (OIMP).

EPD DEPARTMENT

20.EPD. 1 - MBTA 2 RECOMMND

The following condition shall be met prior to removal or disturbance of vegetation or any other potential nesting bird habitat. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

20.EPD. 2 - 30 DAY BUOW RECOMMND

Within 30 days prior to commencement of new or revised operations, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs

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20. PRIOR TO A CERTAIN DATE

20.EPD. 2 - 30 DAY BUOW (cont.)

RECOMMND

Department. If it is determined that the project site is occupied by the Burrowing Owl, take of active nests shall be avoided pursuant the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of active nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. The survey must be conducted by a biologist currently under MOU with the County and the report must be submitted to EPD for review and approval. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FIRE DEPARTMENT

20.FIRE. 1 USE - PRIOR TO PHASE I

RECOMMND

Within 90 days of approval:
Prior to any product addition to the first Phase I
1. The applicant or developer shall submit seperately two copies of the water system plans to the Fire Department for review and approval on the additional Phase I-Phase III fire protection. Plans shall reflect the fire hydrant types, location and spacing and the system shall meet the fire flow requirements. Plans shall be signed and approved by a civil engineer and the local water company.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3252, Revised Permit No. 4 shall terminate on July 1, 2034. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 2 USE - BOND OR SECURITY

RECOMMND

WITHIN 12 MONTHS AFTER APPROVAL OR INITIATION OF PHASE I EXPANSION OF SITE OPERATIONS, WHICHEVER OCCURS FIRST, AND WHICH SHALL BE NO LATER THAN APRIL 1, 2015, the applicant

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - BOND OR SECURITY (cont.)

RECOMMND

shall provide and maintain in force during the life of the Conditional Use Permit a maintenance assurance, clean-up/restoration bond, or other acceptable assurance approved by the County as described in the attached Riverside County Waste Management Department letter dated February 4, 2014. The Surety must be licensed in the State of California. The financial assurance shall provide maintenance assurance, restoration, clean-up or environmental remediation to the compost site property or adjoining parcels in the event composting activities, or other related activities at the facility, cause environmental damage, or necessitates County's assistance with environmental remediation of clean-up. The amount of the financial assurance shall be in the amount of one million U.S. Dollars (\$1,000,000 USD). The financial assurance must be approved by County Counsel. All financial assurance instruments in place for the existing operation shall remain in force until such time that the new financial assurance instrument, described herein, is secured.

20.PLANNING. 5 USE - MAINTENANCE AGREEMENT

RECOMMND

WITHIN 12 MONTHS AFTER APPROVAL OR INITIATION OF PHASE I EXPANSION OF SITE OPERATIONS, WHICHEVER OCCURS FIRST, AND WHICH SHALL BE NO LATER THAN APRIL 1, 2015, the applicant/facility operator shall enter into a "Maintenance, Restoration, and Remediation Agreement" as described in the attached Riverside County Waste Management Department letter dated February 4, 2014. The format of the financial assurance and the "Maintenance, Restoration, and Remediation Agreement" must be approved by County Counsel.

20.PLANNING. 6 USE - CHAIN LINK FENCE

RECOMMND

WITHIN 12 MONTHS AFTER APPROVAL OR INITIATION OF PHASE I EXPANSION OF SITE OPERATIONS, WHICHEVER OCCURS FIRST, AND WHICH SHALL BE NO LATER THAN APRIL 1, 2015, the permit holder shall install an eight (8) foot high chain link fence along the entire northerly, southerly, easterly, and westerly boundaries of the subject property (outside ultimate public right-of-way of Rio Del Sol Road).

Additionally, the permit holder shall install earth tone colored plastic slats (80% coverage) within the eight (8) foot high chain link fence along the westerly (Rio Del Sol

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - CHAIN LINK FENCE (cont.) RECOMMND

Road) and southerly boundaries of the subject property.

The fence shall be subject to approval by the Director of Building and Safety, Planning Department, and flood control agency.

20.PLANNING. 7 USE - ODOR REPORTING RECOMMND

WITHIN 12 MONTHS AFTER APPROVAL OR INITIATION OF PHASE I EXPANSION OF SITE OPERATIONS, WHICHEVER OCCURS FIRST, AND WHICH SHALL BE NO LATER THAN APRIL 1, 2015, a sign shall be promptly located at the site entrance along Rio Del Sol Road to be maintained in good condition at all times; the sign shall provide information including toll free number, website, and email information for reporting any offensive odor emitting from the site. The telephone number listed for the permit holder contact must be local number or toll free number manned 24 hours per day, seven days a week. The sign shall also be maintained in accordance with requirements defined in the Odor Impact Minimization Plan (OIMP).

TRANS DEPARTMENT

20.TRANS. 1 USE - IMPROVEMENTS RECOMMND

All of the road improvements (as conditioned in 80 milestone, prior to building permit issuance) for CUP03252R4 shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.

20.TRANS. 2 USE - LANDSCAPE IMPROVEMENTS RECOMMND

All of the landscape improvements (as conditioned in 90 milestone, prior to Final Building Inspection) for CUP03252R4 shall be completed prior to Final Building Inspection and/or two (2) years after approval of the project by Board of Supervisors whichever comes first.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE -PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 16 USE- PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 - MBTA RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA (cont.)

RECOMMND

prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of active nests shall be avoided pursuant to the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of active nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. The survey must be conducted by a biologist currently under MOU with the County and the report must be submitted to EPD for review and approval

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letters dated February 25, 2013 and August 3, 2012, copies which are on file with the Riverside County Planning Department.

60.PLANNING. 3 USE - PM10 MITIGATION PLAN RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 4 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3252, Revised Permit No. 4, the Planning

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - FEE STATUS (cont.) RECOMMND

Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 4 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS. 10 and 90.TRANS. 18.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 5 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 6 USE - DRAINAGE SUBMIT PLANS 1 RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 7 USE - EASEMENT FOR DRAINAGE RECOMMND

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 8 USE - TYPICAL SITE GRADING RECOMMND

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 9 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated June 19, 2013 from Alan French to Majeed Farshad.

60.TRANS. 10 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along Rio Del Sol Rd. shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to Grading Permit final, the applicant shall obtain rough grade approval from the Building and Safety Department. Grading Permit final can be accomplished by complying with the following:

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

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

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

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

The applicant shall have met all rough grade requirements to obtain Grading Permit final.

70.BS GRADE. 2 USE - WQMP BMP INSPECTION RECOMMND

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

70.BS GRADE. 3 USE - WQMP BMP CERT REQ'D RECOMMND

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

70.BS GRADE. 4 USE - BMP GPS COORDINATES RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 5 USE - WQMP BMP REGISTRATION RECOMMND

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

70.BS GRADE. 6 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to Grading Permit final, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

70.BS GRADE. 7 USE-PRECISE GRADE APPROVAL RECOMMND

Prior to Grading Permit final, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

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

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

Prior to Grading Permit final, the applicant shall have met all precise grade requirements.

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 1 USE - EROSION CONTROL (cont.) RECOMMND

for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 3 CUP3252R4 - POTABLE WATER RECOMMND

Potable water must be supplied from a source approved by the Department of Environmental Health. Our records indicate that there is an existing well which serve the facilities. If the on site well serves 25 (or more) employees over 6 months per year, then a public water system permit is required. If the well serves fewer than 25 employees, the system will not be classified as a public water system, but the well must be able to provide potable water. At a minimum, a well evaluation by a representative of this department will be required, prior to obtaining any building permits to construct.

80.E HEALTH. 4 CUP3252R4-C42 CERTIFICATION RECOMMND

Any existing subsurface sewage disposal systems which serve the existing buildings shall be certified as to size, condition, design, and location by a State licensed C-42 contractor. The septic certification shall be submitted to the Department of Enviornmental Health for our review, prior to issuance of any building permits.

80.E HEALTH. 5 SEPTIC PLAN COPIES RECOMMND

A set of two copies of a detailed, scaled (1"=40' maximum) plot plan showing all fixtures serving the proposed subsurface sewage disposal system must be submitted to this Department for review and approval. The complete subsurface sewage disposal system, plus 100% expansion areas must also be plotted.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

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

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 5 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated July 9, 2013, summarized as follows: A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval.

80.PLANNING. 8 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3252, Revised Permit No. 4, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 10 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 11 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along Rio Del Sol Rd. shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

80.TRANS. 6 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.
**

80.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Streetlights on Rio Del Sol Road.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

other electric provider.

** Above mentioned conditions shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.
**

80.TRANS. 12 USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinance. Street lights shall be installed at driveways, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the question.

For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.
**

80.TRANS. 13 USE-LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Rio Del Sol Road and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13 USE-LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.
**

80.TRANS. 16 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.
**

80.TRANS. 17 USE - DRAIN EASEMENT 1 RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent of the incremental increase of the volume from the 100 year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 17 USE - DRAIN EASEMENT 1 (cont.) RECOMMND
**

80.TRANS. 18 USE - EASEMENT FOR DRAINAGE 2 RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.
**

80.TRANS. 19 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated June 19, 2013 from Alan French to Majeed Farshad.

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.
**

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP-FEMA FORM APPRVL REQUIRED RECOMMND

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be

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90. PRIOR TO BLDG FINAL INSPECTION

90.B&S. 1 BP-FEMA FORM APPRVL REQUIRED (cont.) RECOMMND

classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

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

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

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

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

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain

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90. PRIOR TO BLDG FINAL INSPECTION

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

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 HAZMAT WASTE GENERATOR RECOMMND

The facility requires submittal of an updated Riverside County Hazardous Waste Generator Application to include all hazardous wastes expected to be generated from Certified Appliance Recycling operations, vehicle processing, vehicle maintenance, and general facility needs, including an estimate of the amount of each waste generated per month and the number of employees at the facility. Updated chemical inventory forms from the Hazardous Materials Business Emergency Plan for all hazardous waste streams may be submitted in lieu of the Generator Application form. Contact the Indio Haz Mat office at (760) 863-8976 for any questions regarding this condition.

FIRE DEPARTMENT

90.FIRE. 2 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL RECOMMND

For existing accessory office, shop building, and future warehouse, a minimum of 42 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 4 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 7 USE - TRASH ENCLOSURES RECOMMND

Trash enclosures shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing] [landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 8 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.

90.PLANNING. 10 USE - PARKING DUST TREATMENT RECOMMND

Parking and driveway areas that immediately adjoin outdoor recycling areas shall be improved to a minimum base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 12 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection or prior to commencement of use, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3252, Revised Permit No. 4 has been calculated to be 12.25 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 USE - LC LNDSKP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 14 USE - LC COMPLY W/ LNDSKP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 15 USE - ORD 875 CVMSHCP FEE RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection or prior to commencement of use, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3252, Revised Permit No. 4 is calculated to be 12.25 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 9, 2013, summarized as follows: permit holder demonstrate project compliance with the approved WRP.

TRANS DEPARTMENT

90.TRANS. 7 USE-STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE-STREETLIGHT AUTHORIZATION (cont.) RECOMMND

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 8 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 11 USE - EXISTING MAINTAINED RECOMMND

Rio Del Sol Road along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 8-inch concrete curb and gutter and 10-foot wide combination concrete sidewalk/bike path (curb adjacent) located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94, 94, Modified. (64'/100'), with 10' foot wide sidewalk.

90.TRANS. 14 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

02/05/14
11:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 65

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 14 USE - UTILITY INSTALL (cont.) RECOMMND

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

90.TRANS. 18 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Streetlights on Rio Del Sol Road.

90.TRANS. 20 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 21 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Rio Del Sol Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement'

CONDITIONAL USE PERMIT Case #: CUP03252R4

Parcel: 648-150-029

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 21 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 23 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along Rio Del Sol Road shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

90.TRANS. 24 USE - DRAINAGE IMPROV COMPLETE RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90.TRANS. 25 USE - EASEMENT FOR DRAINAGE 2 RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

February 4, 2014

Jay Olivas, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3252R4
Proposal: The revised CUP proposes an expansion of an existing recycling facility
APN: 648-150-029

Dear Mr. Olivas:

On July 9, 2013 and January 31, 2014, the Riverside County Waste Management Department (RCWMD) reviewed the proposed project and placed several conditions on the Project. The RCWMD requests that the conditions as stated in the July 9, 2013 letter (see attached) remain in effect, and that the conditions stated in the January 31, 2014 letter be revised to reflect the following:

1. **Within 12 months after approval or initiation of Phase I expansion of site operations, whichever comes first**, the applicant shall provide and maintain in force during the life of the Conditional Use Permit a maintenance assurance, clean up/restoration bond, or other acceptable assurance, approved by the County. The Surety must be licensed in the State of California. The financial assurance shall provide maintenance assurance, restoration, clean up or environmental remediation to the compost site property or adjoining parcels in the event composting activities, or other related activities at the facility, cause environmental damage, or necessitates County's assistance with environmental remediation or clean-up. The amount of the financial assurance shall be in the amount of one million USD (\$1,000,000 USD). All financial assurance instruments in place for the existing operation shall remain in force until such time that the new financial assurance instrument, described herein, is secured.
2. **Within 12 months after approval or initiation of Phase I expansion of site operations, whichever comes first**, the applicant/facility operator shall enter into a 'Maintenance, Restoration and Remediation Agreement' with the Riverside County Waste Management Department. The format of the financial assurance and the Maintenance, Restoration and Remediation Agreement must be approved by County Counsel.

General Condition:

3. The applicant/facility operator shall incorporate all of the Best Management Practices (BMPs) as stated in Appendix A to this letter, into the Report of Compost Site Information (RCSI), the Report of Facility Information (RFI), and any other documents prepared for the proposed Solid Waste Facility Permit (SWFP) Revision relating to composting operations, as reviewed by the Local Enforcement Agency (LEA), and the California Department of Resources, Recycling, and Recovery (CalRecycle). Furthermore, the applicant/facility operator shall comply with all applicable BMPs as listed in Appendix A, and as incorporated into the RCSI, RFI, and other site planning documents.

Jay Olivas, Project Planner
CUP 3252R4
February 4, 2014
Page 2

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a stylized flourish at the end.

Ryan Ross
Principal Planner

HWK/JRM/RR:tr

Attachments

PD88468v70A

APPENDIX A

Composting Operations	Riverside County Best Management Practices
Feedstock (F)	<ol style="list-style-type: none"> 1. Acceptable feedstock materials include: <ul style="list-style-type: none"> • Greenwaste as defined in 14 CCR §178S2(a)(21) 2. All other feedstock materials (grease, food waste, manure, etc.) are prohibited. 3. Accept only source-separated feedstock material. 4. Reject odiferous feedstock delivered to the facility, or follow procedures in FP 6 & 7.
Additives (Ad)	<p>If applicable:</p> <ol style="list-style-type: none"> 1. Mix additives with feedstock or active compost to create favorable composting conditions. 2. The amount of additives added shall be consistent with applicable regulatory requirements or prevailing industry standards 3. Additives do not include septage, biosolid, or compost feedstock. 4. Additives shall undergo random load-checking for physical contaminants and refuse.
Amendments (Am)	<p>If applicable:</p> <ol style="list-style-type: none"> 1. Add amendments to cured or stabilized compost to provide attributes for the products. 2. The amount of amendments added shall be consistent with applicable regulatory requirements or prevailing industry standards. 3. Amendments do not include septage, biosolid, or compost feedstock. 4. Amendments shall undergo random load-checking for physical contaminants and refuse.
Feedstock Preparation (FP)	<ol style="list-style-type: none"> 1. Feedstock material shall be load-checked to detect the presence of unacceptable feedstock and ensure that it contains no greater than 1% of physical contaminants and refuse. The practice of load-checking at the backend instead of front-end removal of contaminants shall be discouraged. 2. Feedstock load-checking operation shall meet the standards set forth in 14 CCR §17868.5. 3. Physical contaminants and refuse (overs/trash) shall be removed from the facility within seven (7) days of screening. 4. Greenwaste shall be processed/ground within 48 hours of receipt, or up to 7 days with LEA/DEH approval. 5. Instead of immediate rejection, incorporate wet or odiferous feedstock loads directly into actively composting windrows or aerated static piles, where practical. 6. Mix odiferous feedstock materials with appropriate amount of bulking agent, high carbon amendments, or finished compost and then moisture conditioned to reduce odor releases. 7. Grinding of odiferous feedstock materials should be accompanied with the application of misting water to the ground materials to diminish odor emissions. 8. Feedstock composition must be adjusted to achieve a high carbon to nitrogen ratio (30:1), proper moisture content, and good porosity, all of which are conducive to aerobic decomposition and odor minimization. 9. Reduce material mixing activities in unfavorable weather conditions (stagnant air or windy) to minimize odor generation.
Active Composting (AC)	<ol style="list-style-type: none"> 1. Active composting shall be by means of either the windrow method, or aerated static pile, or extended aerated static pile, or an alternative technology approved by the LEA/DEH. 2. Where feasible, the active composting pad location and windrow/pile configuration

	<p>and orientation should be such that wind-driven off-site exposures of receptors to composting odors can be minimized.</p> <ol style="list-style-type: none"> 3. Daily monitoring of windrow moisture content and temperature shall be conducted to ensure continuous aerobic composting and detect overheating so as to avoid spontaneous combustion. 4. All windrows and piles aerated with positive pressures shall be covered with a layer of finished compost immediately after windrow and pile formation. 5. Moisture conditioning of active windrows and piles during the rainy season should be coordinated with weather forecasts. The composter should use his best judgment on the degree of watering to be carried out when rainfall is forecasted. As a good practice, no moisture conditioning should be carried out during rainfall or when there is a 60% or greater chance of rainfall in the next 48 hours. 6. When heavy or extended rainfalls are forecasted, the composter should take the appropriate measures to protect active windrows and piles from saturation with water, including but are limited to: cover windrows and piles with tarps; add dry feedstock or compost on top of windrows and piles; and increase positive drainage on side slopes of windrows and piles by making the slopes steeper or covering them with tarps. 7. The active composting pad shall be graded and maintained to prevent ponding and transmit any free liquid laterally to containment structures on-site. 8. All windrows shall be turned regularly to ensure continuous aerobic composting, or according to applicable regulatory requirements pertaining to achieving pathogen reduction and odor minimization standards. 9. Avoid windrow turning in unfavorable weather conditions. 10. Construct smaller windrows to increase the surface to volume ratio, thus aeration efficiency.
Compost Curing (CC)	<ol style="list-style-type: none"> 1. Curing of compost shall be conducted away from the active composting area to avoid cross-contamination and facilitate separate odor monitoring. 2. Curing compost that has temperatures exceeding 122°F, or are seeping leachate, and/or emitting odors on a consistent basis shall be re-composted in the active composting area. 3. Long-term storage of finished compost shall be limited to no greater than a year to avoid it becoming a fire hazard. 4. Screen compost to facilitate aeration and expedite the curing process. 5. Avoid screening of compost in unfavorable weather conditions, or apply misting water during screening to dampen odor emissions.
OIMP Implementation (OI)	<ol style="list-style-type: none"> 1. The facility shall have a designated full-time staff in charging of implementation of the facility's Odor Impact Minimization Plan (OIMP) and handling of odor complaints and investigations. This person shall also be responsible for regular reviewing and updating of the OIMP in pace with changes in composting operation or procedures. 2. The composting staff shall be well acquainted with and adequately trained to implement the OIMP. 3. If the facility receives an infraction (Area of Concern and/or Notice of Violation) during monthly inspections from the LEA/DEH involving odors, in addition to addressing the LEA/DEH, the operator shall, within 48 hours of receipt of the infraction, submit a Report to the County's Planning and Waste Management Departments documenting the source of the odor and both propose and implement mitigation measures which may include installation of wind barriers, such as contiguous tall vegetation, misting systems, or other odor reducing measures, to the County's satisfaction.

