

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

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FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 28, 2005

SUBJECT: SUBJECT: CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 2 - EA40175 - Applicant: California Bio-Mass, Inc. - Engineer / Representative: Integrated Waste Management Consulting - Fourth Supervisorial District - Lower Coachella Valley Zoning District - Eastern Coachella Valley Area Plan: Agriculture: Agriculture (A-AG) (10 Acre Minimum) - Location: Southerly of Avenue 62, easterly of Jackson Street, and westerly of Van Buren Avenue - 80 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) - REQUEST: To extend the life of existing organic waste composting facility from 2006 to 2009 on the westerly 40 acre portion of the 80 acre property. The facility has an annual operation capacity of 525,000 cubic yards of incoing materials (approximately 700 tons per day), not including liquids. Some of the feedstock will be liquid wastes, which will be applied directly to windows or static piles.

BACKGROUND:

Conditional Use Permit No. 3221R2 was heard and approved by the Planning Commission on September 14, 2005. At the hearing, Hope Development representatives raised issues concerning the odor coming from the project site. They will be developing single-family residence adjacent to the project and requested a one-year extension instead of the three-year extension proposed by the applicant.

The Torrez Martinez Indian Tribe raised issues concerning dust and debris falling from trucks as they exit the site. The issue was resolved by added conditions of approval stating that debris will be cleaned from street within 24 hours or as necessary.

REVIEWED BY EXECUTIVE OFFICE

DATE: 11/2/05

Departmental Concurrence

Robert C. Johnson
Planning Director

RCJ:mb

(Continued On Attached Page)

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors
RE: CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 2
October 28, 2005
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RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on September 14, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY 4-0 VOTE (Chairman Zuppardo absent):

ADOPTED a De Minimis Finding as follows: An Initial Study has been prepared by the Riverside County Planning Department for the project described in **ENVIRONMENTAL ASSESSMENT NO. 40175**, so as to evaluate the potential for adverse environmental impact; and, there is no evidence that the proposed project will have a potential adverse effect on wildlife resources; and,

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40175**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED **CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 2**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.