

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

July 22, 2009

SUBJECT: Conditional Use Permit No. 2042, Revised Permit No. 1

SECTION: Development Review – Desert Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

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

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper:
Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input checked="" type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input type="checkbox"/> Labels provided: | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Desert Sun and Press Enterprise

Clerk Of The Board

Please charge your time to case number(s): ZCUP02042R1
ZEA41054

FILE COPY

Bos sent

7/30/09

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

Notice of Determination
Mitigated Negative Declaration
Fish & Game Receipt (CFG4452)

By
[Signature]

Revised: 06/17/09

T:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP02042R1\DH-PC-BOS Hearings\11A coversheet
CUP02042R1.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

[Signature]
7.29.09

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 15, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 2042, REVISED PERMIT NO. 1 – (Mitigated Negative Declaration) – Applicant: Compton AG Services, LLC – Engineer/Representative: Southland Engineers – Fourth Supervisorial District – South Palo Verde Zoning District – Palo Verde Valley Area Plan: Agriculture: Agriculture (AG) (10 Acres Minimum) – Location: Northerly of Avenue 20, southerly of Avenue 18, westerly of Defrain Boulevard, and easterly of Arrowhead Boulevard – 19.25 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: The project proposes to revise the permit to no life and add three chemical fertilizer tanks to an existing bulk fertilizer marketing and storage facility.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on May 16, 2007.

The Planning Department recommended Approval; and,

THE PLANNING COMMISSION RECOMMENDED:

ADOPTED of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41054**, 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. 02042, REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:jd
[Handwritten initials]

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

**PLANNING COMMISSION
MINUTE ORDER MAY 16, 2007
COACHELLA VALLEY WATER
FORBES AUDITORIUM**

I. AGENDA ITEM NO. 6.6 CONDITIONAL USE PERMIT NO. 2042, REVISED PERMIT NO. 1 – 41054 – Applicant: Compton AG Services, LLC – Engineer/Representative: Southland Engineering – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan: Agriculture: Agriculture (AG – AG) (10 Acres Minimum) – Location: Northerly of Avenue 18, southerly of Avenue 14, easterly of Arrowhead Boulevard, westerly of Lovekin Boulevard – 19.25 Gross Acres - Zoning: Rural Residential (R-R) Project Planner, Robert Powell, (760) 863-8277, or E-mail at ropowell@rctlma.org. (Quasi-Judicial)

II. PROJECT DESCRIPTION

Conditional Use Permit proposes to revise the permit to no life and add 3 additional chemical fertilizer tanks to an existing bulk fertilizer marketing and storage facility. – APN: 866-190-009.

III. MEETING SUMMARY

The following staff presented the presentation.

Project Planner, Robert Powell, (760) 863-8277, or E-mail at ropowell@rctlma.org.

No one spoke in favor, neutral or opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41054**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT No. 02042, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

VI. CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Sophia Nolasco, Planning Commission Secretary, at (951) 955-3251 or E-mail at snolasco@rctlma.org.

Agenda Item No.:
Area Plan: Western Coachella Valley
Zoning District: South Palo Verde
Supervisory District: Fourth
Project Planner: Robert Powell
Planning Commission: May 16, 2007

Conditional Use Permit No. 02042, Revised
Permit No. 1
E.A. Number: 41054
Applicant: Compton AG Services, LLC
Engineer/Rep.: Southland Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978 with a permit life of 15 years, and to expand the physical plant by adding three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material each. The applicant proposes no life for the conditional use permit revision; staff recommended a life of 20 years ending in 2027.

The three chemical fertilizer tanks will be located on the southwestern corner of the site and have a structural height of 24 feet and a diameter of 60 feet. The site abuts an active railroad line along its eastern boundary, from which bulk materials are imported. The project site is approximately 3.5 miles from the nearest school and hospital. The project is located westerly of Defrain Boulevard, northerly of Avenue 20, and southerly of Avenue 14 in the southerly portion of the Palo Verde Valley.

ISSUES OF POTENTIAL CONCERN:

The chemical products currently being stored on site are liquid poly-ammonium phosphate and urea ammonium nitrate solution, which were both found to have an acute toxicological hazardous effect and are combustible. However, if properly managed with standard safety precautions, the hazard risk is relatively low. The Fire Department has included a number of conditions dealing with this concern. The project's location in an area that is sparsely populated will further provide a safety buffer, in that the Ripley community being about 2 miles to the south, and the City of Blythe about 3 miles to the north.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Developed with previously approved buildings and structures. |
| 2. Surrounding Land Use (Ex. #1): | The project is surrounded by largely vacant agricultural land to the south, north, east, and west. Railroad facilities abut the site on the northwestern property boundary |
| 3. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 4. Surrounding Zoning (Ex. #2): | Properties to the south, east, and west are Agricultural zone (A-1-10 and A-1-20) and the property to the north is zoned Rural Residential. |
| 5. General Plan: | Land Use: Agriculture (AG) |
| 6. Project Data: | Total Acreage: 20 acres |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41054**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT No. 02042, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County General Plan Agriculture Land Use Designation, and with all the purpose and intent of the Palo Verde Valley Area Plan.
2. The proposed project is consistent with the Rural Residential (R-R) 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 operational requirements, such as from the Fire Department, and the project design and location.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

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 Agriculture (AG) on the Palo Verde Valley Area Plan.
2. The proposed use, industrial facility, is a use supportive of field crops and similar farming operations in the Agriculture (AG) designation.
3. The project site is surrounded by properties which are designated Agriculture (AG).
4. The zoning for the subject site is Rural Residential (R-R).
5. The proposed use for packaged dry fertilizer storage is a permitted use, subject to approval of the conditional use permit, in the Rural Residential (R-R) zone.
6. The proposed use for packaged dry fertilizer storage is consistent with the development standards set forth in the Rural Residential (R-R) zone.
7. The project site is surrounded by properties which are zoned Light Agriculture (A-1-10 and A-1-20) to the south, east, and west and the northern property abutting the site is zoned Rural Residential (R-R).

8. The project is located in a lightly populated, intensively farmed area of the Palo Verde Valley, and is approximately 2 miles from the Ripley community and approximately 3 miles from the City of Blythe. Land immediately surrounding the use is in farming operations, or tractor and farm equipment storage, or hay and grain storage. No residential uses are presently abutting the property.
9. This project is within the Sphere of Influence of the City of Blythe.
10. Existing domestic water is provided by an individual private well on site and sewer is provided by septic system. Domestic water and sanitation shall be provided in conformance with the water and sewer policies of the General Plan.
11. The project is approximately 3.5 miles from a fire station and will provide additional on-site fire protection improvements, such as water system and fire hydrant and operational requirements, in conformance with the fire services policies of the General Plan.
12. Environmental Assessment No. 41054 identified the following potentially significant impacts:
 - a. Geology/Soils
 - b. Hazards & Hazardous Materials
 - c. Land Use/Planning
 - d. Noise
 - e. Utilities/Service Systems

~~These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.~~

13. The findings of the initial study performed to Environmental Assessment No. 41054 are incorporated herein as reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment.
14. A life of 20 years for this revised conditional use permit will provide for the continued compatible operation of the site and allow the county reasonable oversight over time.

INFORMATIONAL ITEMS:

- ~~1. As of this writing (5-3-07), no letters, in support or opposition have been received.~~
2. The project site is not located within:
 - a. Fringe Toed Lizard sand source area.
 - b. General Plan policy Overlay Area.
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - d. High fire area.
3. The project site is locate within:
 - a. Susceptible to subsidence.
 - b. High liquefaction area.
 - c. The boundary of the Palo Verde Irrigation District (PVID).
4. The subject site is currently designated as Assessor's Parcel Number 866-190-009.