	<p>4. If after 15 days of implementing mitigation measures, as stated in the Report submitted to the County Planning and Waste Management Department's, the odor issues have not been resolved, as verified by the LEA, the operator shall immediately remove the odiferous material offsite for disposal in accordance with all applicable local, State, and Federal laws, ordinances, and regulations.</p>
Facility Maintenance (FM)	<ol style="list-style-type: none">1. On-site dust control shall use either domestic water or non-potable reclaimed water.2. Site drainage design shall prevent run-on onto the active composting area, feedstock storage area, compost curing area, and finished compost storage area.3. Surface run-off from all compostable materials storage areas shall be contained on-site, in compliance with applicable water quality control regulations.4. All wastewater conveyance and containment facilities shall be periodically inspected to ensure performance and assess their capacity to attract vectors and generate odors.5. Use compost filter berms to filter stormwater entering the containment/impoundment structure (basin). The compost filters can be reintroduced back to the composting process.6. Re-circulate retained wastewater into the composting process.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 31, 2014

Jay Olivas, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3252R4
Proposal: The revised CUP proposes an expansion of an existing recycling facility
APN: 648-150-029

Dear Mr. Olivas:

On July 19, 2013, the Riverside County Waste Management Department (RCWMD) reviewed the proposed project and placed several conditions on the Project (see attached letter). The RCWMD requests that the existing conditions remain in effect, and that the following conditions be made a part of the Conditions of Approval for the project:

1. **Prior to issuance of a grading permit**, the applicant shall provide and maintain in force during the life of the Conditional Use Permit a maintenance assurance, clean up/restoration bond, or other acceptable assurance, approved by the County. The Surety must be licensed in the State of California. The financial assurance shall provide maintenance assurance, restoration, clean up or environmental remediation to the compost site property or adjoining parcels in the event composting activities, or other related activities at the facility, cause environmental damage, or necessitates County's assistance with environmental remediation or clean-up. The amount of the financial assurance shall be in the amount of one million USD (\$1,000,000 USD). All financial assurance instruments in place for the existing operation shall remain in force until such time that the new financial assurance instrument, described herein, is secured.
2. **Prior to Final Approval of the Conditional Use Permit for the Project**, the applicant/facility operator shall incorporate all of the Best Management Practices (BMPs) as stated in Appendix A to this letter, into the Report of Compost Site Information (RCSI), the Report of Facility Information (RFI), and any other documents prepared for the proposed Solid Waste Facility Permit (SWFP) Revision relating to composting operations, as reviewed by the Local Enforcement Agency (LEA), and the California Department of Resources, Recycling, and Recovery (CalRecycle). Furthermore, the applicant/facility operator shall comply with all applicable BMPs as listed in Appendix A, and as incorporated into the RCSI, RFI, and other site planning documents.
3. **Prior to Final Approval of the Conditional Use Permit for the Project**, the applicant/facility operator shall enter into a 'Maintenance, Restoration and Remediation Agreement' with the Riverside County Waste Management Department. The format of the financial assurance and the Maintenance, Restoration and Remediation Agreement must be approved by County Counsel.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 9, 2013

Jay Olivas, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit (CUP) No. 3252R4
Proposal: The revised CUP proposes an expansion of an existing recycling facility
APN: 648-150-029

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located east of Rio Del Sol, north of Varner Road, in the Thousand Palms community. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. The proposed project may require an amendment to the County's Non-Disposal Facility Element (NDFE) documenting the physical and operational changes at the facility. Please contact the Local Enforcement Agency (LEA) to determine Countywide Integrated Waste Management Plan (CIWMP) consistency/conformance, which is required when revising a Solid Waste Facility Permit (SWFP).

Jay Olivas, Project Planner
CUP 3252R4
July 9, 2013
Page 2

4. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

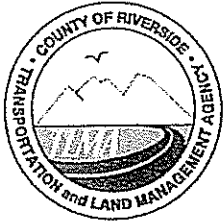
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner

PD88468v69



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department

MEMORANDUM

To: Majeed Farshad

Date: June 19, 2013

From: Alan French *AF*

RE: Recommended Conditions of Approval for
Conditional Use Permit No. 3252r4, SA Recycle

Transportation Plan Check Riverside has received the following data:

1. Hydrology & Hydraulics Report for CUP 3252r4 (Dated February 2012)
2. Revised Hydrology & Hydraulics Report for CUP 3252r4 (Updated April 2013)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the incremental difference of the 100 year storm runoff generated from the site and convey it to an onsite basin at the south end of the site. The following are our recommended Conditions of Approval for drainage improvements for this project:

10. GENERAL CONDITIONS

10. TRANS USE – DRAINAGE 1

The proponent shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed." The protection shall be as approved by the Transportation Department.

10. TRANS USE – FLOOD HAZARD REPORT

This is a proposal to add a building, parking lot and expand the use on the property from 25 to 41 acres (APN 648-150-029). This project lies within the Thousand Palms area on the north side of Varner Road and east of Rio Del Sol.

For new developments in this area, they are required to retain the incremental increase of the runoff for a 100-year event. The proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The retention of the incremental increase of the 100 year storm shall be required as part of the drainage improvements for this project.

10. TRANS USE – FLOOD HAZARD REPORT 2

This project is located in an area designated Zone AO with 1' to 3' of flooding on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10. TRANS USE – DRAINAGE EASEMENT

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10. TRANS USE – RETENTION BASIN

Per the project drainage report, the proponents engineer has calculated the storm water runoff from the 100year event for the existing condition and the proposed condition. The project is designed to convey all the flows from the site to on-site basins on the property. Only Area 1 will add impervious area and need to mitigate for the incremental increase. Area 2, 3, and 4 will not add any hard surface or structures and remain un-improved so not flow volume retention will be required.

The basin is located south of the sub-area and accepts flows from parking lots, building roofs and open area. The flow volumes for the site were calculated as follows:

Event	10yr 24-hr Duration	100 yr 3-hr Duration	100yr 6-hr Duration	100yr 24-hr Duration
Existing Volume –cf	21,504	46,740	47,719	34,079
Developed Volume –cf	33,233	51,070	51,187	40,135

drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

60. TRANS USE – TYPICAL SITE GRADING

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

70. TRANS USE – EROSION CONTROL

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. TRANS PRIOR TO BLDG PRMT ISSUANCE

80. TRANS USE – DRAIN EASMT1

Proposed retention basins shall be designed of adequate size to retain 100 percent of the incremental increase of the volume from the 100 year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80. TRANS USE –EASEMENT FOR DRAINAGE 2

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS USE – DRAINAGE IMPROV COMPLETE

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90. TRANS USE – EASEMENT FOR DRAINAGE 2

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."



August 20, 2012

TO: Jay Olivas, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3252, Revised Permit No. 4 (SA/ Recycling LLC.) increases the size of outdoor recycling from 25 acres to 41 acres; add 73,000 square foot equipment storage area and 15,000 square foot warehouse, etc..

A noise study is not required based upon the submitted diagrams, surrounding zoning, and distance to sensitive receivers. 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).
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.

Please contact Steven Hinde if you have any questions.

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

DATE: July 24, 2012



TO:

Riv. Co. Transportation Dept.-Palm Desert
Riv. Co. Environmental Health Dept.
Local Enforcement Agency-Desert
Riv. Co. Public Health Dept.-Ind. Hygiene
Riv. Co. Flood Control District
Coachella Valley Water District
Riv. Co. Fire Department-Palm Desert
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety - Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Division
P.D. Geology Section-D. Jones
P.D. Landscaping Section-R. Dyo
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.-Palm Desert
Riv. Co. Waste Management Dept.
Thousand Palms Community Council
4th District Supervisor
4th District Planning Commissioner
Cathedral City Planning Dept.

Palm Springs Unified School Dist.
Southern California Edison
Caltrans District #8
RWQCB-Colorado River
Air Quality Mgmt. Dist-South Coast
Eastern Information Center -UCR
California Dept. of Fish and Game
U.S Fish and Wildlife Service
Aqua Caliente Band of Cahuilla Indians-Admin

CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 – EA42522 – Applicant: SA Recycling, LLC – Representative: Teddy Graves - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan Area: Light Industrial (CD: LI) (.25 - .60 FAR) – Location: Easterly of Rio Del Sol Road, westerly of Sierra Del Sol, northerly of Watt Court at 29250 Rio Del Sol Road – 43 Gross Acres – Zoning: M-SC Manufacturing – Service Commercial – **REQUEST:** A revised Conditional Use Permit and revised Solid Waste Facility Permit proposes phased expansion of an existing outdoor recycling facility from 25 acres to 41 acres with projections to process up to 370,720 total tons annually (3,200 tons per day), including the addition of composting operations to existing green waste and wood waste processing up to 166,720 tons annually, expansion of metal recycling operations up to 60,000 tons annually, re-define parcel internal boundaries of inerts (150,000 tons annually), green waste, and metal recycling areas, add 73,000 square foot equipment storage area, add 15,000 square foot typical warehouse up to 25 feet in height, add 29,000 square foot employee parking area, extend life of permit by 20 years, along with additional street access, emergency access, storm water improvements, and chain link perimeter fencing. APN: 648-150-029.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 23, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

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

COMMENTS: Thank you for the opportunity to review. We have no comments at this time, but request that we continue to be updated on the progress of this application, all future submittals, and any enforcement or regulatory issues relative to this site.

DATE: July 31, 2012 SIGNATURE: Leisa A. Lukes
PLEASE PRINT NAME AND TITLE: LEISA A. LUKES, CITY PLANNER
TELEPHONE: 760-770-0386

If you do not include this transmittal in your response please include a reference to the case number and project planner's name Thank you.

Riverside County Planning Department

November 22, 2013

P.O. Box 1409

Riverside, CA

92502-1409

Attn: Mr. Jay Olivas-Project planner

Dear Sir:

Re: December 4/13 Public Hearing Regarding SA Recycling LLP – Conditional Use Permit No.
3252

My name is Wilf Taillieu of Taillieu Construction Ltd. who is co-owner with Araway Ltd. of the property immediately south and south-west of that of the applicant. Our APN numbers are 648-150-022 & 648-150-027.

On November 18/13 I visited the SA Recycling site and spoke with the proponents project manager, Mr. Teddy Graves, and the site general manager, Mr. Kurt Schoppe, who explained their proposed expansion. Following that, on November 19 I visited the Riverside County Regional planner, Mr. Jay Olivas, who provided me with the County's Conditions of Approval.

Our primary concerns were noise, odor, and visual pollution. However I have learned that there should be no issue with odor as I was advised that only green waste which is relatively odor free will composted on site. Also if the Conditions of Approval noise maximum of 65 dbA is properly enforced we will have no issue with that item either.

Regarding the visual aspect of the site I asked the proponents if a 10 foot barrier could be provided. They advised that an 8 foot chain link fence on top of 2 feet of elevated landscaping was planned, and at my request, agreed to provide slats in the chain link to reduce the visibility.

Provided that the above concerns are addressed we do not oppose this project. However we want assurance that these issues will be filed at the December 4/13 Public Hearing and that the company will adhere to them accordingly.

Sincerely;

Taillieu Construction Ltd.



Wilf Taillieu - President



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178

(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

December 6, 2013

Mr. Jay Olivas, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Draft Mitigated Negative Declaration (Draft MND) for the Proposed Conditional Use Permit (CUP) No. 3252 Revised Permit No. 4 for the SA Recycling Facility in Thousand Palms

This letter represents a hard copy of the e-mail SCAQMD staff sent to the Lead Agency on November 26, 2013.

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final CEQA document.

In the Air Quality Section on page 26 under Control Measures, the Draft MND/Environmental Assessment (EA) references a number of SCAQMD rules that apply to the existing operation and the proposed project. As noted, SCAQMD Rule 1133.3 – Emission Reductions From Greenwaste Composting Operations will apply to the proposed composting operation.

In addition to the rules listed on page 26 and SCAQMD Rule 1133.3, the Final MND should cite compliance with other SCAQMD rules including 201 – Permit to Construct, and Rule 203 – Permit to Operate, both of which require a permit to construct and operate for equipment which emits or controls air contaminants; Rule 401 – Visible Emissions which limits single sources to 20 percent opacity for not more than three minutes in an hour; Rule 1133 – Composting and Related Operations – General Administrative Requirement, which requires initial registration and annual process updates; and Rule 1403 – Asbestos Emission from Demolition/Renovation Activities which can apply to waste processors who receive asbestos containing waste material that should have been taken to an approved asbestos waste facility. Since this facility receives concrete and metal waste, potential asbestos containing material may be contained within or attached to such material.

Mr. Jay Olivas,
Project Planner

2

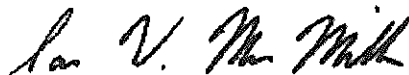
December 6, 2013

Finally, the SCAQMD staff notes that greenwaste processing and composting operations have been the subject of SCAQMD Rule 402 – Nuisance violations as the result of complaints from the public about odors from such operations. The current facility has not been the subject of any complaints received by the SCAQMD since January 1, 2011, and continuing to the present. That said, the lead agency should ensure that proper greenwaste processing and composting operation based on best management practices should be incorporated into the proposed project to mitigate potential nuisance odors. Also, experience has shown that non-greenwaste material such as greasy water and other material containing organic wastes that generate odorous compounds when undergoing breakdown, should be avoided to prevent or reduce odor complaints from the public.

SCAQMD rules and regulations mentioned are available at the AQMD website, www.aqmd.gov. Questions concerning the above-mentioned rules can be addressed to the Engineering and Compliance staff at (909) 396-2317.

Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD staff is available to work with the Lead Agency to address these issues and any other questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

Sincerely,



Ian MacMillan
Program Supervisor, Inter-Governmental Review
Planning, Rule Development & Area Sources

IM:DJ:GM

RVC131101-03
Control Number



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, Acting General Manager
Julia Fernandez, Board Secretary

February 25, 2013

Redwine and Sherrill, Attorneys

File: 0163.1
0421.2
0721.2
040607-3

Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501



Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3252 R4, Amended No. 1

This is in response to your request for comments dated February 14, for the above referenced project. Please reference the Coachella Valley Water District's letter dated August 3, 2012 (copy enclosed). We have no additional comments at this time.

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

Mark L. Johnson
Director of Engineering

Enclosure/1/as

JC:ch/eng/sw/13/feb/CUP 3252R4, Amend 1





Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

August 3, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
040607-3

Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501



Dear Olivas:

Subject: Conditional Use Permit No. 3252, Revised Permit No. 4

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to issuance of grading permits for CUP 3252, Revised Permit No. 4, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.



This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Sewers shall be designed and constructed so as to readily facilitate connection with an imminent future regional trunk sewer. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by CVWD prior to issuance of a building permit.

Plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review. This review is for ensuring efficient water management.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: See List

cc: Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206
Riverside, CA 92502

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

S.A. Recycling
2411 N. Gussef
Orange, CA 92865

JC:ch\eng\sw\12\Aug\CUP 3252



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

December 13, 2013

Redwine and Sherrill, Attorneys

File: 1150.011
0163.1

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



Dear Mr. Olivas:

**Subject: Initial Study/Draft Mitigated Negative Declaration
for Recycling Facility in Thousand Palms, Riverside County**

Thank you for affording the Coachella Valley Water District (CVWD) the opportunity to review the Initial Study/Draft Mitigated Negative Declaration for the Recycling Facility proposed in the Thousand Palms area of Riverside County.

CVWD provides domestic water, wastewater, recycled water, irrigation/drainage, regional stormwater protection and groundwater management services to a population of nearly 300,000 throughout the Coachella Valley.

At this time, CVWD submits the following comments regarding proposed project:

1. The project area is shown to be subject to shallow flooding and is designated "Zone AO", depth one (1) foot, on Federal Flood Insurance rate maps which are in effect at this time.
2. Prior to issuance of grading permits for the proposed project, the developer shall comply with Riverside County Ordinance No. 458, as amended, in preparation of the onsite flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation of the buildings and allowing reasonable conveyance of offsite flow through the property.

3. Construction of walls may be in violation of Riverside County Ordinance No. 458. When CVWD reviews a project for compliance with Ordinance No. 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance No. 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus, be in violation of Ordinance No. 458 and California drainage law.
4. Walls must be constructed in a manner that will not increase the risk of offsite stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that at least 50 percent of the total linear footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of offsite stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

If you have any questions, please call Luke Stowe, Senior Environmental Specialist, extension 2545.

Sincerely,



Steve Bigley
Director of Environmental Services

LS:ms/env/2013/ Neg 1000 Palms



AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL PLANNING & DEVELOPMENT



November 22, 2013

Jay Olivas, Project Planner
County of Riverside
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409



RE: Environmental Assessment No. 42522, CUP No. 3252, Revised Permit No. 4, SA Recycling

Dear Mr. Olivas:

Thank you for the opportunity to review the above referenced project. Although this project lies adjacent to the Agua Caliente Indian Reservation, Tribal staff would like to express the following concerns regarding the proposed expansion of SA Recycling at 29-250 Rio Del Sol in Thousand Palms, California.

1. Aesthetics – The Initial Study explains how this project will have a Less Than Significant Impact on either a scenic highway or scenic resources; however, Tribal staff see the potential for this project to create objectionable views along Rio Del Sol Road. Appendix B of the Initial Study displays the frontage planting scheme along the chain link fence proposed for Rio Del Sol Road; however, it appears that the plant selection (*Agave desmettiana*, and *Hesperaloe parviflora*) does not supply a full growth pattern that would completely obstruct the public's view of the increased waste processing on site. It would be preferable for the project applicant to install a block wall (similar to that currently in place) along Rio Del Sol Road, to accompany the perimeter trees proposed in the landscape scheme. The goal would be to completely screen the outdoor storage and processing of green wastes, inert materials, and scrap metal. This measure could greatly reduce the potential negative aesthetic impact along Rio Del Sol Road.
2. Air Quality – Despite being located in a nonattainment area for PM₁₀, PM_{2.5}, and ozone, and seeing that the project would not violate established air quality standards (with mitigation), Tribal staff maintain concern regarding the project's localized impact on air quality. The Initial Study reveals that expanded operations at SA Recycling could result in increased particulate matter and odors. Furthermore, there is no guarantee that the nearest sensitive receptors will not be negatively affected by these impacts. To ensure strict compliance with the mitigation measures, and to limit the potential effects described above, Tribal staff respectfully suggest that the telephone numbers of the facility's manager



and the South Couth Air Quality Management District be made visible to the public from Rio Del Sol Road. It appears that the appropriate mitigation measures are in place, and this step would serve to increase transparency between the facility's operational practices and the community.

If you have any questions I can be reached at (760) 883-1326.

Very Truly Yours,

Margaret E. Park, AICP
Director of Planning and Natural Resources
**AGUA CALIENTE BAND
OF CAHUILLA INDIANS**

Olivas, Jay

From: Baez, Ken
Sent: Thursday, January 30, 2014 4:44 PM
To: Olivas, Jay
Subject: FW: SA Recycling
Attachments: BurkeRixCommunications-LOGO_150px[1][3].png

Importance: High

FYI

From: Gialdini, Michael [<mailto:mgialdini@rcbos.org>]
Sent: Thursday, January 30, 2014 11:28 AM
To: Baez, Ken
Subject: FW: SA Recycling
Importance: High

Connected by DROID on Verizon Wireless

-----Original message-----

From: Brian Rix <brian@BurkeRix.com>
To: "Gialdini, Michael" <mgialdini@rcbos.org>
Cc: "Jeff Farano Sr. (HQ Orange 0559)" <jlfarano@sarecycling.com>, Donovan Collier <Donovan.Collier@greshamsavage.com>
Sent: Thu, Jan 30, 2014 19:12:25 GMT+00:00
Subject: FW: SA Recycling

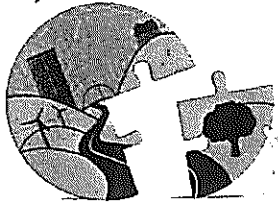
Hi Mike,
Please see the response from Tom Davis below.
The Tribe will be satisfied with a chain link fence with slats with a landscape setback.
Thanks,
Brian

Brian Rix
Senior Partner

431 S. Palm Canyon Drive, Suite 206
Palm Springs, CA 92262
760-327-9708 x22

1100 South Flower St., Suite 3300
Los Angeles, CA 90015
213-448-1337

CC506374



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Recycling Center CUP 3252

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 18.47

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 3252 Revision NO. 4 DATE SUBMITTED: 6/20/2012

APPLICATION INFORMATION

Applicant's Name: Jeff Farano E-Mail: jlfarano@sarecycling.com

Mailing Address: 2411 N. Glassell St.

	<small>Street</small>	
<u>Orange</u>	<u>CA</u>	<u>92865</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 632-2059 Fax No: (714) 283-2706

Engineer/Representative's Name: Teddy raves E-Mail: tgraves@sarecycling.com

Mailing Address: 2411 N. Glassell St.

	<small>Street</small>	
<u>Orange</u>	<u>CA</u>	<u>92865</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 495-8020 Fax No: ()

Property Owner's Name: George Adams E-Mail: jlfarano@sarecycling.com

Mailing Address: 2411 N. Glassell St. - SA Recycling

	<small>Street</small>	
<u>Orange</u>	<u>CA</u>	<u>92865</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (714) 632-2059 Fax No: (714) 283-2706

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

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

"Planning Our Future... Preserving Our Past"

Form 295-1010 (04/12/12)

EA42522 CP605990

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 41.78

General location (nearby or cross streets): North of Watt Ct., South of 28th Ave, East of Rio Del Sol Rd., West of Sierra Del Sol Rd.

Thomas Brothers map, edition year, page number, and coordinates: Page 758, Grid C6, C7

Project Description: (describe the proposed project in detail)

Please See Attached A

Related cases filed in conjunction with this application:

Solid Waste Facility Permit (SWFP) 33-AA-0297

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). CUP 3252-R2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA 38947 E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: Traffic Evaluation, Noise

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) N/A

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

Is sewer service available at the site? Yes No

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

Will the project 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

APPLICATION FOR LAND USE PROJECT

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) See Attachment A sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the 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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

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

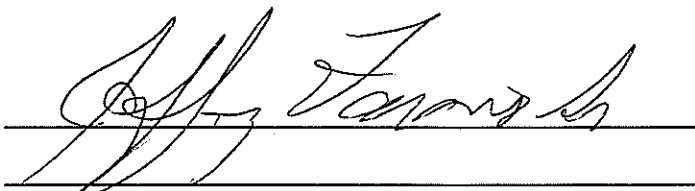
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)  Date 5-14-2012

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

PROPERTY OWNERS CERTIFICATION FORM
CUP03252R4
APN: 648-150-029

I, Stella Spadafora, certify that on
(Print Name)
7/08/2013 the attached property owners list
(Date)
was prepared by County of Riverside / GIS
(Print Company or Individual's Name)
Distance Buffered: 2000 Feet.

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

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

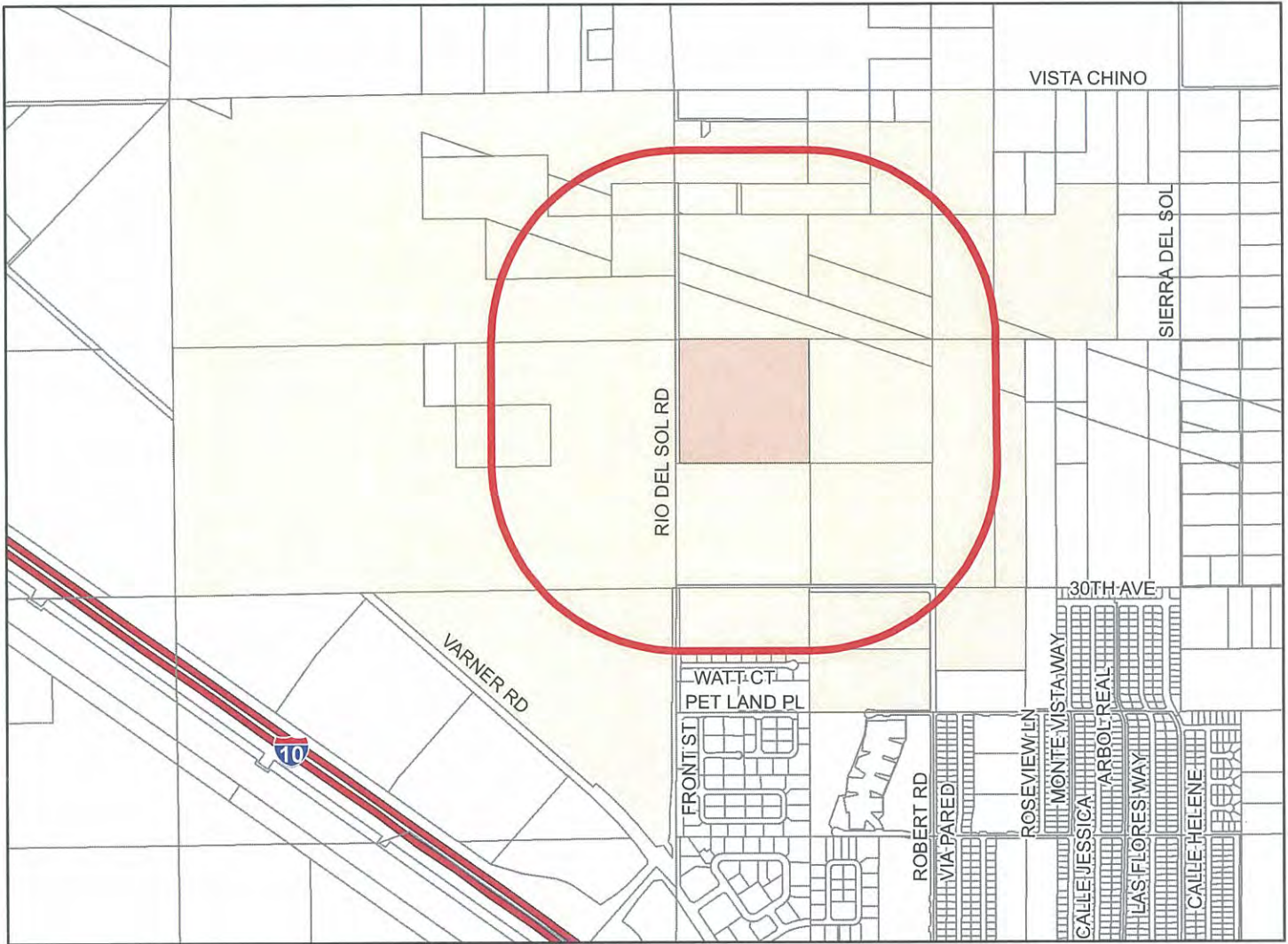
NAME: Stella Spadafora

TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor
Riverside, CA 92501

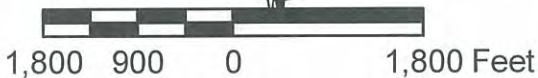
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

CUP03252R4 (2000 Feet Radius)



Selected Parcels

650-020-001	648-150-034	648-110-007	650-020-027	650-020-029	650-020-030	648-150-020	650-380-005	650-380-006	648-140-010
648-120-005	648-120-001	670-100-002	650-380-007	650-380-008	648-110-013	648-110-016	648-110-012	648-150-028	650-380-001
650-380-002	650-380-003	650-380-004	670-090-003	648-110-009	648-150-033	648-150-029	670-240-017	648-130-001	648-140-001
648-140-008	670-090-007	648-110-011	648-120-006	648-120-007	648-150-021	648-150-024	670-090-002	670-090-004	670-090-006
648-110-014	648-150-035	648-120-004	670-090-005	670-100-003					



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: 648110007, APN: 648110007
ROGER JONES, ETAL
165 SUMMIT VIEW DR
CALIMESA CA 92320

ASMT: 648120005, APN: 648120005
IRINI ARGYROS, ETAL
2813 MONOGRAM AVE
LONG BEACH CA 90815

ASMT: 648110009, APN: 648110009
RENE CABEZAS
3116 E VIA ESCUELA
PALM SPRINGS CA 92262

ASMT: 648140001, APN: 648140001
GREGORY FINN, ETAL
C/O DESERT ELECTRIC SUPPLY
P O BOX 13190
PALM DESERT CA 92255

ASMT: 648110012, APN: 648110012
RALPH COOMBER, ETAL
C/O TERESA M TARLETON
74947 LILAC CIR
INDIAN WELLS CA 92210

ASMT: 648140010, APN: 648140010
GAME WILDLIFE CONSERVATION, ETAL
C/O WILLIAM L GALLUP
1807 13TH ST NO 103
SACRAMENTO CA 95814

ASMT: 648110014, APN: 648110014
STACEY WALKER
66773 CAHUILLA AVE
DSRT HOT SPG CA 92240

ASMT: 648150020, APN: 648150020
CORNERSTONE AMERICA
C/O CRAIGE CAMPBELL
P O BOX 2516
RANCHO MIRAGE CA 92270

ASMT: 648110016, APN: 648110016
CAROL LEWIS, ETAL
71847 SAHARA RD
RANCHO MIRAGE CA 92270

ASMT: 648150028, APN: 648150028
MARCELLINE MARIN
75165 SHERYL AVE
PALM DESERT CA 92211

ASMT: 648120001, APN: 648120001
SHARON EPPS, ETAL
44725 SAN LUIS REY AVE
PALM DESERT CA 92260

ASMT: 648150029, APN: 648150029
SA RECYCLING
C/O DAN NAVABPOUR
3200 E FRONTERA ST
ANAHEIM CA 92807

ASMT: 648120004, APN: 648120004
LINDARAE LEWIS, ETAL
57632 SUNNYSLOPE DR
YUCCA VALLEY CA 92284

ASMT: 648150033, APN: 648150033
RPS PROP II
24 CARY LN
BLOOMFIELD CT 6002

ASMT: 648150035, APN: 648150035
TALLIEU CONST LTD
C/O ARAWAY LTD & TALLIEU
7400 ROBLIN BLV
HEADINGLY MB CANADA R4H1A5

ASMT: 670090003, APN: 670090003
PAUL OSOSKI
77 FORDHAM DR
BUFFALO NY 14216

ASMT: 650020001, APN: 650020001
ALEXANDER TYNBERG
70711 TAMARISK LN
RANCHO MIRAGE CA 92270

ASMT: 670090006, APN: 670090006
SOUTHERN CALIFORNIA EDISON CO
P O BOX 410
LONG BEACH CA 90801

ASMT: 650020027, APN: 650020027
BRADLEY MCCALL
C/O MIGHTY DEV INC
3296 E GUASTI RD STE 120
ONTARIO CA 91761

ASMT: 670090007, APN: 670090007
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 650020030, APN: 650020030
COACHELLA INV #2, ETAL
P O BOX 230698
PORTLAND OR 97281

ASMT: 670100002, APN: 670100002
H N
C/O CECELIA HANN NISHIGUCHI
24335 ARCADIA ST
SANTA CLARITA CA 91321

ASMT: 650380004, APN: 650380004
MERRITT WILLIAMS
1688 CERVATO CIR
ALAMO CA 94507

ASMT: 670100003, APN: 670100003
USA 670
UNKNOWN 01-18-90

ASMT: 650380006, APN: 650380006
DAVID WILLIAMS
6600 FRASERWOOD PL
RICHMOND BC CANADA V6W1J3

ASMT: 670240017, APN: 670240017
ALYCE LAZAR, ETAL
334 HERMOSA PL
PALM SPRINGS CA 92262

ASMT: 650380008, APN: 650380008
IE ENTERPRISES
41800 HARRISON DR
PALM DESERT CA 92211

Owner:
SA Recycling
2411 N Glassell St
Orange, CA 92865

Applicant:
SA Recycling
29-250 Rio Del Sol Rd
Thousand Palms, CA 92276

Riv Co En Health LEA
47-950 Arabia Street Ste. A
Indio, CA 92201

City of Cathedral City
Planning Dept.
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234

Attn: Ian MacMillian
So Coast AQMD
21865 Copley Drive
Diamond Bar, CA 91765

CUP03252R4 EXTRA LABELS



RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

EA42522, CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4

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)

SA Recycling
Project Applicant

29-250 Rio Del Sol Rd. Thousand Palms, CA 92276
Address

29-250 Rio Del Sol Road Thousand Palms, CA.
Project Location

Phased expansion of an existing outdoor recycling facility from 25 acres to 43 acres with approximately 380,000 tons of incoming volume including recycling facility for green and wood waste, composting, asphalt and concrete materials, white goods, end of life vehicle processing with storage and future warehouse.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on February 26, 2014, 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. (\$2156.25 + \$64)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\CUP03252R4\NOD Form.docx

Please charge deposit fee case#: ZEA42522 ZCFG05898

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4

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: October 25, 2013

Applicant/Project Sponsor: SA Recycling Facility Date Submitted: June 6, 2012

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact 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#: ZEA42522

ZCFG05898

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1208400

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: FARANO JEFF \$2,101.50
paid by: CK 90144747
paid towards: CFG05898 CALIF FISH & GAME: DOC FEE
EA42522
at parcel #: 29250 RIO DEL SOL THOU
appl type: CFG3

By _____ Sep 19, 2012 10:08
MGARDNER posting date Sep 19, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1205295

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: FARANO JEFF \$64.00
paid by: CK 90133680
paid towards: CFG05898 CALIF FISH & GAME: DOC FEE
EA42522
at parcel #: 29250 RIO DEL SOL THOU
appl type: CFG3

By _____ Jun 20, 2012 12:04
MGARDNER posting date Jun 20, 2012

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

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

Additional info at www.rctlma.org

3.2

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning Area: Thousand Palms
Supervisorial District: Fourth
Project Planner: Matt Straite
Planning Commission: February 26, 2014

CHANGE OF ZONE NO. 7726
CONDITIONAL USE PERMIT NO. 3696
Environmental Assessment No. 42360
Applicant: Robar Enterprises
Engineer/Representative: Kjelstom and Associates, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7726 proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing- Service Commercial (M-SC).