Supervisor Wilson
District 4
DATE DRAWN 11/1/06

CUP02042R1

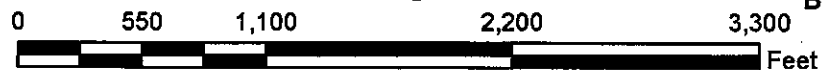
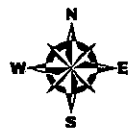
DEVELOPMENT OPPORTUNITY

Planner: Robert Powell
Date: 11/09/06
Exhibits Overview

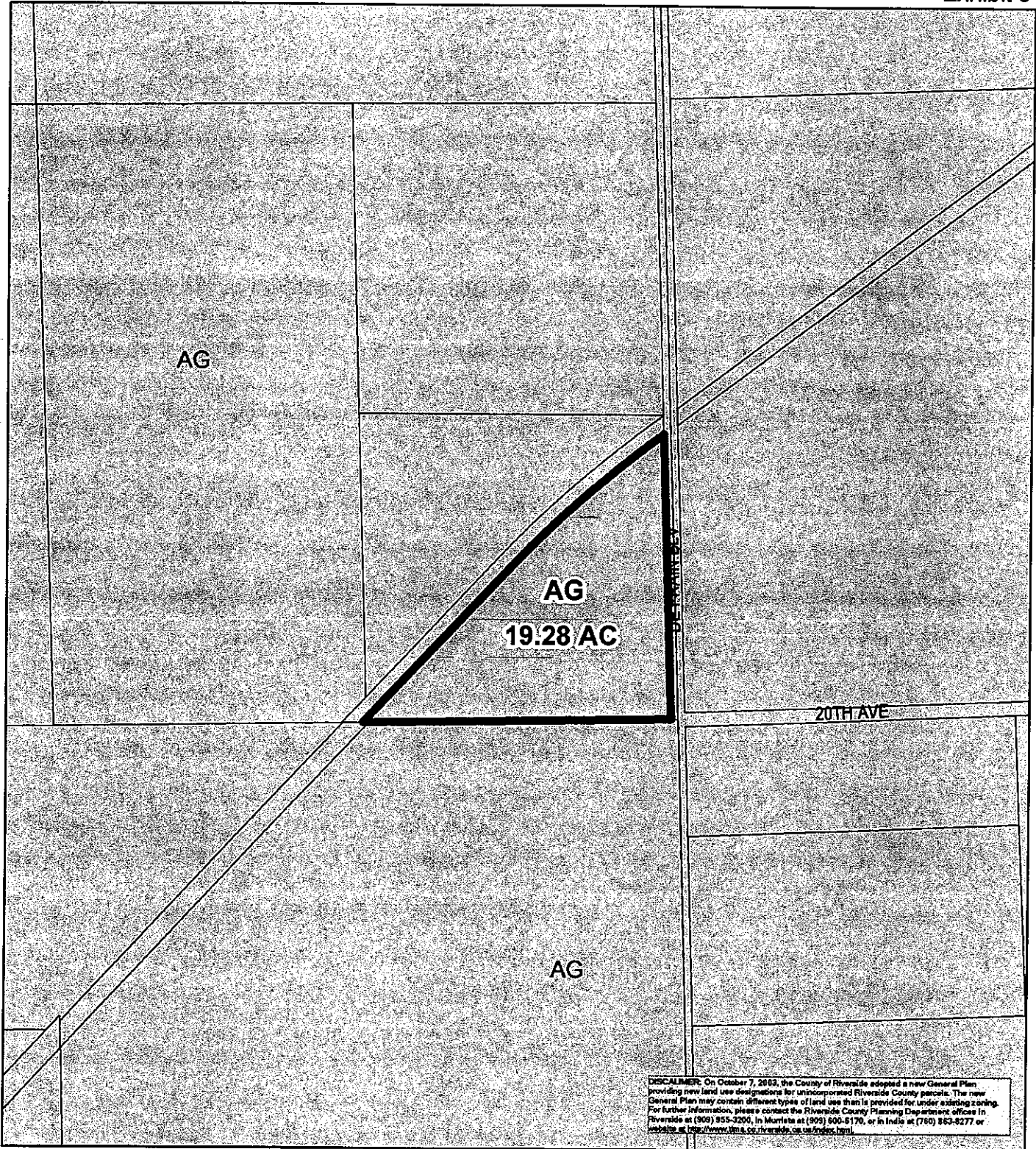


RIVERSIDE COUNTY PLANNING DEPARTMENT

Area Plan: **South Palo Verde**
Township/Range: **T7SR22E**
SECTION: **13**



ASSESSORS
BK. PG. **866-19**
THOMAS
BROS.PG **717 E4**

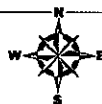


RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **South Palo Verde**

Township/Range: **T7SR22E**

Section : **13**

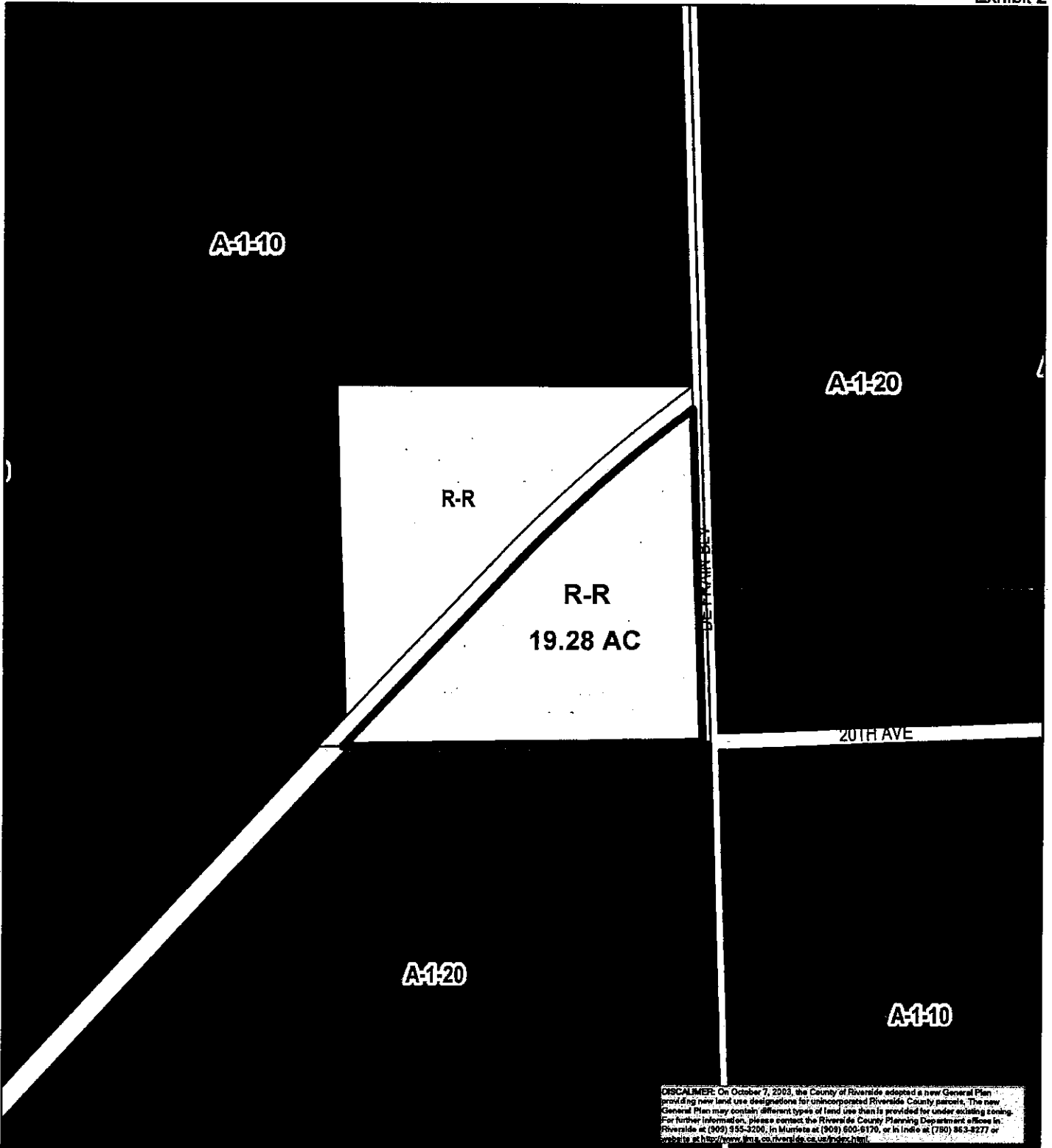


ASSESSORS BK. PG. **866-19**

THOMAS BROS.PG **717 E4**



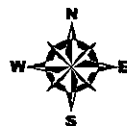
CUP02042R1
EXISTING ZONING



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 (909) 955-3200, in Murietta at (909) 600-6170, or in Indio at (760) 863-8277 or website at <http://www.pln.ca.gov/riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone: South Palo Verde
 Area:
 Township/Range: T7SR22E
 Section: 13