Conditional Use Permit No. 3696 proposes to 1) renew the permit for an existing concrete manufacturing facility on the northern portion of the two project parcels, previously permitted under expired Plot Plan No. 7005 and 2) to permit metal sales (with no gas sales) within the existing warehouse structure on the southern portion of the site, also previously permitted under expired Plot Plan No. 7005. The structure and the concrete batch plant were properly permitted in the past, but the previous Plot Plan expired. There will be no outside storage of materials.

ISSUES OF POTENTIAL CONCERN:

The project site has used an easement for access to Varner Road since the site was originally permitted. The easement is through the adjacent SunLine Transit bus maintenance facility. The SunLine Transit project was recently revised through the County and as part of that review, staff assured that SunLine Transit project provided improvements to the access easement.

Because the property is not adjacent to any residential property, and surrounded by Light Industrial uses, no limitations have been added to the operating hours or the days of the week that the project can operate.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Light Industrial (LI) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Light Industrial (LI) to the north, south, east and west. |
| 3. Proposed Zoning (Ex. #2): | Manufacturing- Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing- Service Commercial (M-SC) to the east, north and west, Industrial Park (IP) to the east and the south. |
| 5. Existing Land Use (Ex. #1): | Existing unpermitted structures and batch plant. |
| 6. Surrounding Land Use (Ex. #1): | Industrial uses to the north, east and south, storage to the west. |
| 7. Project Data: | Total Acreage: 4 gross acres |
| 8. Environmental Concerns: | This project is exempt from CEQA pursuant to CEQA guidelines section 15301, existing facilities. |

605

RECOMMENDATIONS:

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

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7726**, amending the zoning classification for the subject property from Industrial Park (IP) zoning to Manufacturing- Service Commercial (M-SC) (for those portions that do not already have M-SC zoning) in accordance with Exhibit No. 4, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

TENTATIVE APPROVAL of **CONDITIONAL USE PERMIT NO. 3696**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project sites General Plan Land Use designation is Light Industrial (LI) on the Western Coachella Valley Area Plan.
2. The proposed light industrial use, concrete batch plant and steel sales, is permitted use in the Light Industrial (LI) designation.
3. The project site is surrounded by properties which are designated Light Industrial (LI) to the north, south, east and west.
4. The zoning for the subject site is Industrial Park (IP) zoning Manufacturing- Service Commercial (M-SC).
5. The proposed use, metal sales, is a permitted use subject to approval of a plot plan; however, the second proposed use, a concrete batch plant, is a permitted use with a conditional use permit, in the Manufacturing- Service Commercial (M-SC) zone (Article XI, Section 11.2.c.9).
6. The proposed use, steel sales and a concrete batch plant, is consistent with the development standards set forth in the Manufacturing- Service Commercial (M-SC) zone.
7. The project site is surrounded by properties which are zoned Manufacturing- Service Commercial (M-SC) to the east, north and west, Industrial Park (IP) to the east and the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a conservation area of the Coachella Valley Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Cathedral City. No comments have been received by the City.
11. The project is exempt from CEQA review pursuant to CEQA guidelines section 15301, existing facilities which explains that permitting of private existing structures with previous permits is exempt from the need to perform any CEQA analysis.

12. The project site features several structures that were previously permitted under Plot Plan No. 7005.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Manufacturing- Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project is categorically exempt from CEQA review.
6. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - b. An area drainage plan, or dam inundation area; or,
 - c. High Fire Area.
3. The project site is located within:
 - a. The Cathedral City sphere of influence;
 - b. A 100-year flood plain,
 - c. Desert Recreation District; and,
 - d. An area of moderate liquefaction.
4. The subject site is currently designated as Assessor's Parcel Numbers 693-040-003 and 693-040-004.

MS

Y:\Planning Case Files-Riverside office\CUP03696\DH-PC-BOS Hearings\DH-PC\Staff Report.docx

Date Prepared: 01/01/01

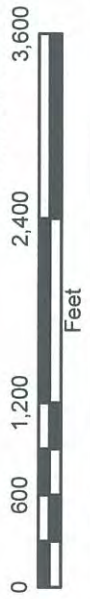
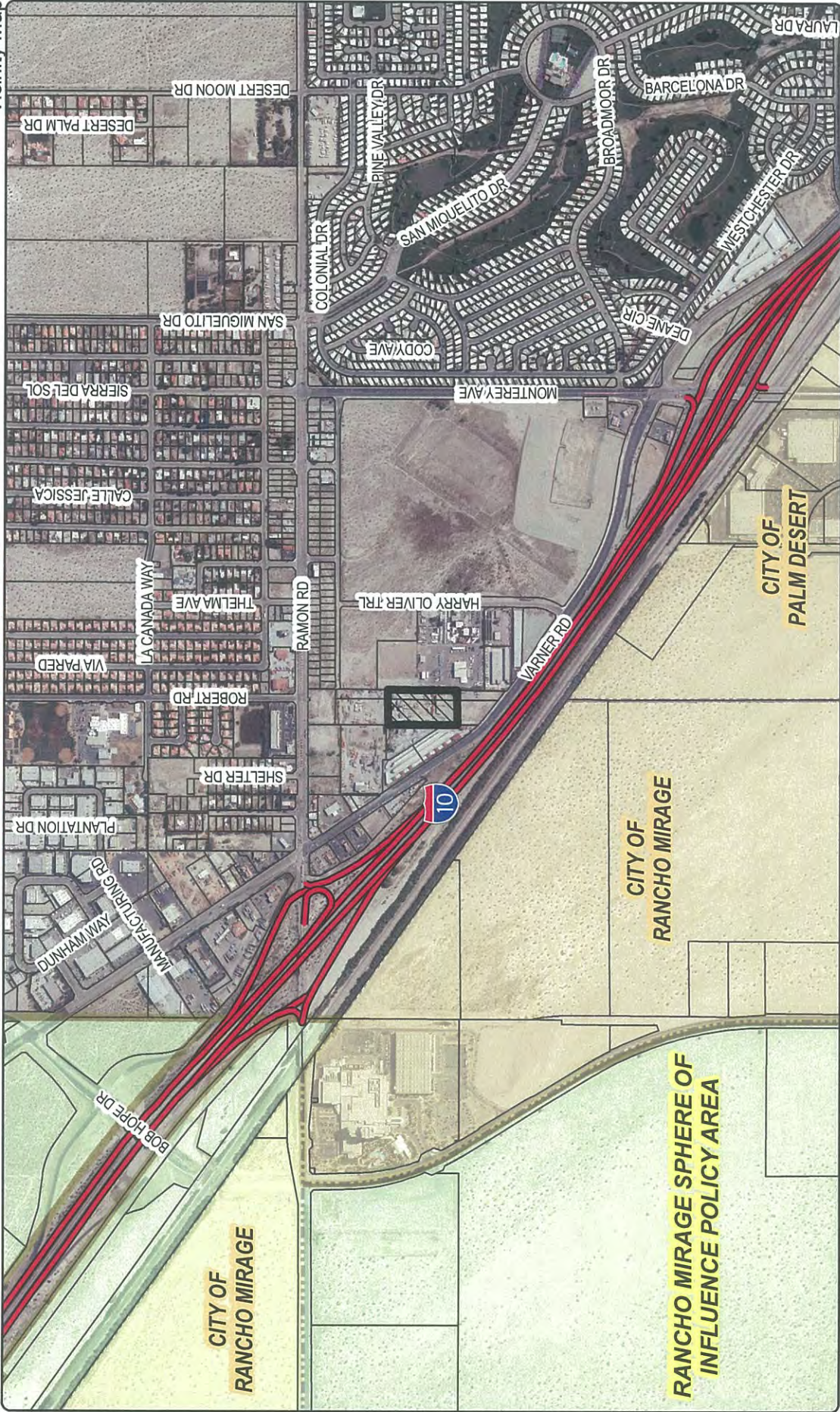
Date Revised: 01/14/14

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03696**

VICINITY/POLICY AREAS

Supervisor Benoit
District 4

Date Drawn: 12/12/2013
Vicinity Map



Assessors Bk. Pg. 693 - 04
Thomas Bros. Pg. 788 D3
Edition 2011

Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 19

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 boundaries for the City of Thousand Palms. 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.ltrmsa.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03696

LAND USE

Supervisor Benoit
District 4

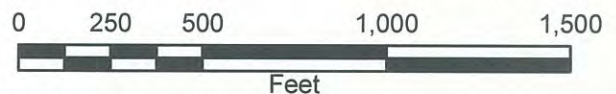
Date Drawn: 12/12/2013

Exhibit 1



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 19

Assessors Bk. Pg. 693 - 04
Thomas Bros. Pg. 788 D3
Edition 2011



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

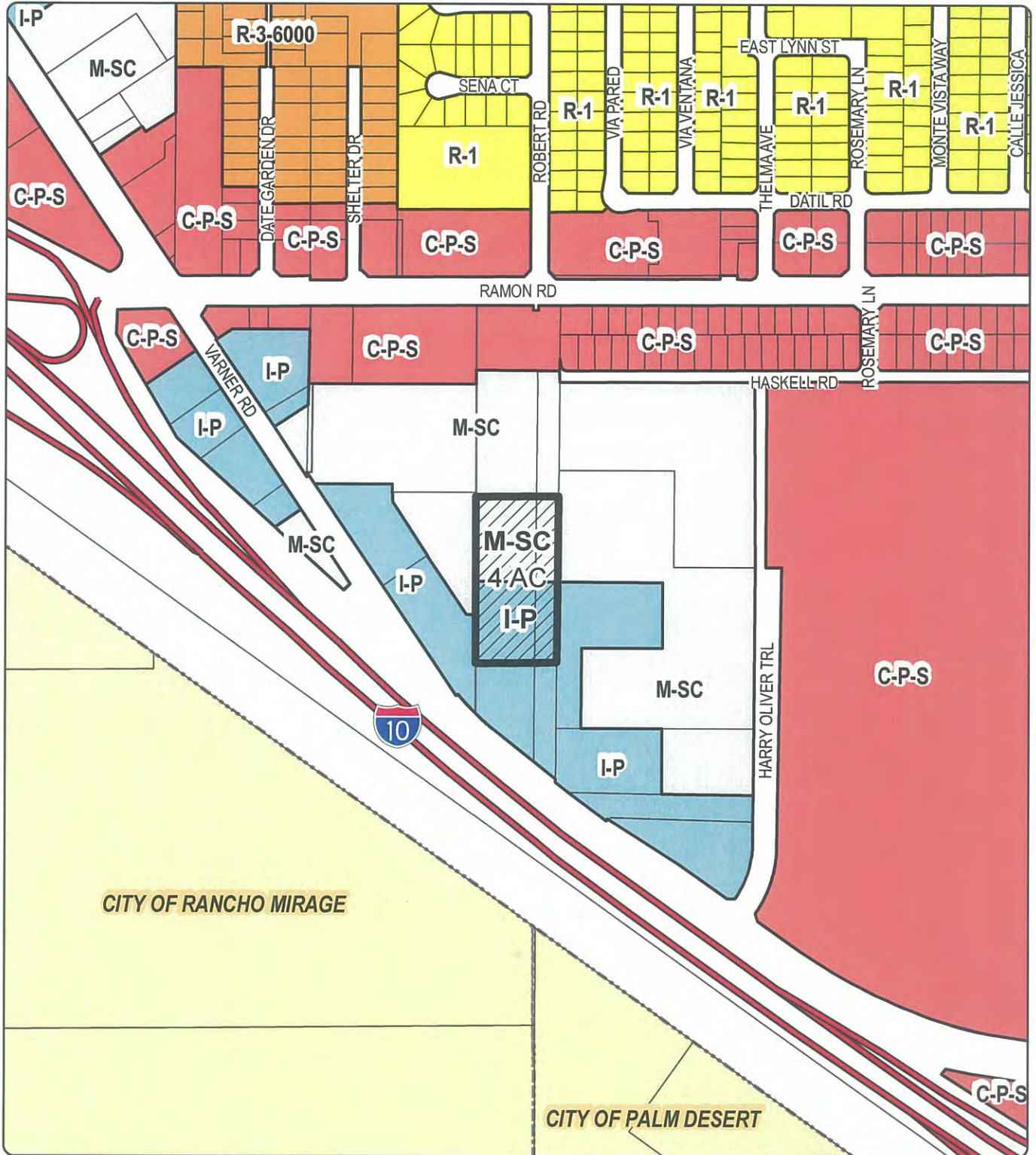
CUP03696

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 12/12/2013/13

Exhibit 2



Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 19

Assessors Bk. Pg. 693 - 04
Thomas Bros. Pg. 788 D3
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

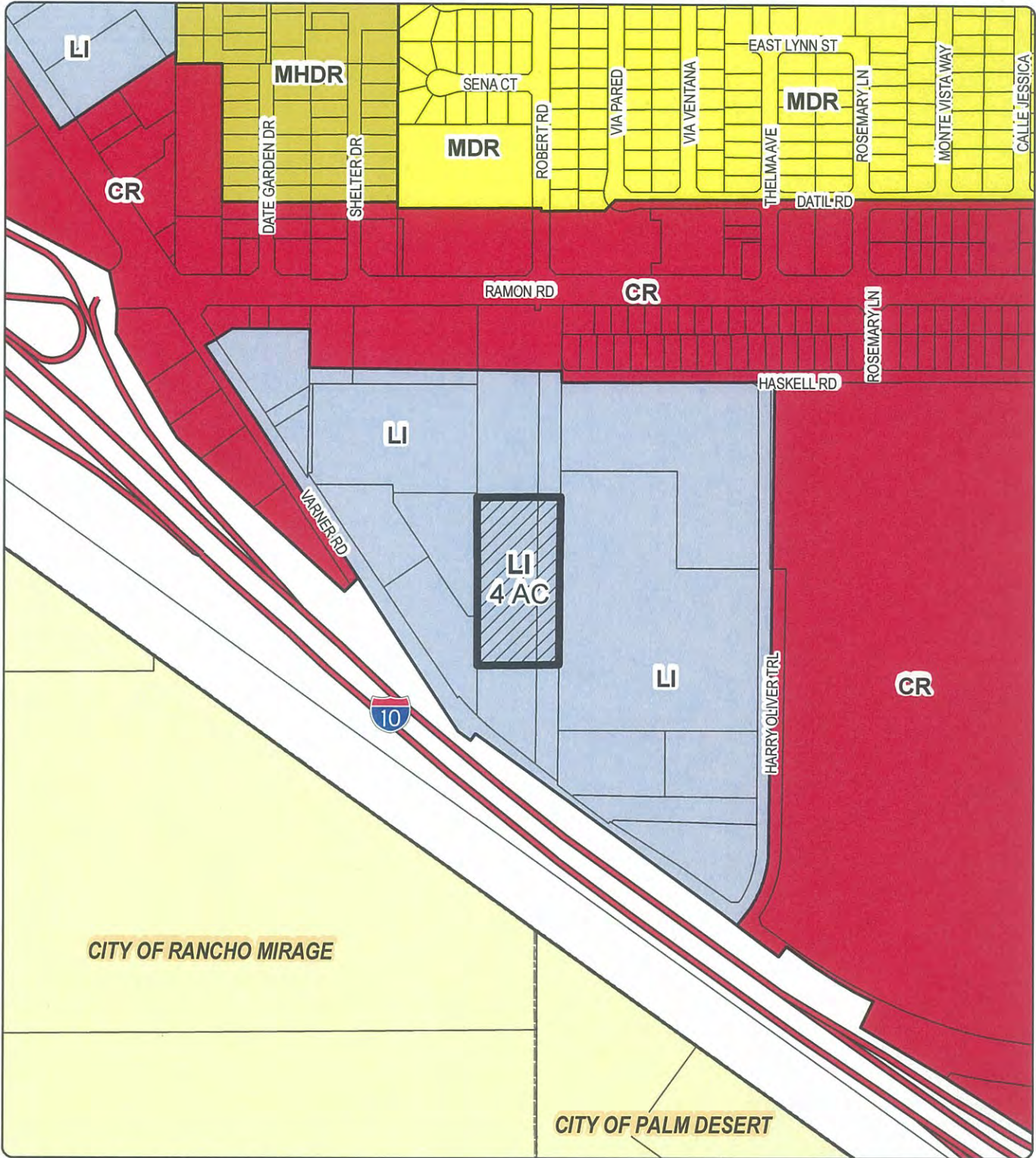
CUP03696

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 12/12/2013

Exhibit 5



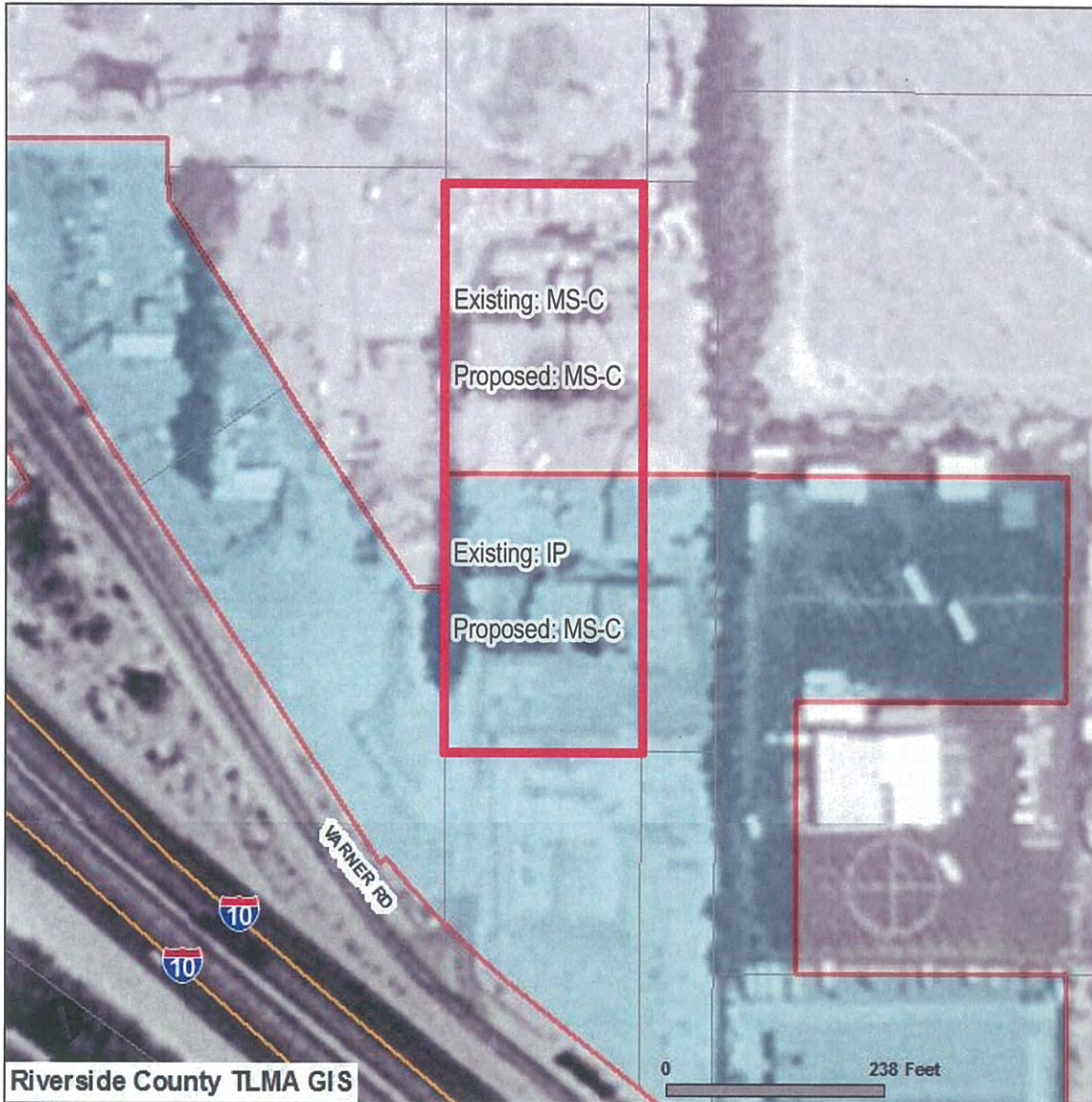
Zoning District: Thousand Palms
Township/Range: T4SR6E
Section: 19

Assessors Bk. Pg. 693 - 04
Thomas Bros. Pg. 788 D3
Edition 2011



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Change of Zone Exhibit



ZONING

INTERSTATES

HIGHWAYS

PARCELS

ZONING BOUNDARY

I-P

M-SC

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.

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Version 131001

CASE: CZ07726
DATE: 10/23/13
PLANNER: M. STRAITE



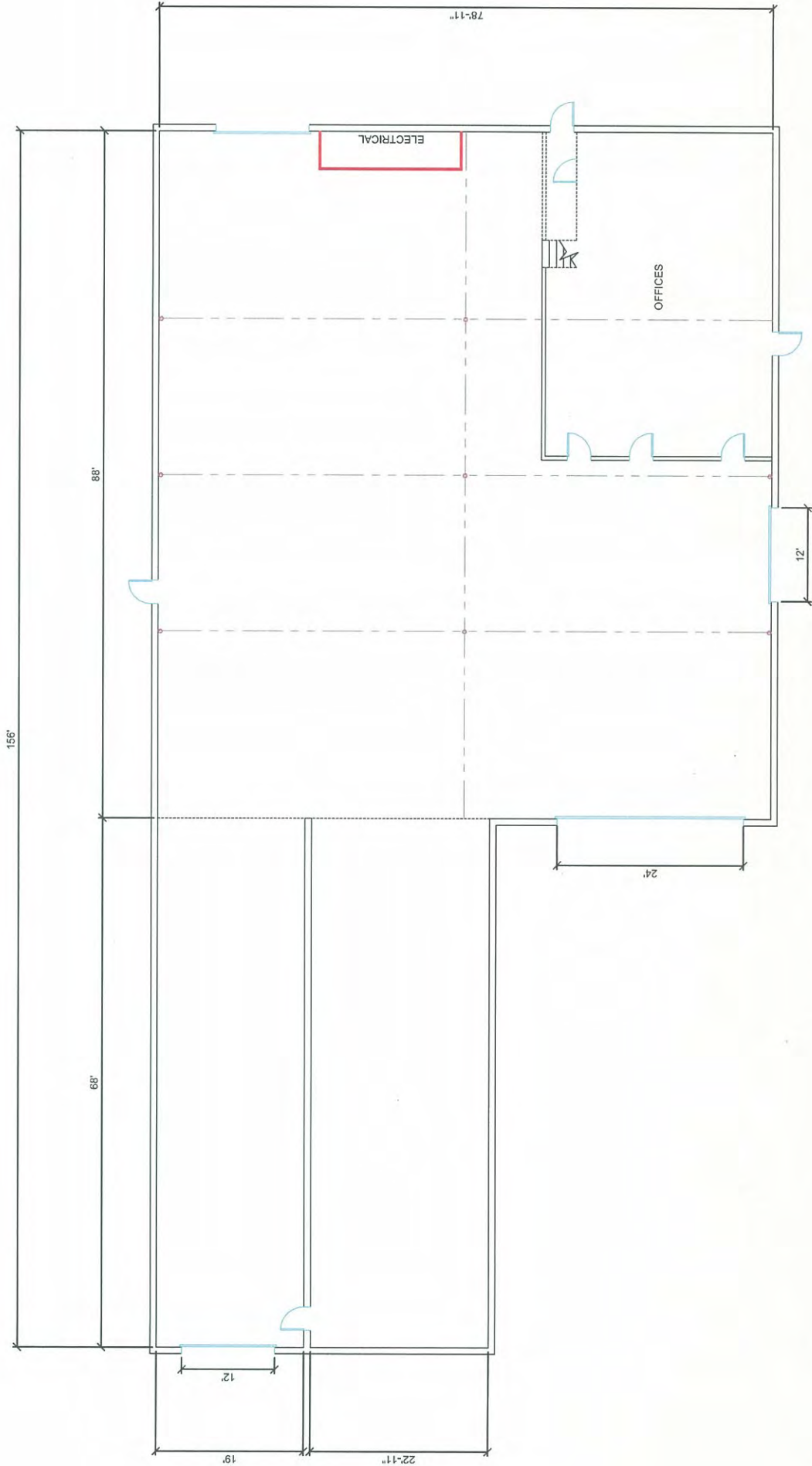


EXHIBIT "C" - EX. BLDG "G" FLOOR PLAN

**ROBAR ENTERPRISES, INC.
FOR CUP SUBMITTAL**

KJELSTROM & ASSOCIATES, Inc.

31599 PLEASANT DRIVE
C/O BOX 2600
RUNNING SPRINGS, CA 92082
(909) 867-9444 F AX (909) 867-9435 www.kjelstromassociates.com

NO.	REVISIONS	APPROVED DATE

EXHIBIT DATE: DECEMBER 24, 2009
 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PANORAMIC PHOTOGRAPHS
 SHEET 2 OF 2

LEGAL DESCRIPTION:
 THAT CERTAIN PARCEL OF LAND, AS SHOWN BY MAP FILE IN BOOK 33, AT PAGE 14, OF RECORDS OF SALES, RIVERSIDE COUNTY RECORDS, LOCATED IN THE NORTH PART OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 15 WEST, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SAN BERNARDINO BASE AND MERIDIAN, ASSESSORS PARCEL NUMBERS 475-0-003 AND 475-0-004

PROJECT ADDRESS:
 72470 WARNER ROAD
 THOUSAND PALMS, CALIFORNIA 92274

APPLICANT / OWNER / DEVELOPER:
 ROMAN ENTERPRISES, INC.
 10000 WILSON ROAD
 HESPERIA, CA 92344
 (760) 244-1978 FAX

EXHIBIT PREPARER / ENGINEER:
 KJELSTROM & ASSOCIATES, INC.
 3100 PLEASANT DRIVE
 RIVERSIDE SPRINGS, CA 92506
 (951) 807-9455 FAX

GENERAL NOTES:
 1. BEING GENERAL PLAN LAND USE LIGHT INDUSTRIAL (LI)
 2. BEING ZONING INDUSTRIAL PARK (IP) AND MANUFACTURING - SERVICE COMMERCIAL (M4C)
 3. PROPOSED ZONING: MANUFACTURING - SERVICE COMMERCIAL (M4C)
 4. THIS PROJECT IS SUBJECT TO THE RIVERSIDE COUNTY ZONING MAP AMENDMENT 2007-01 AND M4C, M4C1, M4C2, M4C3, M4C4, M4C5, M4C6, M4C7, M4C8, M4C9, M4C10, M4C11, M4C12, M4C13, M4C14, M4C15, M4C16, M4C17, M4C18, M4C19, M4C20, M4C21, M4C22, M4C23, M4C24, M4C25, M4C26, M4C27, M4C28, M4C29, M4C30, M4C31, M4C32, M4C33, M4C34, M4C35, M4C36, M4C37, M4C38, M4C39, M4C40, M4C41, M4C42, M4C43, M4C44, M4C45, M4C46, M4C47, M4C48, M4C49, M4C50, M4C51, M4C52, M4C53, M4C54, M4C55, M4C56, M4C57, M4C58, M4C59, M4C60, M4C61, M4C62, M4C63, M4C64, M4C65, M4C66, M4C67, M4C68, M4C69, M4C70, M4C71, M4C72, M4C73, M4C74, M4C75, M4C76, M4C77, M4C78, M4C79, M4C80, M4C81, M4C82, M4C83, M4C84, M4C85, M4C86, M4C87, M4C88, M4C89, M4C90, M4C91, M4C92, M4C93, M4C94, M4C95, M4C96, M4C97, M4C98, M4C99, M4C100, M4C101, M4C102, M4C103, M4C104, M4C105, M4C106, M4C107, M4C108, M4C109, M4C110, M4C111, M4C112, M4C113, M4C114, M4C115, M4C116, M4C117, M4C118, M4C119, M4C120, M4C121, M4C122, M4C123, M4C124, M4C125, M4C126, M4C127, 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5. DRT CORRECTIONS REQUIRED

BS PLNCK DEPARTMENT

5.BS PLNCK. 1 DRT-BUILD & SAFETY PLNCK REQUIRED

Please clarify the project/exhibit description. Currently it would appear there is a request to permit a metal sales center within an existing house? The description also mentions a new use as a warehouse?

The description also states the existing structure(s) were permitted under an expired plot plan. There are numerous buildings indicated on the site plan exhibit, yet at this time no building permits could be located for any structures on the property. Please contact the Building & Safety Records Department to obtain the history of possible building permits for this property.

If there is to be a change of use to the existing residence or part of the existing residence, building permits are required.

Please clarify the scope of the intent, and provide the above requested information.

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to 1) renew the permit for an existing Concrete Manufacturing Facility on the northern portion of the two project parcels, previously permitted under expired PP007005 and 2) to permit metal sales (with no gas sales) within the existing warehouse structure on the southern portion of the site, also previously permitted under expired PP007005. The structure and the concrete batch plant were properly permitted in the past, but the previous Plot Plan Expired. There will be no outside storage of materials.

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:

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10. GENERAL CONDITIONS

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

RECOMMND

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3696 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3696, Exhibit A, Site Plan, dated 10/23/13.

APPROVED EXHIBIT B = Conditional Use Permit No. 3696 Exhibit B, elevations (in the form of images), dated 10/23/13

APPROVED EXHIBIT C = Conditional Use Permit No. 3696 Exhibit C, Floor Plans, dated 10/23/13

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO RECOMMND

Conditional Use Permit No. 03696 to permit and existing concrete manufacturing facility, previously permitted under expired Plot Plan No. 007005 and to permit a metal sales center in an existing warehouse structure also permitted under expired Plot Plan No. 007005. No grading is proposed as part of this Conditional Use Permit. The Grading Division does not object to this proposal with the following included conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.)

RECOMMND

compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 NO NEW BLDGS/CONSTR PROPOSED

RECOMMND

Based on the information provided on the planning case transmittal coversheet and Plot Plan Exhibit "A" dated 10-23-13, Conditional Use Permit 3696 is proposing to permit an existing Concrete Manufacturing Facility previously approved under PP 7005. No changes are proposed to the property and everything is existing. Moreover, no new alterations or ground disturbances are proposed.

Please note that if there are any significant changes to the information stated above, the Department of Environmental Health (DEH) reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

10.E HEALTH. 2 CUP 3696-WTR & WSTWTR COMMENTS

RECOMMND

Conditional Use Permit 3696 is currently receiving potable water service from Coachella Valley Water District (CVWD). It is the responsibility of this facility to ensure that all requirements to continue receiving potable water service are met with CVWD as well as all other applicable agencies.

Per Exhibit "A" dated 10/23/13, the project is also proposing to obtain sanitary sewer service from CVWD. Per sewer plan map provided by David Wilson (CVWD Engineering), an existing CVWD sewer line currently abuts the project's westerly property boundary.

At time of Planning Case submittal, it was noted the project's existing buildings containing sanitation facilities (i.e. wastewater plumbing) were connected to an onsite wastewater treatment system (OWTS). Since there are no new buildings or new construction being proposed for the project, the Department of Environmental Health (DEH) shall allow these buildings to remain on an OWTS until these OWTS are in need of replacement or repair.

Upon the replacement or repair of these existing OWTS, the facility shall ensure that all requirements to obtain sanitary sewer service are met with CVWD as well as all other applicable agencies.

All OWTS removal or abandonment activities shall be

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10. GENERAL CONDITIONS

10.E HEALTH. 2 CUP 3696-WTR & WSTWTR COMMENTS (cont.) RECOMMND

conducted under permit with the Department of Environmental Health. Applicable fees shall apply. For further information, please contact DEH Land Use - Indio Office at (760) 863-7570.

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

Based on the information provided and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 USE - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LOW PALEO (cont.)

RECOMMND

the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 4 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. 5 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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

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 - 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. 8 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 Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), however, the parking for the project is existing, and less than required by the ordinance. The applicant provided a parking plan which was approved by the Director pursuant to Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - NO SECOND FLOOR (cont.) RECOMMND

part of this permit and reviewed for parking standards.

10.PLANNING. 20 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 21 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Building and Safety or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22 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. 23 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

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

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).

10.PLANNING. 25 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. 26 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. 27 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 30 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 luminaires, shall be utilized.

10.PLANNING. 32 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

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

10. GENERAL CONDITIONS

10.PLANNING. 32 USE- PERMIT SIGNS (cont.) RECOMMND

requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 35 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.

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.

10.TRANS. 3 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

10. GENERAL CONDITIONS

10.TRANS. 3 USE - ENCROACHMENT PERMIT (cont.) RECOMMND

work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

BS GRADE DEPARTMENT

20.BS GRADE. 1 USE - BUSINESS REGISTRATION RECOMMND

Within 30 (thirty) days of receiving final approval of Condition Use Permit No. 03696, the applicant/owner shall register the business with the Department of Building and Safety Business Registration Division. Any person or entity that owns or operates a commercial and or industrial facility shall register such facility for annual inspections.

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No. 3696 shall terminate on July 1, 2044. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1 USE - IMPROVEMENTS

RECOMMND

Projects access point from Varner Road up to projects entrance at the property line shall be improved with Curb and gutter and asphalt concrete pavement over Class II Base to carry the truck loading inclusive of traffic signing and striping as approved by Transportation Department.

* Above mentioned improvements shall be coordinated with Sunline Transit project CUP03670R1. *

** Above mentioned improvements shall be completed within 6 months of the Board of Supervisors receive and file of the project.**

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 9 USE- REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until Change of Zone No. 7726 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ.

RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

PLANNING DEPARTMENT

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE- REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until Change of Zone No. 7726 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3696, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

PLANNING DEPARTMENT

90.PLANNING. 4 USE- ACCESSIBLE PARKING RECOMMND

A minimum of 1 (one) accessible parking spaces for persons with disabilities shall be provided. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade,

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ____ or by telephoning ____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 6 USE- LOADING SPACE RECOMMND

A minimum of 1 (one) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 5 spaces shall be provided in convenient locations to facilitate bicycle access to the project area.