ASSESSORS
 BK. PG. 866-19
 THOMAS
 BROS.PG 717 E4

Supervisor Wilson

District 4

DATE DRAWN: 11/1/06

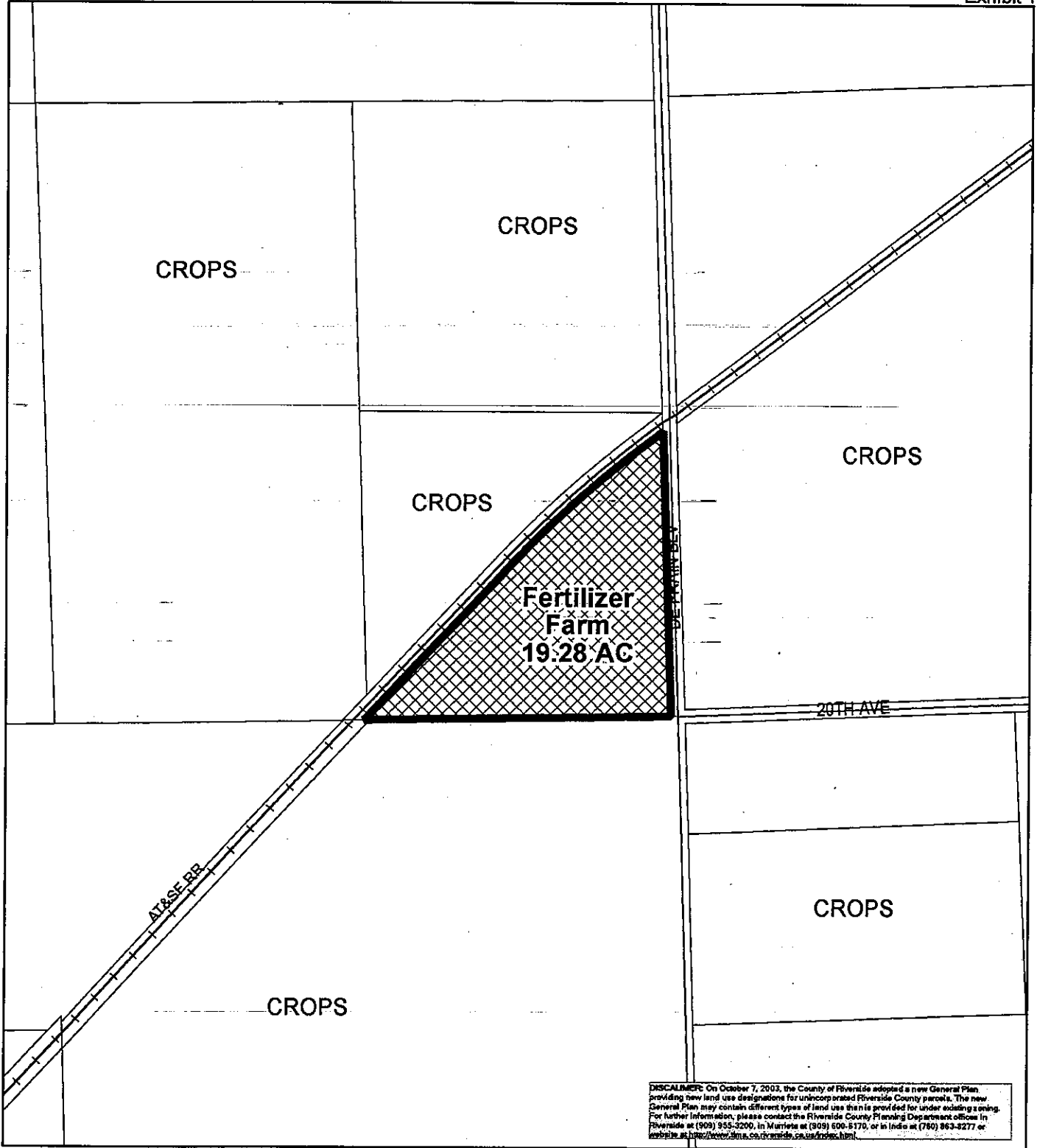
CUP02042R1

Land Use

Planner: Robert Powell

Date: 11/3/06

Exhibit 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: **South Palo Verde**

Township/Range: **T7SR22E**

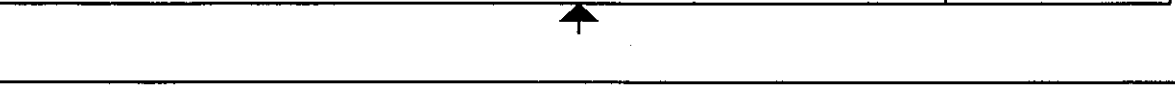
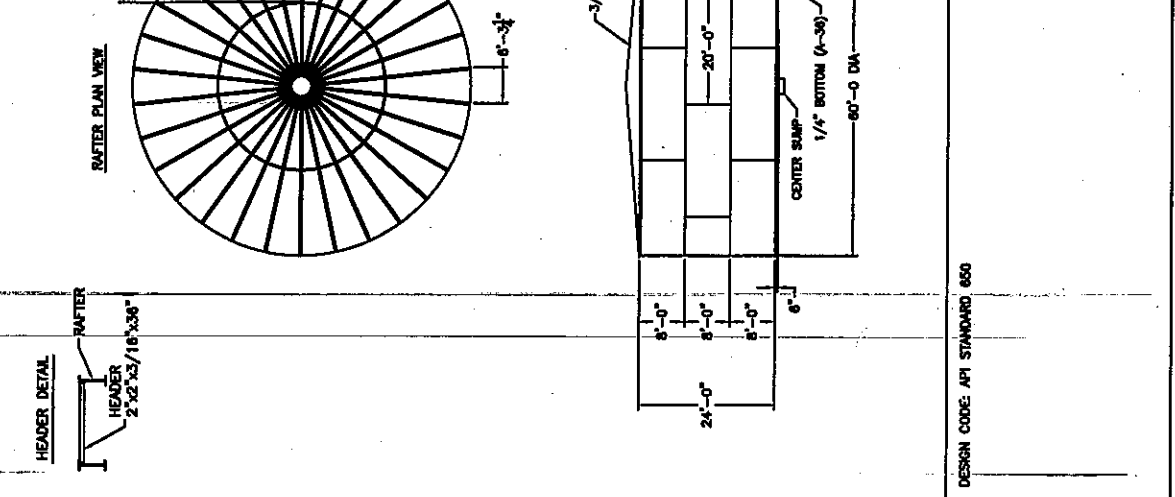
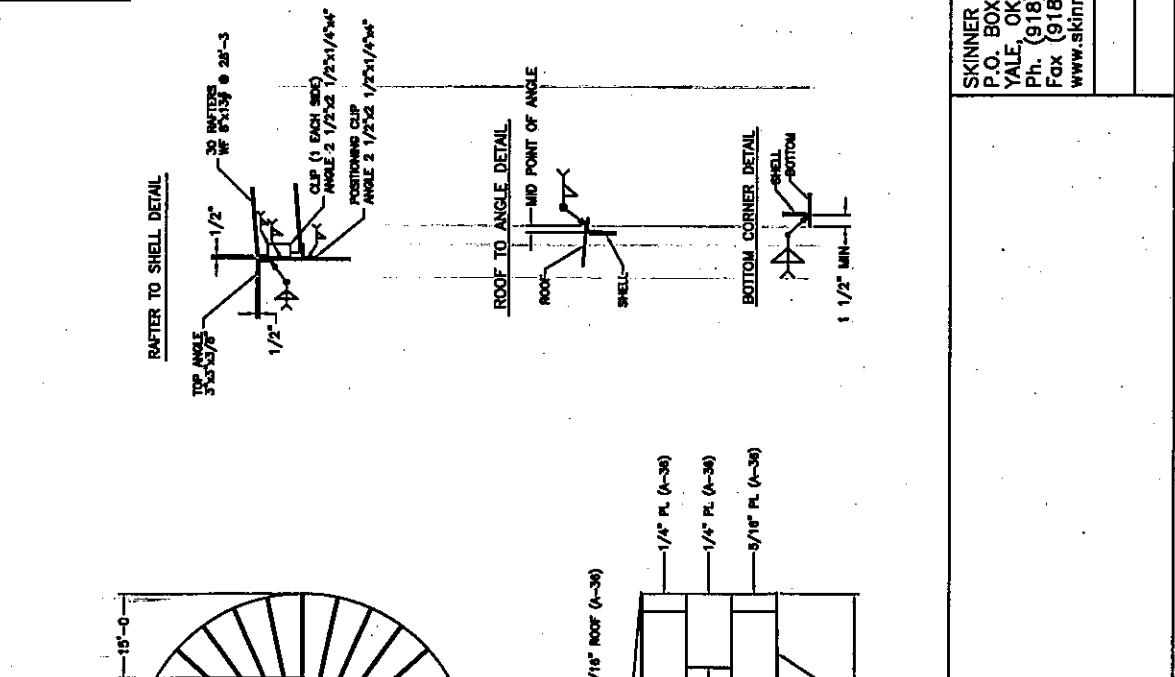
Section: **13**