90.PLANNING. 15 USE- TRASH ENCLOSURE RECOMMND

1 (one) trash enclosure which is adequate to enclose a minimum of 2 (two) bins shall be constructed on site prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block or chain link. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE- TRASH ENCLOSURE (cont.) RECOMMND

rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 16 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.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, or as interpreted by the County fee administrator. The Project Area for Conditional Use Permit No. 3696 has been calculated to be 4 net acres.

In the event Riverside County Ordinance No. 659 is

01/06/14
15:34

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

CONDITIONAL USE PERMIT Case #: CUP03696

Parcel: 693-040-004

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28

USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.



17671 Bear Valley Rd., Hesperia, California 92345

(760) 244-9325

December 3, 2013

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

Dear Matt:

Robar Enterprises, Inc. (Hi-Grade Materials Co./Endura Steel, Inc.) is requesting parking exemption for the proposed concrete batch plant and metals service center to be located at 72740 Varner Road, Thousand Palms. The existing parking is 20 spaces plus handicap parking spot.

Hi-Grade Materials will be batching concrete at the plant and delivering in our ready mix concrete trucks. Parking will be primarily for employees, approximately 5-7. Customers typically do not come to concrete plant to place orders. Endura Steel, Inc. is a metals service center (retail steel yard) with approximately 3-5 employees to start. Product will be delivered in our trucks as well as we will have some walk in customers.

Thank you for your consideration on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori A. Clifton".

Lori A. Clifton
VP, Planning & Development

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM

FILE COPY

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

DATE: October 24, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Transportation Dept. – Palm Desert
Riv. Co. Environmental Health Dept.
Coachella Valley Water Dist.
Riv. Co. Fire Department – Palm Desert
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Sunline Transit Agency
Riv. Co. Sheriff's Dept.

Riv. Co. Waste Management Dept.
4th District Supervisor
4th District Planning Commissioner
Colorado River RWQCB
Cathedral City

CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 03696 – EA42360 – Applicant: Robar Enterprises– **Engineer/Representative:** Kjelstrom and Associates Inc. – **Fourth/Fourth Supervisorial District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location:** Northerly of Varner Road southerly of Haskell Road, westerly of Harry Oliver Trail – **4 Gross Acres - Zoning:** Industrial Park (IP) and Manufacturing- Service Commercial (M-SC) - **REQUEST:** The **Change of Zone** proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing- Service Commercial (M-SC). The **Conditional Use Permit** proposes to 1) permit an existing Concrete Manufacturing Facility as a Concrete Manufacturing Facility, previously permitted under expired PP007005 and 2) to permit a metal sales center in an existing where house structure also previously permitted under expired PP007005. The structure was properly permitted in the past, but the previous Plot Plan Expired. The proposed use will be new to the warehouse. **NOTE: No changes are proposed to the property at this time for either use, everything is existing, no new alterations or ground disturbance is proposed.- APN(s):** 693-040-003 and 693-040-004

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on November 14, 2013**. All LDC/DRT 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 **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **mstraite@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

November 6, 2013

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1
0721.1
1150.011
Geo. 040619-1
PZ: 13-4968

NOV 07 2013

Matt Straite
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Straite:

Subject: Change of Zone No. 7726 (CUP No. 03696)

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. The Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

The proposed Change of Zone No. 7726 (CUP No. 03696) does not conflict with CVWD facilities.

Approval of the proposed Change of Zone No. 7726 (CUP No. 03696) does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

November 6, 2013

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

This project lies within the Study Area Boundary of the 2010 Coachella Valley Water Management Plan Update.

CVWD will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

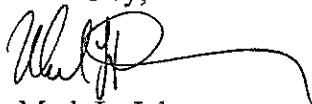
This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

The groundwater basin in the Coachella Valley is in a state of overdraft. Each new dwelling unit contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson
Director of Engineering

cc: See list

SL:ch/eng/sw/13/Nov/Change of Zone 7726-County-M Straite



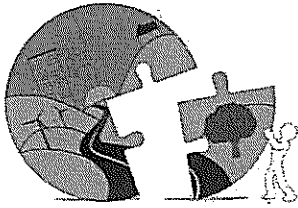
cc: Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside, Department of Environmental Health
Land Use & Water Resources Program
3880 North Lemon Street, Suite 200
Riverside, CA 92501-3374

cc: Robar Enterprises, Inc.
17671 Bear Valley Road
Hesperia, CA 92345

SL:ch/eng/sw/13/Nov/Change of Zone 7726-County-M Straite



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Building with Parking Lot and Concrete Manufacturing Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPO3696 DATE SUBMITTED: 10/17/13

APPLICATION INFORMATION

Applicant's Name: Robar Enterprises, Inc. c/o Lori Clifton E-Mail: lclifton@robarenterprises.com

Mailing Address: 17671 Bear Valley Road

Street
Hesperia, CA 92345

City State ZIP

Daytime Phone No: (760) 244-9325 Fax No: (760) 244-1819

Engineer/Representative's Name: Kjelstrom & Associates, Inc. c/o Kit Kjelstrom E-Mail: kit@kjelstromassociates.com

Mailing Address: PO Box 2833

Street
Running Springs, CA 92382

City State ZIP

Daytime Phone No: (909) 867-9444 Fax No: (909) 867-9435

Property Owner's Name: Robar Enterprises, Inc. E-Mail: lclifton@robarenterprises.com

Mailing Address: 17671 Bear Valley Road

Street
Hesperia, CA 92345

City State ZIP

Daytime Phone No: (760) 244-9325 Fax No: (760) 244-1819

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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.

Robar Enterprises, Inc.

PRINTED NAME OF APPLICANT

by: 
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.

Robar Enterprises, Inc.

PRINTED NAME OF PROPERTY OWNER(S)

by: 
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): 693-040-003 & 693-040-004

Section: 19 Township: 5 South Range: 6 East

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 4.0 acres

General location (nearby or cross streets): North of Varner Road, South of Ramon Road, East of Varner Road, West of Monterey Avenue

Thomas Brothers map, edition year, page number, and coordinates: "2009" Edition, p.788, sections D2 & D3

Project Description: (describe the proposed project in detail)

Obtain a Conditional Use Permit for an existing Concrete Manufacturing Facility and Metal Sales Center.

Related cases filed in conjunction with this application:

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). CZ 7726 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA 42260 E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

Will the project 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 Septic System

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

Will the project 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: 0.0 cubic yards

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 0.0 cubic yards

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

Import _____ Export _____ Neither 0.0

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) 174,240 sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the 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 Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

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

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list: For: Rebel Enterprises Inc.

Applicant (1) by: Paula D. Lane, Pres.

Date 10-15-13

Applicant (2) _____

Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

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

For: *Robert Enterprises Inc.*

Owner/Authorized Agent (1) *[Signature]* Date 10-15-13

Owner/Authorized Agent (2) _____ Date _____





PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/12/2013.

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

APN (s) or case numbers CUPO 3696 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.

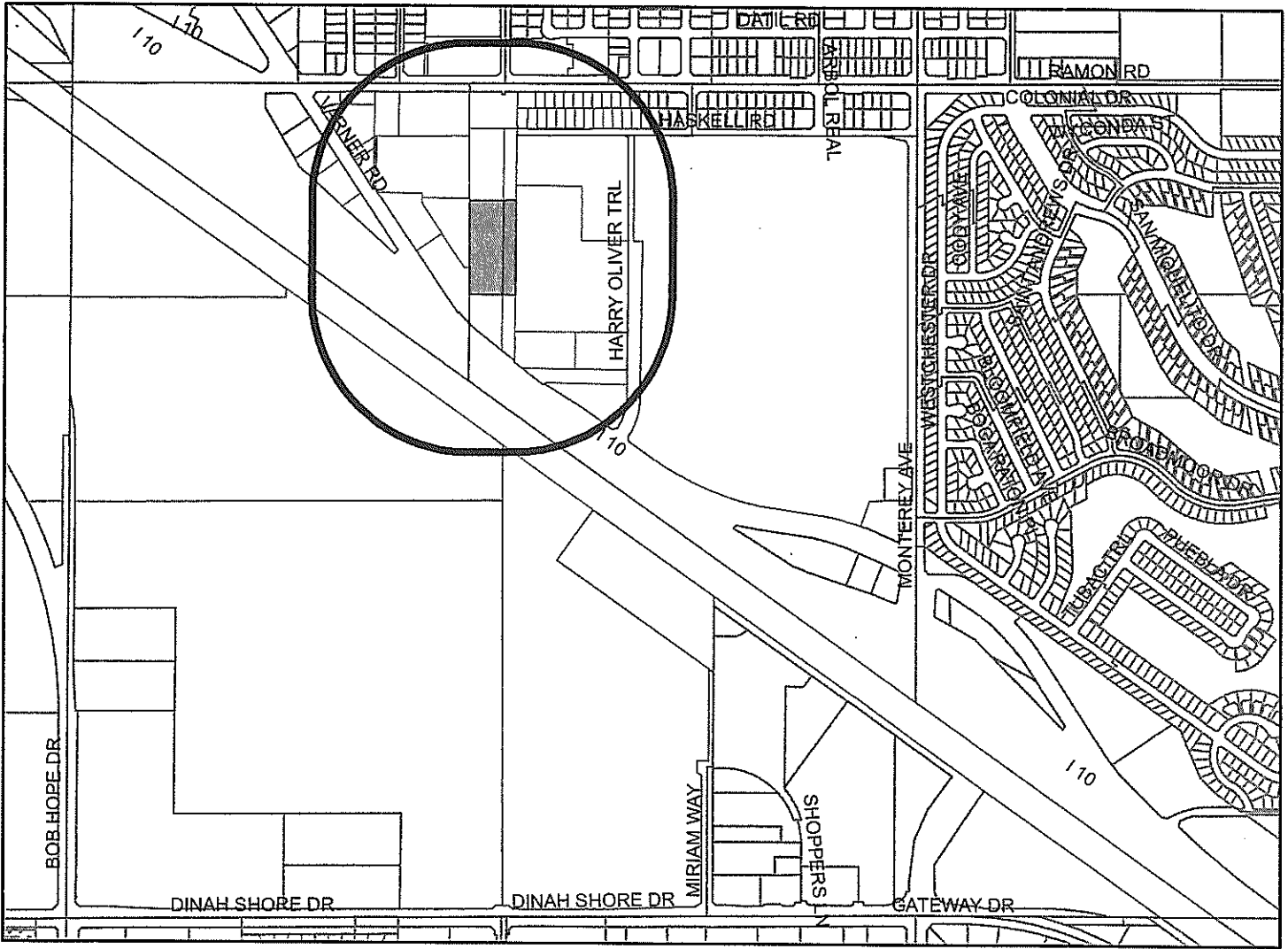
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

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

CUP03696 (1000 feet buffer)



Selected Parcels

693-010-016	693-010-019	693-010-011	693-010-001	693-010-006	650-331-031	693-010-007	693-010-008	685-010-005	693-010-013
693-010-014	693-040-003	693-040-004	650-137-003	685-010-009	693-040-009	693-010-012	693-020-001	693-020-002	693-020-003
693-020-004	693-020-005	693-020-006	693-020-007	693-020-008	693-020-009	693-020-010	693-020-011	693-020-012	693-020-013
693-020-014	693-020-015	693-020-021	693-020-022	693-020-023	693-020-024	693-020-025	693-020-026	693-020-027	693-020-028
693-020-029	693-020-030	693-020-031	693-020-032	693-020-033	650-101-038	650-111-038	693-010-010	650-331-030	650-111-037
650-111-039	693-010-017	693-010-002	693-040-020	693-040-022	685-010-003	693-040-018	693-040-019	693-040-026	693-040-028
693-010-003	693-010-015	693-020-020	693-040-001	693-040-002	693-040-024	693-040-025	650-101-039		



1,100 550 0 1,100 Feet

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



ASMT: 650101038, APN: 650101038
PRO LANDSCAPING INC
72374 RAMON RD
THOUSAND PLMS, CA. 92276

ASMT: 685010003, APN: 685010003
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 650101039, APN: 650101039
VALERO CALIF RETAIL CO
C/O AD VALOREM
1 VALERO WAY
SAN ANTONIO TX 78249

ASMT: 685010005, APN: 685010005
LOMITAS, ETAL
C/O CATANZARITE LAW
2331 W LINCOLN AVE
ANAHEIM CA 92801

ASMT: 650111038, APN: 650111038
RAMON DEV
C/O WESLEY D OLIPHANT
77900 AVE OF THE STATES
PALM DESERT CA 92211

ASMT: 685010009, APN: 685010009
HOPE PARK 85
40004 COOK ST NO 3
PALM DESERT CA 92211

ASMT: 650111039, APN: 650111039
LORI DELGAGNON, ETAL
73612 HIGHWAY 111
PALM DESERT CA 92260

ASMT: 693010001, APN: 693010001
DAVID SANCHEZ
65959 HWY 86
THERMAL CA 92274

ASMT: 650137003, APN: 650137003
MICHELE LIV TRUST, ETAL
14 HEADLAND DR
RCH PALOS VERDES CA 90275

ASMT: 693010002, APN: 693010002
RRM PROP LTD
C/O JOSEPH P OCCHIUTO
P O BOX 3600
CORONA CA 92878

ASMT: 650331030, APN: 650331030
REDEVELOPMENT AGENCY COUNTY OF RIVE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 693010006, APN: 693010006
DEL TACO RESTAURANT PROP III
25521 COMMERCENTRE NO 200
LAKE FOREST CA 92630

ASMT: 650331031, APN: 650331031
DESERT COMMUNITY COLLEGE DIST
C/O COLLEGE OF THE DESERT
43500 MONTEREY AVE
PALM DESERT CA 92260

ASMT: 693010010, APN: 693010010
ANITA PURCELL, ETAL
72295 RAMON RD
THOUSAND PLMS, CA. 92276

ASMT: 693020033, APN: 693020033
MARIO SANPAOLO
250 SAN BENANCIO RD
SALINAS CA 93908

ASMT: 693010011, APN: 693010011
ANIMAL SAMARITANS
P O BOX 513
THOUSAND PALMS CA 92276

ASMT: 693040002, APN: 693040002
SUPERIOR READY MIX CONCRETE
C/O ARNOLD VELDKAMP
1508 W MISSION RD
ESCONDIDO CA 92029

ASMT: 693010012, APN: 693010012
LINDA MOFFITT
21770 CLEARWATER DR
YORBA LINDA CA 92887

ASMT: 693040004, APN: 693040004
GRANITE CONST CO
P O BOX 50085
WATSONVILLE CA 95077

ASMT: 693010014, APN: 693010014
G PROP, ETAL
P O BOX 14138
PALM DESERT CA 92255

ASMT: 693040009, APN: 693040009
KCM PARTNERS
26833 WESTVALE RD
PALOS VERDES PENINSULA CA 90274

ASMT: 693010017, APN: 693010017
RPM PROP
200 S MAIN ST STE 200
CORONA CA 92882

ASMT: 693040019, APN: 693040019
SUNLINE TRANSIT AGENCY
3205 HARRY OLIVER TR
THOUSAND PLMS CA 92276

ASMT: 693010019, APN: 693010019
ABSOLUTE STORAGE THOUSAND PALMS VAR
211 W RINCON ST NO 108
CORONA CA 92880

ASMT: 693020021, APN: 693020021
MARIO SANPAOLO
250 SAN BERNANCIO RD
SALINAS CA 93908

ASMT: 693040025, APN: 693040025
U STORE IT
C/O PTA USI 291
P O BOX 320099
ALEXANDRIA VA 22320

ASMT: 693040026, APN: 693040026
SUNLINE TRANSIT AGENCY
32505 HARRY OLIVER TRL
THOUSAND PLMS CA 92276

ASMT: 693040028, APN: 693040028
SUNLINE TRANSIT AGENCY
P O BOX 2185
PALM SPRINGS CA 92263

Robar Enterprises
17671 Bear Valley Road
Hesperia CA 92345

Robar Enterprises
17671 Bear Valley Road
Hesperia CA 92345

Kjelstrom and Associates Inc
C/O Kit Kjelstrom
PO Box 2833
Running Springs CA 92382

Kjelstrom and Associates Inc
C/O Kit Kjelstrom
PO Box 2833
Running Springs CA 92382



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
 P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
 Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: CHANGE OF ZONE NO. 7726, CONDITIONAL USE PERMIT NO. 03696

Project Location: In the unincorporated area of Riverside County, more specifically located Northerly of Varner Road southerly of Haskell Road, westerly of Harry Oliver Trail

Project Description: The Change of Zone proposes to change the zoning on the portion of the property that has Industrial Park (IP) zoning to Manufacturing- Service Commercial (M-SC). The Conditional Use Permit proposes to 1) permit an existing Concrete Manufacturing Facility as a Concrete Manufacturing Facility, previously permitted under expired PP007005 and 2) to permit a metal sales center in an existing where house structure also previously permitted under expired PP007005. The structure was properly permitted in the past, but the previous Plot Plan Expired. The proposed use will be new to the warehouse. NOTE: No changes are proposed to the property at this time for either use, everything is existing, no new alterations or ground disturbance is proposed.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Robar Enterprises 17671 Bear Valley Rd Hesperia CA 92345

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15301, existing facilities)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The project is exempt from CEQA review pursuant to CEQA guidelines section 15301, existing facilities which explains that permitting of private existing structures with previous permits is exempt from the need to perform any CEQA analysis.