ASSESSORS **866-19**
BK. PG.

THOMAS **717 E4**
BROS.PG



REVISIONS		DESCRIPTION	DATE	APPROVED
ZONE	REV			



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SIZE	FORM NO.	DWG NO.	058024-01
SCALE	SHEET		REV 0

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41054
Project Case Type (s) and Number(s): Conditional Use Permit No. 02042, Revised Permit No. 1
Lead Agency Name: County of Riverside Planning Department
Address: 82-675 Highway 111, 2nd Floor, Room 209, Indio, CA 92201
Contact Person: Robert Powell, Project Planner
Telephone Number: 760-863-8277
Applicant's Name: Compton AG Services, LLC
Applicant's Address: 19-751 Defrain Blvd., Blythe, CA 92225

I. PROJECT INFORMATION

A. Project Description: The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978 with a permit life of 15 years, and to expand the physical plant by adding three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material each. Each fertilizer tank will have a structure height of approximately 24 feet and a diameter of 60 feet. The applicant proposes no life for the conditional use permit revision; staff recommended a life of 20 years to 2027. The project will consist of approximately less than 100 cubic yards of earth being moved.

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

C. Total Project Area: 20 gross acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 20	Lots: 1		

D. Assessor's Parcel No(s): 866-190-009

E. Street References: The project site is located northerly of Avenue 18, easterly of Arrowhead Boulevard, and southerly of Avenue 14 in Blythe, California.

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 13 and 24, Township 7 South, Range 22 East, SBBM.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently developed with previously approved buildings and structures. The project is surrounded by largely vacant agricultural land to the south, north, east, and west. The Ripley unincorporated community lies approximately 2 miles to the southwest and the City of Blythe is approximately 3 miles to the northeast. Railroad facilities abut the site on the northwestern property boundary.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The land use designation for the proposed project is Agriculture (AG). The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978, and to expand the physical plant by adding

three (3) chemical fertilizer tanks. The proposed project meets the requirements for the Agriculture (AG) land use designation and will not conflict with the overall agriculture intent of the AG designation.

2. **Circulation:** The project will add overall trips to the area. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not susceptible to flooding per FEMA flood zone map. The proposed project is located within a very high liquefaction zone, but does is not located in any other special hazard zone (including high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to reach the proposed three (3) fertilizer tanks that will potentially hold chemicals that could potentially be hazardous. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** The proposed project meets with all other applicable Noise element policies. The project is located in sparsely populated location with no residential land uses surrounding the site.
6. **Housing:** The proposed project meets all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets with all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Palo Verde Valley Area Plan

C. Foundation Component(s): Agriculture

D. Land Use Designation(s): Agriculture (10 Acre Minimum)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Palo Verde Valley; Agriculture; Agriculture

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: Rural Residential (R-R)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) is abutting the northern property limit and Light Agriculture (A-1-10) and (A-1-20) are the south east and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.

*David Maus for
Brenda Ramirez*

April 26, 2006
Date

Signature

Brenda Ramirez
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Source:</u> Riverside County General Plan Figure C-7 "Scenic Highways", On-site Inspection				
<u>Findings of Fact:</u> The RCIP indicates that the project is located along Defrain Boulevard which is designated a scenic corridor. The proposed extension of life, which the applicant proposed to have no life has a staff recommendation of a 20 year permit life, with the addition of three fertilizer tanks will have be mitigated to have less than significant affects on the scenic resources. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site.				
<u>Mitigation:</u> Compliance with conditions of approval on file in LMS, including 80 PLANNING 4 – Landscaping Plan Desert and 90 PLANNING 6 – Comply W/ Landscape Plan.				
<u>Monitoring:</u> Monitoring shall be done by the Planning and Building and Safety Departments.				
2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Source:</u> GIS database, Ord. No. 655 (Regulating Light Pollution)				
<u>Findings of Fact:</u> According to the RCIP, the project site is not located within the designated 45 miles of the Mt. Palomar Observatory, and therefore, will not interfere with the night time use of this major astronomical facility.				
<u>Mitigation:</u> None required.				
<u>Monitoring:</u> None required.				
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<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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b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description
Findings of Fact: The project will not create a substantial light or glare which would adversely affect day or nighttime views in the area. The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978, and to expand the physical plant by adding three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material and would therefore not generate any unacceptable light levels.
Mitigation: None required
Monitoring: None required

AGRICULTURE RESOURCES Would the project

4. **Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.
Findings of Fact: The project is surrounded by agriculture programs and land use standards of the RCIP. The project site is designated as statewide important, prime farm land, and locally important farm land. The project is not located within an agricultural preserve, but is adjacent to agricultural preserves Blythe No. 2, 5, and 7 which were established pursuant to the Williamson Act. The proposed project will not significantly impact development of non-agricultural uses within 300 feet of agriculturally zoned property, as the use was previously approved in March 1978 with a permit life of 15 years.
Mitigation: None required.
Monitoring: None required.

AIR QUALITY Would the project

5. **Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978, and to expand the physical plant by adding three (3) chemical fertilizer tanks. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 PLANNING 12 – Prevent Dust and Blowsand.

Monitoring: Monitoring shall be done by the Building and Safety Department.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<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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California Department of Fish and Game or U. S. Fish and Wildlife Service?

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

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

Source: GIS database, Riverside County General Plan Figure OS-4 "Agricultural Resources", Project Application Description

Findings of Fact: The project site is not located adjacent or is surrounded by Conservation Habitat, and therefore, will not have an impact on any movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Mitigation: None required
Monitoring: None required

CULTURAL RESOURCES Would the project

7. **Historic Resources**

a) Alter or destroy an historic site?

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

Source: On-site Inspection, Riverside County General Plan Figure OS-7 "Historical"

Findings of Fact: On-site surveys did not result in any historic resources located on site. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The site is currently developed and is proposing to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978, and to expand the physical plant by adding three (3) chemical fertilizer tanks.

Mitigation: None required
Monitoring: None required

8. **Archaeological Resources**

a) Alter or destroy an archaeological site.

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

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

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

Source: On-site Inspection; Riverside County General Plan Figure OS-6 "Archaeological Sensitivity"

Findings of Fact: The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978 with a permit life of , and to expand the physical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plant by adding three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material. The project will consist of no grading as the proposed structures will be on permanent foundations.

Mitigation: None required

Monitoring: None required

9. Paleontological Resources

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

Source: On-Site Inspection, Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The site exhibits relatively flat topography and developed. The project site has a low probability of containing non-renewable paleontological resources, according to the Riverside County General Plan Figure OS-8 "Paleontological Sensitivity" map. No unique geological feature exists within the surface of the project boundaries.

Mitigation: None required.

Monitoring: None required.

GEOLOGY AND SOILS Would the project

10. 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 Figure S-2 "Earthquake Fault Study Zones," GIS database.

Findings of Fact: The project site is not within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zone. The proposed project site would not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Mitigation: None required

Monitoring: None required

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," GIS database, and Geotechnical Report prepared by LOR Geotechnical Group, Inc. dated April 14, 2006.

Findings of Fact: The project is located within a very high Liquefaction Potential Zone. The Geotechnical Report stated that the site is susceptible to liquefaction with a potential for liquefaction related settlements of up to 3.5 inches within the southwestern portion of the site. Mitigated measured have conditioned the project to bring the liquefaction potential to a less than significant impact.

Mitigation: Compliance with the Building and Safety Departments conditions of approval including

10.PLANNING. 23 – GEO01743.

Monitoring: Monitoring to be provided by the Building and Safety Department

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-18 "Ground Shaking," GIS database, and Geotechnical Report prepared by LOR Geotechnical Group, Inc. dated April 14, 2006.

Findings of Fact: There are no active or potentially active faults that traverse the site. The project site has a less than significant impact to strong seismic ground shaking. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. The Geotechnical Report stated that the nearest fault, the San Andreas Fault, was approximately 60 miles from the site, and therefore the project site less than significant impact.

Mitigation: None required.

Monitoring: None required.

13. 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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," GIS database

Findings of Fact: Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: None required.

Monitoring: None required.

14. 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: RCIP, Resolution No. 94-125, and Geotechnical Investigation prepared by Sladden Engineering dated August 8, 2006.

Findings of Fact: The project is not affected by ground subsidence.

Mitigation: None required

Monitoring: None required

15. Other Geologic Hazards

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

Source: On-site Inspection, GIS database

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami or volcanic hazard.

Mitigation: None required

Monitoring: None required

16. Slopes

a) Change topography or ground surface relief features?

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800 Scale Slope Maps, GIS database

Findings of Fact: The project is not affected by significant topography, surface features, or slopes. The project site is relatively flat and would have not impact on slopes.

Mitigation: None required

Monitoring: None required

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Description, On-site Inspection.

Findings of Fact: The subject site is not impacted by erosion and drainage issues as identified in the Riverside County Integrated Plan. Standard conditions of approval have been issued regarding soils that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Mitigation: None required

Monitoring: None required

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: No rivers, streams or lakes are located on or adjacent to the project site and no significant impacts are anticipated to affect erosion on or off-site based on the proposed residential subdivision project.

Mitigation: None required

Monitoring: None required

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the project to control dust created during grading activities.

Mitigation: None required.

Monitoring: None required.

HAZARDS AND HAZARDOUS MATERIALS. Would the project

20. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment through the routine transport, use, or disposal of hazardous materials?				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Description, Material Safety Data Sheet number 2040 and M14090

Findings of Fact: The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978 for a permit life of 15 years, and to expand the physical plant by adding three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material each. Each fertilizer tank will have a structure height of approximately 24 feet and a diameter of 60 feet. The applicant proposes no life for the conditional use permit revision; staff recommended a life of 20 years to 2027. The chemical products to be stored on site are liquid poly-ammonium phosphate and urea ammonium nitrate solution, which were both found to have an acute toxicological hazardous effect. Both chemicals are stable and found to be combustible.

The project site is approximately 3.5 miles from the nearest school, fire department, and hospital. Standard conditions of approval such as the ones included in the mitigation have been issued regarding permitted uses that will further ensure protection of public health, safety, and welfare.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 FIRE 7 – Rapid Hazmat Box, 10 PLANNING 25 – Operational Requirements, and 90 PLANNING 10 – Chain Link Fence Req.

Monitoring: Monitoring shall be conducted by the Planning and Building and Safety Department.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?				
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: Riverside County General Plan Figure S-19 "Airport Locations," GIS database.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is not inconsistent with an Airport Master Plan and does not require review by the Airport Land Use Commission. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

Mitigation: None required.

Monitoring: None required.

22. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact: The project is not located within a High Fire Area identified by Ordinance No. 546.

Mitigation: None required

Monitoring: None required

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 and odors)?

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

Findings of Fact: The site is subject is relatively flat in topography and therefore has poor drainage. The project may have an effect on water quality issues identified in the Riverside County Integrated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan, such as erosion-sedimentation, "nonpoint source" pollution and agricultural runoff. Projects over five acres in size, individually or cumulatively, are subject to NPDES regulations.

Mitigation: Compliance with conditions of approval on file in LMS, including 90 E HEALTH 2 - Update BEP.

Monitoring: Monitoring shall be done by the Environmental and Building and Safety Departments.

24. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," and GIS database.

Findings of Fact: The project will not 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 as proposed. The project will increase the amount of impermeable surfaces with the additions of three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material each. Each fertilizer tank will have a structure height of approximately 24 feet and a diameter of 60 feet, but will not significantly 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.

The Riverside Flood Control District was transmitted copies of the project exhibits and had no comment on the proposed expansion.

Mitigation: None required.

Monitoring: None required.

LAND USE/PLANNING Would the project

25. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, GIS database, Project Application Description

Findings of Fact: Project site is designated Agriculture by the Land Use Allocation Map of Western Coachella Valley Area Plan which designation allows agricultural land related uses. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978 for a permit life of 15 years, and to expand the physical plant by adding three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material each. Each fertilizer tank will have a structure height of approximately 24 feet and a diameter of 60 feet. The applicant proposes no life for the conditional use permit revision; staff recommended a life of 20 years to 2027. It is abutting existing Light Industrial land uses to the east and west.

The project sparsely location site will further ensure protection of public health, safety, and welfare. The project site is approximately 3.5 miles from the nearest school, fire department, and hospital. It project site is surround by agricultural land uses and therefore have not significantly impact surrounding land uses with mitigation.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 PLANNING 20 – City of Blythe, 10 PLANNING 25 – Operational Requirements, and 20 PLANNING 1 – Life of the Permit.

Monitoring: Monitoring shall be conducted by the Planning and Building and Safety Departments.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project site is zoned Rural Residential (R-R), which allows the use. The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility for 15 years, previously approved in March 1978 for a permit life of 15 years, and to expand the physical plant by adding three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material each. Each fertilizer tank will have a structure height of approximately 24 feet and a diameter of 60 feet. The proposed project is compatible with surrounding existing and approved land uses.

Mitigation: Compliance with conditions of approval on file in LMS, including 20 PLANNING 1 – Life of the Permit.

Monitoring: Compliance shall be done by the Planning and Building and Safety Departments.

MINERAL RESOURCES Would the project				
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<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	<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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mine?

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

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

Findings of Fact: The project site is not designated as a mineral resource zone or contains potential mineral resources; the project is not located adjacent to an existing or abandoned mine or quarry.