 County Contact Person Phone Number

 Signature Title Date

Date Received for Filing and Posting at OPR: _____

Revised: 06/27/2013; Y:\Planning Case Files-Riverside office\CUP03696\DH-PC-BOS Hearings\DH-PC\NOE Form.docx

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1309968

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: ROBAR ENTERPRISES \$50.00
paid by: CK 129797
paid towards: CFG06007 CALIF FISH & GAME: DOC FEE
EA42630
at parcel #: 72470 VARNER RD THOU
appl type: CFG3

By _____ Oct 17, 2013 11:16
MGARDNER posting date Oct 17, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org

Agenda Item No.: 4.1
Supervisorial District: ALL
Project Planner: Matt Straite
Planning Commission: February 26, 2014

SMALL LOT SUBDIVISION WORKSHOP

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SMALL LOT SUBDIVISION WORKSHOP STAFF REPORT

BACKGROUND:

There are two issues that staff is hoping to address with the Commission in this workshop, small lot subdivision requirements and condo map changes.

ISSUE 1:

Small lot subdivision requirements

In 2004-2005 the County Planning Department embarked on Ordinance No. 850, a totally new land use ordinance intended to replace Ordinance 348. Ordinance 850 never came to fruition; however, while it was being drafted there were many workshops with the Planning Commission where input on several issues was provided. The Planning Staff has been using some of that direction ever since, understanding it was the collective will of the Commission even if the changes were never made in an Ordinance. Such direction is part of the discretionary process.

One of the concerns that crystalized into an actual process was the concern over small lot subdivisions. In 2004-through 2007 the County was experiencing a boom in residential development. Many of these subdivisions were requesting residential lots smaller than those the County had traditionally seen. The Commission made it clear that their support of any small lot subdivision would require a higher level of development, in essence, the bar was set higher. Additionally, the Commission indicated that as the lot sizes shrink, the level of detail needed by the Commission increased. The smaller the lots, the more important the details became. Examples of such details include the impact of garage doors on the streetscape, placement of gang mailboxes and street furniture, the placement of windows, and the feel of the streetscape.

To address this concern the Commission collectively agreed that floor plans and elevations were needed for small lot residential subdivisions. No changes were made to any Ordinance to require these details, just the discretionary direction of the Commission. The Commission did not dictate the threshold lot size, however staff drew the line at lots under 5,000 square feet. Because these floor plans and elevations were part of the reason why the Commission supported the project (or did not support the project), they became an official part of the approval. Many developers expressed strong concern about this process. The developer of the map is usually not the builder of the homes. They usually sell the tract to a home builder who typically has their own floor plans and elevations. Thus, any changes to the approved plans required a change to the map.

Planning Staff is requesting this workshop to re-address the issue. In part because four of the five Planning Commissioners are new, Planning Staff wants to be sure this is still the will of the Commission. But the redress of the issue is also because of some of the complications that resulted from the current direction, such as requiring a Minor Change to a map should the developer want to change the elevations.

D.M.

Possible Approaches for Small Lot Subdivisions:

Design Review Board

Many jurisdictions use Design Review Boards. This may or may not require an amendment to the Ordinance should the Commission implement such a process. The Board could be comprised of Architects, representative Commissioners, and other industry professionals that meet separately and send recommendations to the PC on a consent calendar. Alternatively, the PC could act as the design review board and place all items on consent calendar, or have a full hearing. This review Board could be designed to only review residential subdivisions under 5,000 sq. ft. or more projects. Another possibility is to have all Final Site of Development applications (already part of the process) to the Commission for consent calendar review.

Condition of Approval

If the intent of the pre-review of floor plans and elevations is to assure a few key items, these key items could be crafted into a condition of approval and placed on all projects with lots smaller than 5,000 sq. ft. This could explain that these tight knit communities “shall not feature a predominance of garage doors, that traditional single family plotting is not permitted, that windows shall not look from one structure directly across into another structure, that outdoor space will be usable outdoor space and not just setbacks”, etc.

Development Manual

The current ordinance does not offer many options for smaller lots. Just about the only two options are a Specific Plan or an R-4 zoning. R-4 zoning requires the use of a development manual which shows some typical floor plans and elevations (more just the elevations) and other community details like landscaping. These could be required for all subdivisions under 5,000 sq. ft. This would afford the Planning Commission an opportunity to set a minimum level of standards, of expectations, and then add a condition of approval saying the project must comply; but it would leave some wiggle room on the exact elevations. The developer could make them better, but not worse.

ISSUE 2:

Condominium Map Changes:

The Subdivision Map Act and Ordinance No. 460 allow for condominium subdivisions. Traditionally these are one lot maps. Ordinance No. 460, section 5.3¹, requires significant detail on condominium maps, including home plotting, setbacks, driveways, floor plans and elevations be shown and a maximum number of units be identified. However, when the maps are recorded by the County Surveyor, all detail is removed from the maps and the recoded version contains none of the detail added. The County has considered the detail on these condominium maps to be binding. Should a developer want to change the product type or the plotting, we have traditionally required a revision (or minor change) to the map. This has recently become a more pressing issue because many condominium maps approved pre-recession are still valid (because the State continues to extend the expiration dates) but the product types are no longer viable according to the applicants. The Planning Department is soliciting comments from the Planning Commission on this process.

¹ And as defined in Ordinance No. 348 Section 21.59a

Possible Approaches for Condominium Map Changes:

Leave Process As Is

The process assures that any possible changes to the plotting and product types are presented to the Planning Commission for approval.

Create a New Procedure

The Planning department could create a Planning Department Procedure (PDP) that clarifies Ordinance No. 460 Section 5.3.

The Planning Department would like to add a process that would allow Planning to revise product types that were shown in the original condominium tentative map process. The idea is that future condominium projects would be required to include a condition that spelled out a process, identified in the PDP, for changing the product type without the need to revise the map.

The PDP may also be able to establish a method of revising product types for a condominium project that is already approved; where the project was sold and the new owner wants to revise the product types. The Department welcomes the Commissions thoughts.

Agenda Item: 4.2
Area Plan: All
Supervisorial District: All
Project: General Plan Amendment 960
EA No. 41788 and EIR No. 521
Planning Commission: February 26, 2014

Applicant: County of Riverside
Project Manager: Kristi Lovelady
Project Planners:
Cindy Thielman-Braun
Phayvanh Nanthavongdouangsy
CAP Technical Consultant: Michael Hendrix

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

GENERAL PLAN AMENDMENT 960 – PROJECT BACKGROUND:

The Riverside County General Plan requires that the County periodically initiate a comprehensive review of the General Plan document to address changes in development patterns, correct imperfections/errors, update information, and streamline its implementation. General Plan Amendment No. 960 (GPA No. 960) is a County initiated amendment that commenced five years after the adoption of the 2003 General Plan. GPA No. 960 encompasses a variety of policy refinements and additions in multiple areas of the unincorporated Riverside County region and at multiple levels in the General Plan document.

PLANNING COMMISSION UPDATE – GENERAL PLAN AMENDMENT NO. 960 AND CLIMATE ACTION PLAN:

In compliance with the California Environmental Quality Act (CEQA), the Planning Department recently completed Draft Environmental Impact Report No. 521 which describes the environmental consequences associated with the implementation of the proposed GPA No. 960. Public review of the Draft EIR 521, Draft GPA No. 960 and Draft CAP documents will commence in March 2014. Since many of the current Planning Commissioners were not on the Commission when hearings and workshops were held during the formative stages of the GPA No. 960, an overview of GPA No. 960 project components is provided (Attachment A). Attachment B provides a project schedule moving forward.

This GPA No. 960 update also includes an overview of the County's draft Climate Action Plan (CAP) required by AB 32, California's Global Warming Solutions Act of 2006. The CAP is integral to Riverside County achieving state mandated air quality reductions outlined in the Air Quality Element of GPA No. 960. The Draft CAP was recently completed by Atkins Engineering and will be part of the documents released for public review in March 2014. A brief summary of the CAP is included as Attachment C of this staff report.

RECOMMENDATION:

Receive and file.

This is not a public hearing and NO DECISION on the project will be made.

INFORMATIONAL ITEMS:

Should a Commissioner prefer a hard copy of this information, please advise Ms. Kristi Lovelady at klovelad@rctlma.org or by calling (951) 955-0781.

**GENERAL PLAN AMENDMENT 960 – PUBLIC WORKSHOP
PLANNING COMMISSION STAFF REPORT
Page 2 of 15**

This information is made available at the Planning Department's website at <http://planning.rctlma.org/> and a hard copy of this information is made available at the Planning Department office located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

ATTACHMENT A

GPA No. 960 Objectives and Key Project Components

I. Project Objectives

The Riverside County General Plan is intended to be a blueprint for the County's future. It describes the future growth and development within the County over the long-term. As stated above, General Plan Amendment No. 960 (GPA No. 960) was designed to provide an update to the existing General Plan's policies, maps and implementing directions. Pursuant to the "Certainty System" established in the Administration Element of the General Plan, the following objectives are to be achieved by this periodic review and update:

- Assess General Plan progress and issues related to its implementation.
- Perform necessary changes amongst Foundation Components within the General Plan.
- Develop policy, entitlement and technical amendments, as warranted.
- Extend planning projections another five to ten years into the future and adjust the General Plan to accommodate previously unanticipated needs.
- Enable the County to reassess the Vision and Planning Principles of the General Plan and recommit to them.

GPA No. 960 also involved cataloging the amendments that occurred following the adoption of the RCIP General Plan in 2003 up through January 2010 and examining the planned intensities and policies of the General Plan to address any necessary revisions.

II. Key Project Components

A. Land Use Element Changes

The following changes to the General Plan Land Use Element are proposed in GPA No. 960:

1. Incidental Rural Commercial Policies

The existing General Plan only allows commercial activities to occur within the Community Development Foundation. While designed to prevent urban development in rural areas, it was found that such a limitation also prevented the development of neighborhood-serving incidental commercial uses and basic services in remote rural areas of the County. Thus, policies are proposed in GPA No. 960 to allow small-scale commercial uses within the Rural and Rural Community Foundation Components.

2. Sphere of Influence Policy

The General Plan Certainty System provides a great level of confidence in the future development patterns as the County grows. However, because of the five-year review cycle initially associated with the Foundation Components (it has since changed to eight), it was discovered that such restrictions limited the County's ability to plan and develop necessary infrastructure within the city Sphere of Influence areas. A new land use policy and a new Administration Element Optional Finding were developed to allow coordinated development and infrastructure provision within the city Spheres of Influence areas.

3. Rural Village Overlays and Study Areas

As part of GPA No. 960, countywide and area-specific Rural Village policies and plans were evaluated to determine if they remain appropriate for future intensification and if they provide the necessary implementation guidance. As a result, policy changes are proposed in the Land Use Element while changes proposed for specific Rural Villages are described under the applicable Area Plans, below.

4. Airport Land Use Compatibility Plan Consistency Changes

Since the adoption of the RCIP General Plan in 2003, the Riverside County Airport Land Use Commission (ALUC) adopted revised Airport Land Use Compatibility Plans for various airports that affect Riverside County to address noise and safety-related concerns with airport operations. Existing General Plan policies and land use designations within these Airport Influence Areas were examined to ensure they are consistent with, and appropriate for, the area's air operations. As a result, various map, policy and parcel-specific land use changes were identified to establish consistency with some of these newly adopted plans.

5. Day Care Facilities

GPA No. 960 includes changes to expand policies to address care for all community members needing day care services (seniors, disabled adults, etc.). To reduce redundancies, GPA No. 960 proposes to condense and eliminate certain day care policies in the General Plan and instead include various new implementation action items in proposed General Plan Appendix K-1 to further develop Standard Operating Procedures relevant to day care.

6. Open-Space Land Use Designations

For the purpose of permanently preserving open space dedicated as a result of development, GPA No. 960 proposes a land use policy that would allow for a Land Use Designation (LUD) change to conserved open space (OS-CH) for such lands dedicated to Open Space by private land use entitlement or acquired by conservation agencies.

7. Chocolate Mountain Aerial Gunnery Range

Land use compatibility is essential for operation of the Chocolate Mountain Aerial Range while protecting the safety of surrounding communities. GPA No. 960 proposes new policies within the Land Use Element, Noise Element and the Eastern Coachella Valley Area Plan to address land use

compatibility.

B. Area Plan Land Use Changes

A number of regional issues were examined at the local (Area Plan) level of the General Plan to determine if any revisions were needed. As a result, GPA No. 960 includes the following proposed changes:

1. Eastern Coachella Valley Area Plan

Chiriaco Summit Rural Village Overlay: During review of this Rural Village Overlay (RVO), it was determined that discussion of this community's land uses was already provided in the existing Planned Communities Policy Area. Therefore, GPA No. 960 proposes to correct this discrepancy by retaining the policy area's land use discussion, while removing the Chiriaco Summit RVO from the map.

2. Elsinore Area Plan

El Cariso Village: The 2003 General Plan included an El Cariso Village RVO Study Area that would allow the County to initiate a focused analysis to determine the appropriateness of possible land use intensities higher than the underlying existing LUDs. During the GPA No. 960 review process, it was determined that an RVO was inappropriate for El Cariso Village due to its limited access and infrastructure capacity. GPA No. 960 proposes to eliminate the Study Area and allow the community to continue to grow per its underlying LUDs.

Meadowbrook: The 2003 General Plan also identified an RVO Study Area for the Meadowbrook community. A focused analysis was performed as part of the GPA No. 960 review process and it was determined that the community is surrounded by incorporated cities and has the infrastructure capacity to accommodate additional growth. Accordingly, GPA No. 960 proposes a full Meadowbrook Rural Village Land Use Overlay covering roughly 626 acres. New policies within the Land Use Element and corresponding policies in the Elsinore Area Plan were created to allow uses higher in intensity than the underlying LUDs.

Lakeland Village: The existing Lake Elsinore Environs Policy Area was reviewed and revised to establish updated land use intensities to reflect revised flood mapping for Lake Elsinore. The proposed land use changes apply to the unincorporated County territory along the southern edge of Lake Elsinore. The proposed changes encompass roughly 300 acres within the Lakeland Village area. Because of the 100-year flood hazard zone, these properties have split designations; that is, two LUDs mapped on a single parcel. Proposed changes to these parcels modify their LUDs, identify parcels appropriate for commercial-retail, residential or open space designations and minimize the confusion caused by split designations. The proposed Lake Elsinore Environs policies encourage clustering and consolidated development as well as call for a development study to examine preserving the historic character of Lakeland Village.

3. Lakeview / Nuevo Area Plan

Northeast Business Park: Development patterns affecting agricultural and dairy lands north of the

Ramona Expressway were examined to determine what level of intensification over time, if any, should be accommodated in the General Plan for landowners seeking to transition from the current predominantly agricultural uses to more urban uses. As a result, a Northeast Business Park Overlay is proposed in GPA No. 960 to ensure that adequate employment opportunities are available for the future residents of this area.

Lakeview Mountains Policy Area: Development patterns within the LNAP were evaluated and it was determined that an opportunity existed to guide future growth in such a way that would ensure cohesive development practices, preserve existing state-sanctioned hunting activities and provide for adequate buffers to safeguard wildlife values of the San Jacinto Wildlife Area to the north. To that end, GPA No. 960 includes the Lakeview Mountains Policy Area which would require that any master plan community incorporate the principals of “new urbanism” which facilitate internal transit, encourage pedestrian mobility through an interconnected trails network and provide for a transition from existing rural communities to proposed urban uses anticipated in the 2003 General Plan adoption of the LNAP Community Development Overlay.

4. Mead Valley Area Plan

Good Hope: The existing Mead Valley Area Plan includes an RVO Study Area for the Good Hope Community. This study area includes existing commercial and light industrial uses and provided for future analysis of the area’s appropriateness for land use intensities higher than the underlying land use designations. As part of the GPA No. 960 process, it was determined that, since the community is surrounded by incorporated cities and has infrastructure capacity to accommodate additional growth, additional urbanization of the area would be appropriate in the future. GPA No. 960 proposes to revise the existing Good Hope Rural Village Study Area to provide for a Land Use Overlay which incorporates an alternative land use development scenario of higher intensity uses than those of the underlying LUDs. Such a revision allows for better coordination and implementation of an appropriate level of future land use intensities in the Good Hope community.

5. San Jacinto Valley Area Plan

Agriculture/Potential Development Special Study Area: The existing San Jacinto Valley Area Plan (SJVAP) includes an Agriculture/Potential Development Special Study Area to accommodate the conflicting visions of local residents and landowners for the future of this historically-agricultural area. Following the 2003 adoption of the RCIP General Plan, the study area was to be subject to focused analysis to determine appropriate future land uses for the area. As part of the GPA No. 960 update, a focused study was conducted and it was determined that the study area’s 7,664 acres should continue to grow according to the underlying LUDs. Thus, GPA No. 960 proposes to eliminate the Study Area.

6. Riverside Extended Mountain Area Plan

Aguanga: As part of GPA No. 960, several changes are proposed for the Riverside Extended Mountain Area Plan (REMAP). The Aguanga Rural Village Overlay Study Area occurs in REMAP and encompasses approximately 6,300 acres around the intersection of State Highways 79 and 371. As part of the General Plan update, a focused analysis of the study area was conducted and it was determined that, due to limited access and infrastructure capacity, intensification of the area via Rural Village Overlay was inappropriate for the Aguanga community. Thus, GPA No. 960 proposes

to eliminate this study area. The region would continue to grow according to the underlying LUDs.