Mitigation: None required

Monitoring: None required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

28. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact: The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels; or within the vicinity of a private airstrip, that would expose people residing on the project site to excessive noise levels.

Mitigation: None required.

Monitoring: None required.

29. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project would not be affected by railroad noise as is part of the use being permitted.

Mitigation: None required.

Monitoring: None required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is abutting Defrain Boulevard but will not create an excessive highway noise as the site is surrounded by vacant land.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: None required

Monitoring: None required

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials

Findings of Fact: The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978, and to expand the physical plant by adding three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material. Each fertilizer tank will have a structure height of approximately 24 feet and a diameter of 60 feet. The project shall be mitigated to have less than a significant impact on noise effects on or by this project.

Mitigation: Compliance with conditions of approval on file in LMS, including 10 PLANNING 8 – Exterior Noise Levels and 10 PLANNING 9 – Noise Monitoring Reports.

Monitoring: Monitoring shall be provided by the Planning and Building & Safety Department and through Ordinance Nos. 348 and 457.

POPULATION AND HOUSING Would the project

33. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

f) Induce substantial population growth in an area,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact: The proposed project will not displace any existing housing as the site is current vacant and undeveloped. The site is not located in a County Redevelopment Area. The project could encourage additional residential developments in the area, but the project would not cumulatively exceed regional or local population projections.

Mitigation: None required.

Monitoring: None required.

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

34. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department and is approximately 3.5 miles from the nearest fire station. Any significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: None required.

Monitoring: None required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services.

Mitigation: None required.

Monitoring: None required.

36. Schools

Source: Desert Sands Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities, as the nearest school is approximately 3.5 miles to the north of the project site. The proposed project is located within the Palo Verde Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services.

Mitigation: None required.

Monitoring: None required.

37. Libraries

Source: RCIP

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services.

Mitigation: None required.

Monitoring: None required.

38. Health Services

Source: RCIP

Findings of Fact: The use of the approximately 20-acre site would not cause an impact on health services. The site is located within 3.5 miles from the nearest service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: None required.

Monitoring: None required.

RECREATION

39. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact: The project is not located within any parks district, which are responsible for the collection of Quimby fees. The proposed project will not have an impact on recreation.

Mitigation: None required.

Monitoring: None required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: No county designated trails are proposed on the site.

Mitigation: None required.

Monitoring: None required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Substantially increase hazards 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

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

Findings of Fact: The project will generate traffic to the area and regional transportation system. The project is not anticipated to have any significant traffic or circulation impacts. The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978, and to expand the physical plant by adding three (3) chemical fertilizer tanks. The Riverside County Transportation Department did not require a Traffic Study for the project proposal and deemed the project as designed to protect public health, safety, and welfare.

Mitigation: None required

Monitoring: None required

42. Bike Trails

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

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: None required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review,

Findings of Fact: The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. The Palo Verde Irrigation District reviewed the project and had no objection.

Mitigation: None required.

Monitoring: None required.

44. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review,

Findings of Fact: The project will not be affected by the sewer service programs and land use standards of the RCIP.

Mitigation: None required.

Monitoring: None required.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District letter dated November 14, 2006

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will be mitigated to have less than a significant impact on solid waste effects and meet all applicable environmental standards.

Mitigation: Compliance with Riverside County Waste Management letter dated November 14, 2006, which is on file in the Planning Department and conditions of approval on file in LMS, including 10 PLANNING 21 – Waste Management Letter.

Monitoring: Monitoring shall be done by the Building and Safety Department.

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

a) 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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans.

Mitigation: None required

Monitoring: None required

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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 to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

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

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

Findings of Fact: Project as proposed would have cumulative, but non-significant, impacts on Geology and Soils, Hazards & Hazardous Materials, Land Use/Planning, Noise, and Utility and Service Systems. These items are discussed individually elsewhere in this initial study.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: While no prior CEQA documents were used in preparing the EA, other non CEQA documents listed below were considered.

RCIP: Riverside County Integrated Project

Riverside County Waste Management Department letter dated November 14, 2006.

Geotechnical Report prepared by LOR Geotechnical Group, Inc. dated April 14, 2006

Material Safety Data Sheets No. 2040 and M14090

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

County of Riverside Planning Department
82-675 Highway 111, 2nd Floor, Indio, CA 92201

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a bulk fertilizer marketing and storage facility and this revised permit allows an extension of the permitted life and to expand the physical plant by adding three (3) chemical fertilizer tanks that can hold up to 2,500 tons of material each, located within Assessors Parcel Number 866-190-009.

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 (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning ~~CONDITIONAL USE PERMIT NO. 2042, REVISED PERMIT NO. 1.~~ The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will 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.

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. 2042, Revised Permit No. 1 shall be henceforth defined as follows:

~~APPROVED EXHIBIT A = Conditional Use Permit No. 2042, Revised Permit No. 1, Exhibit A, Amended No. 1 (Site Plan), Exhibit B (Tank Elevations).~~

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~~

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

10. GENERAL CONDITIONS

10. EVERY. 4 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

of this approval or conditional approval of this project.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - FPE COMMENTS RECOMMND

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 60 days. The foregoing is necessary to properly classify the project. Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 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. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1,500 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.

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

10. GENERAL CONDITIONS

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrant(s) (6"x4"x2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of any building as measured along approved vehicular travel ways.

10.FIRE. 6 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x2 1/2"x2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 7 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. 8 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) may be automatic or manual operated, minimum 20 feet in width. 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. (current plan check deposit base fee is \$126.00)

10.FIRE. 9 CASE - CASE STATEMENT RECOMMND

The fire protection system (fire hydrants) must be automatic and the pump(s) shall turn on automatically.

Fire Hydrants shall be protected by protective posts (bollards).

A diagrammatic map, no less than 4 feet X 4 feet shall be posted at the main entrance and shall show the locations of the tanks, dry storage, fire hydrants and buildings. In lieu of the diagrammatic map a Haz-mat KNOX box may be

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

10. GENERAL CONDITIONS

10.FIRE. 9 CASE - CASE STATEMENT (cont.) RECOMMND

mounted at the office and shall contain a folded map showing the above items and shall have the HMIS and HMMP.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 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. 3 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. 4 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. 5 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the existing signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIMIT ON SIGNAGE (cont.) RECOMMND

review only) of Ordinance No. 348.

10.PLANNING. 6 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 7 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

10.PLANNING. 8 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.

10.PLANNING. 9 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

CONDITIONAL USE PERMIT Case #: CUP02042R1

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

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. 10 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

10.PLANNING. 11 USE - NO EA FOR GRADING RECOMMND

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 50 cubic yards of cut and 50 cubic yards of fill.

10.PLANNING. 12 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. 13 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP02042 shall become null and void upon final approval of CUP02042R1 by the County of Riverside.

10.PLANNING. 14 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.

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

10. GENERAL CONDITIONS

10.PLANNING. 15 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. 16 USE -- MAX HEIGHT RECOMMND

The NEW buildings/structures within the property shall not exceed a height of 25 feet, EXISTING STRUCTURES SHALL NOT EXCEED 100 FEET.

WORDING IN ALL CAPS WAS ADDED BY THE PLANNING COMMISSION AMENDING THIS CONDITION ON 5/16/2007.

10.PLANNING. 17 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. 18 USE - COMPLY WITH NPDES RECOMMND

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 19 USE - LIMIT OUTDOOR STORAGE RECOMMND

No approval is granted for more than 200 square feet of outdoor storage or display of materials or merchandise; any and all outdoor storage or display of materials or merchandise shall be limited in area to 200 square feet or less within the entire premises.

10.PLANNING. 20 USE - CITY OF BLYTHE RECOMMND

Construction permits, such as grading and building permits, are issued and administered by the City of Blythe, under contract with the County of Riverside. The permit holder is encouraged to review this plot plan or use permit approval with the City of Blythe, reached at 760-922-6130. Any clearance letters that these conditions require to be submitted to the "Planning Department" shall mean the Riverside County Planning Department, which department

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - CITY OF BLYTHE (cont.) RECOMMND

shall thereafter coordinate land use permit clearance with the City of Blythe prior to the issuance of any building permits.