Anza Valley: A focused analysis of the existing 1,470 acre Anza RVO Study Area was conducted as part of the GPA No. 960 update. This analysis considered both Anza Rural Village and the MAC's Goals and Vision and the region's potential for land use intensification. It was determined that due to limited infrastructure capacity, particularly the lack of assured water supplies, a Rural Village Land Use Overlay was inappropriate for the Anza community. Instead, a policy area was proposed over the entire 74,500-acre region to promote and preserve the rural character of the community. Accordingly, GPA No. 960 proposes to eliminate the 2003 Anza Rural Village Study Area and instead include a new Anza Valley Policy Area that would guide the urban design and character of the region.

7. Western Coachella Valley Area Plan

Sky Valley: As part of the GPA No. 960 review, the existing Sky Valley RVO was examined to determine if it continues to plan for appropriate growth within this community. Due to the very limited allowance of additional land use densities provided under this particular Rural Village Overlay, it was determined that no change was necessary for this RVO. Although originally scheduled for updating, the Sky Valley RVO remains unchanged by GPA No. 960.

C. Parcel-Specific Land Use Changes

The following GPA No. 960 items address revisions to General Plan LUDs necessary for specific locations pursuant to the categories outlined below.

1. Conserved Land Mapping Changes

Since the adoption of the RCIP General Plan in 2003, lands have been acquired for permanent conservation of habitat under the implementation of two MSHCPs. As such, the General Plan LUDs for approximately 14,800 acres of acquired lands are proposed to convert to Open Space - Conservation Habitat (OS-CH) as part of GPA No. 960.

2. Criteria-Based Parcel-Specific Land Use Changes

Since the 2003 adoption of the RCIP General Plan, a number of systematic mapping errors and inconsistencies were identified. Such changes have been categorized according to the eight criteria outlined below. The types of land use changes resulting from these systematic revisions are summarized here.

Criteria 1 - Technical Mapping Errors, Including Rural-Mountainous Designation Changes:

This category addresses parcels that were erroneously designated as Rural Mountainous (RM), but do not meet the steep slope requirements. It also includes mechanical mapping errors, such as mapped land use designation colors not following parcel lines. This category affects a total of 78 acres.

Criteria 2 - Open Space-Conservation Habitat Designation Changes: This category addresses privately-owned lands that were erroneously designated as "Open Space - Conservation Habitat,"

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(OS-CH), which is normally used to designate publicly-held lands being conserved for their habitat value. This category affects a total of 3,261 acres.

Criteria 3 - Public Facilities Designation Changes: This category addresses privately-owned lands that were erroneously designated as “Public Facilities” (PF), which normally designates lands slated for public benefit uses, such as airports, sewage plants and other such infrastructure. This category affects a total of 192 acres.

Criteria 4 - Open Space-Conservation Designation Changes: This category addresses lands that were originally designated as “Open Space-Conservation” (OS-C), but have been determined to be unsuitable for such due to existing development, location or other constraints. This category affects a total of 28 acres.

Criteria 5 - Open Space-Recreation Designation Changes: This category addresses lands that were originally designated as “Open Space-Recreation” (OS-R), but have been determined to be inappropriate for such use. This category affects a total of 38 acres.

Criteria 6 - Appropriate Designation for Public Use Lands: This category addresses parcels in which public lands are designated for private development uses. Examples of this category include: correctly designating lands planned for public facilities (particularly around landfills) and open space uses. This category affects a total of 777 acres.

Criteria 7 - Designations Appropriate for Existing Lot Sizes: This category applies land use designations that are more suitable to the existing lot sizes in certain areas of the County. This category affects a total of 11 acres.

Criteria 8 - Other Land Use Changes, Including Those by Executive Direction: This category addresses land use designation changes that the Planning Director has identified over the last few years through the development review process and that do not fit into any of the other categories above. This includes preserving 782 acres of fish farming, aquaculture and related activities under the “Agriculture” (AG) land use designation. This category affects a total of 2,350 acres.

D. Circulation Element Changes

1. Circulation Network Changes:

The existing countywide Planned Circulation System was examined to determine if regional and local transportation systems would be able to accommodate the traffic demands of the planned future intensities resulting upon General Plan buildout, as well as those associated with proposed GPA No. 960 changes. As a result, GPA No. 960 includes a number of updates to proposed roadway alignments and intersection locations, as well as functional classifications (widths, number of lanes, level of service targets, etc.), where needed throughout unincorporated Riverside County. Updates were triggered by a number of factors: development occurring over the past five years, changes in local plans (such as city General Plans), changes in employment patterns and job centers, and others. Also, the network and existing traffic patterns were studied and modeled extensively in the development of the new countywide Transportation Model, RIVTAM, which was

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used to determine when and where roadway and intersection improvements are warranted on a case-by-case basis.

Deletions to the existing Circulation Element are proposed due to factors such as: changes in incorporated areas, approved specific plans, findings of studies addressing specific areas that demonstrate that the roadway segment would not be needed, unavailability of right-of-way (ROW) and/or expectation of extreme difficulty in acquiring ROW and other constraints such as environmentally sensitive areas. Roadway re-alignments are proposed for purposes of avoiding steep grades, avoiding disruptions to adjacent communities, or taking advantage of available ROW.

Changes in classification to either downgrade or upgrade roadways are proposed as a result of changes in incorporated areas, in response to the findings of studies addressing specific areas and unavailability of ROW and/or expectation of extreme difficulty in acquiring additional ROW. As a result of the traffic modeling conducted for GPA No. 960, it was also determined that revisions to a number of land use policies and/or designations were necessary to ensure the network's capacity and anticipated levels of service remain adequate.

2. Non-Motorized Transportation Plan Changes

Also for this project, the countywide Non-Motorized Transportation Plan was examined for its adequacy in providing planning and coordination guidance for the provision of trails and other non-motorized transport needs within the County. Where necessary, changes are proposed in GPA No. 960 to update standards for trail alignments, types, usage and functional classifications, as well as implementation policies for the development of trails.

GPA No. 960 also proposes to update the mapped locations of General Plan trails for all of the County's Area Plans; eliminate or reclassify mapped trails that are no longer possible or practical to build due to environmental constraints; and identify opportunities for grade-separated trail crossings at over/underpasses, drainage culverts and along rivers for existing and planned freeways and other major roads, as well as floodways. In addition, policies were developed to provide the flexibility necessary to allow coordinated development and maintenance of non-motorized transportation system in the County.

As of January 2011, pursuant to the California Complete Streets Act (AB 1358), the County's update of the Circulation Element is required to plan for the development of multimodal transportation networks. In this regard, the existing General Plan already provides numerous policies to meet the needs of all "users of streets, roads and highways." Riverside County recognizes the benefits of a multimodal transportation network and encourages its establishment via the General Plan. As the Circulation Element provisions for the circulation system are implemented, the multimodal transportation network, as characterized and intended by the Complete Streets Act, will be realized. Changes proposed by GPA No. 960 would further enhance this effort.

E. Multipurpose Open Space Element Changes

The Multipurpose Open Space Element (MOSE) was examined to ensure that countywide policies addressing natural resources—their regulation, use and conservation—remain appropriate and adequate for current conditions and the planned future of the county. Where applicable, GPA No. 960 proposes new or revises existing policies to strengthen resource protection, energy conser-

vation and infrastructure coordination. Additionally, various resource maps within the MOSE were updated to reflect current information.

1. Water Conservation Policies:

Riverside County's water supply is limited due to decreased state water supply as well as depletion of groundwater. To encourage the use of reclaimed water in the future developments and water-efficient practices as a proactive approach to addressing water-supply shortages in the County, policies regarding water supply, conveyance and conservation are revised and proposed in the MOSE as well as Land Use Element.

2. Watershed and Watercourse Management Policies:

In 2004, the County Board of Supervisors and the Riverside City Council appointed a joint County-City Arroyo-Watershed Advisory Committee to study the impacts of development and other human activities on the arroyos and watersheds that overlap the County and the City, and make recommendations for policies, technical tools such as mapping, and other measures that would be effective in reducing such impacts. On June 5, 2007, the Board of Supervisors endorsed the Committee's recommendations, with some revisions, and directed that they be incorporated, as policies, into the General Plan. Policies reflecting the Advisory Committee's recommendations are included in the Multipurpose Open Space, Land Use, Safety and Circulation Elements.

Current standards and regulations for watersheds and watercourses call for sustaining watersheds at an acceptable level of quality, contributing to resource quality and maintaining groundwater supplies. These regulations were examined to ensure that County policies and practices related to maintaining and preserving watersheds and watercourses remain adequate. Policies for project design, land use compatibility, open space preservation, agricultural area plan designation, water quality, groundwater recharge, floodplain and riparian area management, environmentally-sensitive land, code conformance and development regulations and environmental consideration are proposed in GPA No. 960 to provide efficient management of stormwater and urban runoff. A wide variety of site design policies are being proposed through GPA No. 960 to improve permeability, water quality, water use efficiency and aesthetics according to the needs of a site or project vision.

F. Safety Element Changes

The Safety Element was examined to ensure that countywide policies addressing safety hazards, risks and preparedness remain appropriate and adequate for current conditions and the planned future of the county. As a result, GPA No. 960 proposes new and revised policies to reduce hazard risks and improve safety, such as for updated geological, seismic and fire-hazard planning. The accompanying maps were similarly updated to reflect current information. Specific revisions include fire-hazard mapping and protection, 100-year flood zones and other hazard maps updated by the State and other agencies, as listed below. Safety Element policies for grading, fire hazards, long-range safety hazards and updates to 22 Safety Element figures are also proposed as part of GPA No. 960.

G. Air Quality Element Changes

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GPA No. 960 includes new information and policies related to California regulations concerning greenhouse gas (GHG) emission reductions. The revised Air Quality Element includes a new GHG emissions reduction strategy including GHG reduction targets based on a countywide carbon inventory prepared as part of GPA 960. From it, goals and policies were developed to achieve the reduction targets in coordination with the Climate Action Plan (CAP) that has also been developed for the county (see Section J below).

The proposed revisions to the Air Quality Element includes an update to the air quality standards, addition of greenhouse gas reduction targets, the establishment of greenhouse gas reduction objectives and also policies establishing various CAP milestones. Additionally, GHG-related text was also added in other locations in the General Plan, in particular Chapter 2 (Vision), to reinforce the County's position and commitment to improving air quality and addressing greenhouse gases.

H. Administration Element Changes

The Administration Element of the General Plan was examined and updates are included in GPA No. 960 where needed to ensure its policies and programs continue to reflect current planning practices and provide a clear and concise set of directions for the implementation of the General Plan. In particular, it would permit amendment to an Open Space-Conservation land use designation as a technical amendment if flood maps are revised either by the Federal Emergency Management Agency or the Riverside County Flood Control and Water Conservation District. Additionally, a provision is included that requires land use conversions from the Rural Community to Community Development Foundation Component within the City Sphere of Influence Area be consistent with the policies outlined in the Land Use Element.

I. Updates to General Plan Appendices

Several of the technical appendices to the General Plan were updated, revised or reissued as necessary to ensure that the General Plan continues to reflect current conditions and growth forecasts for the county.

J. Climate Action Plan

In conjunction with GPA No. 960, Riverside County prepared a CAP to address GHAG emissions and ensure that the county is consistent with the State's overall GHG reduction plans developed to implement AB 32, California's Global Warming Solutions Act of 2006.

K. Proposals Not Included in GPA No. 960

The following list identifies updates originally considered for GPA No. 960 but were subsequently adopted separately.

- Land Use Element – Fee Lands within Native American Tribal Jurisdiction Policies (adopted under GPA No. 1088)
- Housing Element Update (adopted under GPA No. 1097)
- Administration Element Update (adopted under GPA No. 1075)
- Healthy Communities Element (new Element; adopted under GPA No. 1096)

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- Multipurpose Open Space Element – Cultural Resources Policies (adopted under GPA No. 1083)

ATTACHMENT B

**Project Schedule for Riverside County’s General Plan Amendment No. 960,
 Environmental Impact Report No. 521 and Climate Action Plan**

TASKS	DATES
PUBLIC REVIEW OF DOCUMENTS (60-DAYS): DRAFT GPA No. 960 DRAFT EIR No. 521 DRAFT CLIMATE ACTION PLAN	MARCH – APRIL 2014
PREPARE RESPONSES TO COMMENTS AND FEIR	MAY - SEPTEMBER 2014
PUBLIC HEARINGS: PLANNING COMMISSION	OCTOBER 22, 2014* DECEMBER 3, 2014*
PUBLIC HEARINGS: BOARD OF SUPERVISORS	JANUARY - FEBRUARY 2015

* Estimated dates only

ATTACHMENT C

Climate Action Plan Summary

Riverside County is committed to providing a more livable, equitable, and economically vibrant community through the incorporation of sustainability features and reduction of GHG emissions. By using energy more efficiently, harnessing renewable energy to power buildings, recycling waste, conserving and recycling water, and enhancing access to sustainable transportation modes, Riverside will keep dollars in the local economy, create new green jobs and improve community quality of life. The efforts toward reducing GHG emissions described in the Riverside County Draft Climate Action Plan (CAP) would be accomplished in coordination with the County's land use decisions.

Through the CAP, the County has established goals and policies that incorporate environmental responsibility into its daily management of residential, commercial and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development, and open space and natural habitats to further their commitment. The first step in developing the CAP was to complete a GHG emissions inventory. The CAP includes GHG inventories of community-wide and municipal sources based on the most recent data available for the year 2008. Sources of emissions include transportation, electricity and natural gas use, landscaping, water and wastewater pumping and treatment, and treatment and decomposition of solid waste. Riverside County's 2008 inventory amounted to 7,012,938 MT CO₂e community-wide and 226,753 MT CO₂e from municipal operations.

Following the state's adopted AB 32 GHG reduction target, Riverside County has set a goal to reduce emissions back to 1990 levels by the year 2020. This target was calculated as a 15 percent decrease from 2008 levels, as recommended in the AB 32 Scoping Plan. The estimated community-wide emissions for the year 2020, based on population and housing growth projections associated with the assumptions used in the proposed General Plan Update, are 12,129,497 MT CO₂e. In order to reach the reduction target, Riverside County must offset this growth in emissions and reduce community-wide emissions to 5,960,998 MT CO₂e by the year 2020.

Various state policies have enacted programs that will also contribute to reduced GHG emissions in Riverside County by the year 2020. Some of these policies include updated building codes for energy efficiency, the low carbon fuel standard, Pavley vehicle emissions standards, and the Renewables Portfolio Standard for utility companies. By supporting the state in the implementation of these measures, Riverside County will experience substantial GHG emissions reductions. These GHG reductions from the state measures are accounted for in the reduced inventories.

In order to reach the reduction target, the County would also need to implement the additional local reduction measures described in the CAP. These measures encourage energy efficiency and renewable energy in buildings, transit oriented planning, water conservation, and increase waste diversion. Table ES-1, below, summarizes the community wide emissions for 2008, 2020, and the reduced 2020 inventory with the inclusion of the proposed reduction measures.

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Table ES-1 2008 and 2020 GHG Emissions Comparison				
Source Category	Metric tons of CO₂e			
	2008	2020 BAU	Reduced 2020	% Reduced
Transportation	2,850,520	6,977,331	2,454,032	64.83%
Energy	1,577,667	2,830,246	1,141,380	59.67%
Area Sources	269,181	442,024	230,188	47.92%
Purchased Water	152,473	175,344	109,021	37.82%
Solid Waste	132,666	181,728	92,273	49.22%
Agriculture	2,030,431	1,522,823	1,507,220	1.02%
Total	7,012,938	12,129,497	5,534,113	54.37%
Emission Reduction Target ^a		5,960,998	5,960,998	
Note: Mass emissions of CO ₂ e shown in the table are rounded to the nearest whole number. Totals shown may not add up due to rounding. ^a The reduction target for 2020 is based on a 15% decrease from Riverside County's 2008 emissions inventory.				

Table ES-2 summarizes the 2035 emissions for the County based on the anticipated growth rates included in the County's General Plan update. After 2020, GHG emissions would continue to grow; however, the growth in the County's future emissions would be offset by the reductions from incorporation of the CAP measures. The reduction measures included in the CAP have been developed to meet the 2020 reduction target; however the implementation of the CAP would require periodic updates to ensure that the County is continually tracking GHG emissions and making adjustments as necessary to ensure that future targets are met. The 2035 reduced inventory represents the estimated GHG emissions from Riverside County with the continued implementation of the reduction measures outlined in the CAP as well as the assumption that the current statewide measures would be extended beyond 2020. This represents a strategy for the County to continue to reduce emissions below the 2020 reduction target through to 2035 and beyond.

The Riverside County Draft CAP describes a baseline for the County's GHG emissions, projects how these emissions will grow, and includes strategies to reduce emissions to a level consistent with California's emissions reduction target. These strategies complement the County's General Plan policies and are consistent with Riverside County's vision for a more sustainable community.

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Table ES-2 Projected 2035 GHG Emissions Comparison				
Source Category	Metric tons of CO₂e			
	2008	2035 BAU	Reduced 2035	% Reduced
Transportation	2,850,520	9,318,041	2,617,363	71.9%
Energy	1,577,677	3,610,701	1,323,685	63.3%
Area Sources	269,181	529,384	256,478	51.6%
Purchased Water	152,473	293,077	146,118	50.1%
Solid Waste	132,666	220,747	107,198	51.4%
Agriculture	2,030,431	1,522,823	1,486,815	2.4%
Total	7,012,938	15,494,774	5,937,658	61.7%
2020 Reduction Target ^a		5,964,354	5,964,354	
Note: Mass emissions of CO ₂ e shown in the table are rounded to the nearest whole number. Totals shown may not add up due to rounding. ^a The reduction target for 2020 is based on a 15% decrease from Riverside County's 2008 emissions inventory.				