10.PLANNING. 21 USE - WASTE MANAGEMENT LETTER RECOMMND

The permit holder shall remain in compliance with the recyclable collection and loading requirements of the Riverside County Waste Management Department's letter dated November 14, 2006, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 22 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.

10.PLANNING. 23 USE - GEO01743 RECOMMND

County Geologic Report (GEO) No. 1743, submitted for this project (CUP02042R1), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Preliminary Soils Investigation, 0.5 MG Liquid Fertilizer Tanks, Fertizona Chemical Company, Blythe, California", dated April 14, 2006. In addition, LOR Geotechnical Group, Inc. prepared "Responses to Riverside County Planning Department, Soils Report Review Comments, 0.5 MG Liquid Fertilizer Tanks, Fertizona Chemical Company, Blythe, California", dated March 16, 2007.

This document is herein included as part of GEO No. 1743.

GEO No 1743 concluded:

1.The site is susceptible to liquefaction with a potential

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - GEO01743 (cont.)

RECOMMND

for liquefaction related settlements of up to 3.5 inches within the southwestern portion of the site.

2.Structures proposed in this portion of the site should be designed to accommodate these effects of liquefaction.

3.The nearest active fault to the site is the San Andreas fault located about 95 km from the site. This fault has an estimated magnitude event of 7.1.

~~GEO No 1743 recommended:~~

1.The seismic design factors presented in the report should be adhered to in the design and construction of this project.

GEO No. 1743 satisfies the requirement for a Geologic Study for Planning /CEQA purposes. GEO No. 1743 is hereby accepted for Planning purposes. This approval is not 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. 24 USE - NO AUTO WRECKING

RECOMMND

No approval is given for the dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled, obsolete or wrecked vehicles, trailers or their parts, outside of an enclosed building, except as provided in Section 21.9 of Ordinance No. 348.

10.PLANNING. 25 USE - OPERATIONAL REQUIREMENTS

RECOMMND

This site shall be used only for the marketing and storage of bulk fertilizer and agricultural chemicals. No manufacturing or processing shall be done at the site.

Liquid and dry fertilizer may be included in the allowed bulk fertilizers kept on the premises.

~~Any and all toxic or hazardous materials shall be stored or kepted within the premises at all times in compliance with the requirements of federal and state law and according to~~

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - OPERATIONAL REQUIREMENTS (cont.) RECOMMND

the directives of the Fire Department.

10.PLANNING. 26 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 Code Enforcement Department at
~~www.rctlma.org.buslic.~~

10.PLANNING. 27 USE - NO USE IN NAP AREA RECOMMND

~~The balance (undeveloped) portion of the property located~~
on the southerly side of the APN 866-190-009, shown on the
APPROVED EXHIBIT A as "not a part of this CUP", shall be
retained in a vacant open space condition and not subject
~~to grading or ground disturbance in connection with this~~
revised CUP, and shall require approval of an appropriate
~~land use application prior to utilization of any~~
additional land uses subject to the requirements of County
Ordinance No. 348.

TRANS DEPARTMENT

10.TRANS. 5 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.

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 2042, Revised Permit No. 1, shall terminate on July 1, 2027. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 2 USE - UNDEVELOPED VOID DATE

RECOMMND

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2012, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - MITIGATION MONITORING

RECOMMND

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, the permittee shall prepare and submit a written report to the Planning Director of the County of Riverside demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 41054, which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to assure such compliance.

60.PLANNING. 2 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 2042, Revised Permit No. 1, the Planning 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.

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

80. PRIOR TO BLDG PRMT ISSUANCE

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.

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.

80.PLANNING. 3 USE - HEIGHT LIMITATIONS RECOMMND

All NEW buildings and structures, including but not necessarily limited to, storage tanks, within this permit shall not exceed 25 feet in overall height, EXISTING STRUCTURES SHALL NOT EXCEED 100 FEET, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

WORDING IN ALL CAPS WAS ADDED BY THE PLANNING COMMISSION AMENDING THIS CONDITION ON 5/16/2007

80.PLANNING. 4 USE - LANDSCAPING PLAN DESERT RECOMMND

Prior to the issuance of building permits, thirteen (13) folded copies of a Shading, Parking, Parking Lot Lighting, Landscaping and Irrigation Plan shall be submitted to and approved by the Planning Department pursuant to the

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4

USE - LANDSCAPING PLAN DESERT (cont.)

RECOMMND

requiremets of Ordinance No. 348, Sections 18.12 and 18.30 Planning Department only plot plan). It is recommended, to save unnecessary expense, that three (3) screen check copies of the proposed plan be initially submitted with a plot plan application and applicable fees, and thereafter providing the 13 final copies after completion of Planning Department review. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein. The submitted plans shall utilize the Riverside County Guide to Trees, Shrubs & Groundcovers. All landscaping and irrigation improvements within the street right-of-way shall require separate approval from the Transporation Department, in addition to approval from the Planning Department.

The project landscaping and irrigation plans shall include the following:

- a) The name, address and phone number of both the landscape plan preparer and project developer. the property's Assessor Parcel Number(s) and a vicinity map.
- b) All outdoor trash and rubbish disposal areas and recycling bins with details of structural design.
- c) Elevations with height shown and materials described for all masonry walls and other fencing.
- d) Handicapped or physically impaired parking spaces shall be shown. Accessibility for handicapped or physically impaired persons shall be depicted on the landscaping plan, including the path of travel to the main building entrance(s) with consideration given to potential access constraints due to slopes, lighting fixtures and width of walkways. A note shall be included that certifies that the plans conform to all federal and state handicapped accessibility regulations.
- e) Drought tolerant and native plant species shall be preferred over non-drought tolerant or non-native species; however, the quantity and extent of these species shall depend on the project's climatic zone. Alternative types of low volume irrigation are encouraged to be used in order to conserve water. Review of landscaping and irrigation

CONDITIONAL USE PERMIT Case #: CUP02042R1

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - LANDSCAPING PLAN DESERT (cont.) (cont.) RECOMMND

plans by any applicable water utility for the above standards may be required prior to Planning Department approval.

~~f) A copy of the final grading plans shall be submitted with the landscaping plan to the Planning Department in order to establish adequate coordination of plans.~~

~~g) Plans shall include a parking area shading plan which includes applicable area calculations and a diagram showing adequate shade canopies within 15 years of tree age.~~

h) Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley.

~~i) Entry way along Defrain Boulevard shall be dressed up in a manner which may include, but not limited to a masonry wall element, wrought iron fence element, earth berm, or pilaster that gives a defining feature to the entry, OR AS APPROVED BY THE PLANNING DIRECTOR.~~

~~j) Applicant shall provide a minimum of 24 inch box trees placed 30 feet ON CENTER INTERVALS along Defrain Boulevard, OR AS APPROVED BY THE PLANNING DIRECTOR.~~

WORDING IN ALL CAPS WAS ADDED BY THE PLANNING COMMISSION AMENDING THIS CONDITION ON 5/16/2007.

80.PLANNING. 5 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Palo Verde Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 6 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 2042, Revised Permit No. 1 (CUP02042R1), 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.

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

80. PRIOR TO BLDG PRMT ISSUANCE

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.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE-UPDATE BEP

RECOMMND

Provide updated Business Emergency Plan reflecting change in quantities and location (map) of chemicals on site. Provide updated spill/mitigation measures adequate to address volume of proposed chemical storage.

FIRE DEPARTMENT

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

RECOMMND

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

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: The complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all fire lanes, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. Tanks and buildings may be designated by numbers and should be related to the HMMP and/or HMIS stored in the hazardous material knox box. Minimum size 4 feet x 4 feet.

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.

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of 15 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.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space[s] 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.

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

90. PRIOR TO BLDG FINAL INSPECTION

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.

90.PLANNING. 6 USE - COMPLY W/ LANDSCAPE PLAN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping,

Irrigation, and Shading Plans and be in a condition acceptable to The Land Mangement Agency -- Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 7 USE - CERTIFY LANDSCAPE COMPLY RECOMMND

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of ~~occupancy permit, whichever occurs first.~~

90.PLANNING. 8 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 9 USE - HEIGHT LIMITATIONS RECOMMND

All NEW buildings and structures within this permit shall not exceed 25 feet in height, EXISTING STRUCTURES SHALL NOT EXCEED 100 FEET, as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - HEIGHT LIMITATIONS (cont.)

RECOMMND

in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

WORDING IN ALL CAPS WAS ADDED BY THE PLANNING COMMISSION AMENDING THIS CONDITION ON 5/16/2007.

90.PLANNING. 10 USE - CHAIN-LINK FENCE REQ.

RECOMMND

A six (6) foot high chain-link fence shall remain as shown on APPROVED EXHIBIT A. The required fence shall be subject to the approval of the Building and Safety Department.

90.PLANNING. 11 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, 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. 2042, Revised Permit No. 1 has been calculated to be 0.2 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

CONDITIONAL USE PERMIT Case #: CUP02042R1

Parcel: 866-190-009

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

~~TRANS DEPARTMENT~~

90.TRANS. 1 MAP - LANDSCAPING

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and ~~Lighting Maintenance District NO. 89-1-Consolidated~~, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance ~~within public road rights-of-way~~, in accordance with Ordinance 461.



**Riverside County
Waste Management Department**

Hans W. Kernkamp, General Manager-Chief Engineer

November 14, 2006

RECEIVED

NOV 17 2006

Robert Powell, Project Planner
Riverside County Planning Department
82-675 Hwy 111, Room 209
Indio, CA 92201

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

RE: Conditional Use Permit No. 2042, Revised No. 1 — Add Three Chemical Fertilizer Tanks to an Existing Fertilizer Farm

Dear Mr. Powell:

The Riverside County Waste Management Department (Department) has reviewed the proposed project, located southerly of Avenue 14, westerly of Lovekin Boulevard, northerly of Avenue 18, and easterly of Arrowhead Boulevard in the South Palo Verde Zoning region. It is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables).

The Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to approval of Conditional Use Permit No. 2042, Revised No. 1**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Within 60 days of APPROVAL of Conditional Use Permit No. 1, Revised No. 1**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,

Sung Key Ma, Planner

Enclosure: Initial Case Transmittal
Doc. #491560

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director
Planning Department
Robert C. Johnson · Planning Director

DATE: September 12, 2006

TO: BUILDING & SAFETY:
Code Enf./ Grading
Plan Check
TRANSPORTATION (2)
HEALTH DEPARTMENT (2)
FIRE PROTECTION
FLOOD CONTROL DISTRICT: RIVCO
RIV. CO. PARKS DISTRICT
DESERT FILE/ CENTRAL FILE

CONDITIONAL USE PERMIT NO. 2042 REVISED NO. 1 - EA No.
41054 – Compton AG Services, LLC – South Palo Verde Zoning
District - Fourth Supervisorial District – Northerly of Avenue 18,
southerly of Avenue 14, easterly of Arrowhead Blvd., westerly of
Lovekin Blvd. – R-R Zone – 19.28 Acres - REQUEST: To revise
existing CUP, to extend life of permit and add 3 additional chemical
fertilizer tanks to existing fertilizer farm.
APN: 866-190-009
CONCURRENT CASES: EA41054, CFG4452
RELATED CASES: CUP2042

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than NOVEMBER 9, 2006.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible.
Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Maurice Borrows, Project Planner at
(760) 863-8277.

COMMENTS:

No Comments

RECEIVED

SEP 14 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

DATE: 9/14/06 SIGNATURE: *[Signature]*

PRINT NAME: DAVID LAWLESS TITLE: CODE SUPERVISOR

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director
Planning Department
Robert C. Johnson · Planning Director

RECEIVED
SEP 28 2006

DATE: September 25, 2006

RECEIVED

PALO VERDE
IRRIGATION DISTRICT

TO: BUILDING & SAFETY: _____
Code-Enf./Grading _____
PLAN CHECK _____
TRANSPORTATION (2) _____
HEALTH DEPARTMENT (2) _____
FIRE PROTECTION _____
FLOOD CONTROL DISTRICT: RIVCO _____
RIV. CO. PARKS _____
RIV. CO. SUPERVISOR WILSON _____
RIV. CO. COMMISSIONER PORRAS _____
RIV. CO. SHERIFFS DEPT. - INDIO _____
RIV. CO. WASTE MANAGEMENT _____
RIV. CO. HAZMAT - INDIO _____
RIV. CO. INDUSTRIAL HYGIENE _____
RIV. CO. AGRICULTURAL COMMISSIONER _____

SEP 29 2006
RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

~~PVID/ SCE/ SCG (PS - CHATSWORTH) VERIZON/ PVUSD
CITY OF BLYTHE/ DEPT. OF TOXIC SUBSTANCE CONTROL
CRWQCB/ ARIZONA & CALIFORNIA RAILROAD CO.
DESERT FILE/ CENTRAL FILE~~

~~CONDITIONAL USE PERMIT NO. 2653 REVISED NO. 1 - EA No. 40464 - Two Springs Membership Club - Pass and Desert Zoning District - Fifth Supervisorial District - Northerly of Dillon, westerly of Ave 14, easterly of Indian Ave - W-2 Zone - 41 Acres - REQUEST: Extend life of existing 224 space RV park with timeshares.
APN: 666-060-023
CONCURRENT CASE: EA40464, CFG03912
RELATED CASES: CUP02653~~

NOT Right

Please review the case described above, along with the attached tentative map/exhibit.

All County Agencies and Departments, please have your conditions in the SIERRA LMS no later than NOVEMBER 9, 2006.

All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be included in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact Robert Powell, Project Planner at (760) 863-8277.

COMMENTS: *PVID Received Map for CUP# 2042 R1, Exhibit A for Existing Fertilizer facility to add 3 new tanks + extend life of said facility in a portion of Tract 91 in T, 7 S., R 22E lying east of Railroad R/W + west of Debra Blvd. APN 866-190-009-5*

PVID has no comments.

DATE: 9/29/06 SIGNATURE: Roger Henning
PRINT NAME: Roger Henning TITLE: Chief Engineer PVID

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

~~INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.~~

CASE NUMBER: CUPO 2042 R1 DATE SUBMITTED: 9/11/06
EA 41054 / CFGO 4452

APPLICATION INFORMATION

Applicant's Name: COMPTON AG SERVICES, LLC E-Mail: TWALSH@FERTIZONA.COM

Mailing Address: 19751 DEFRAIN BLVD.
BLYTHE, Street 85222
AZ
City State ZIP

Daytime Phone No: (623) 386-4491 Fax No: (623) 386-7313

Engineer/Representative's Name: SOUTHLAND ENGINEERING E-Mail: lmerritt@southlandengineering.com

Mailing Address: 2200 BUSINESS WAY, SUITE 100
RIVERSIDE, Street 92501
CA
City State ZIP

Daytime Phone No: (951) 788-8488 Fax No: (951) 788-0481

Property Owner's Name: COMPTON AG SERVICES, LLC E-Mail: TWALSH@FERTIZONA.COM

Mailing Address: 2850 S. PEART ROAD
CASA GRANDE, Street 85222
AZ
City State ZIP

Daytime Phone No: (623) 386-4491 Fax No: (623) 386-7313

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

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

APPLICATION FOR LAND USE AND DEVELOPMENT

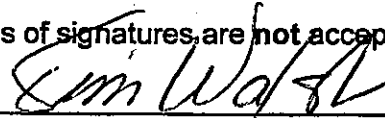
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

TIM WALSH

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

TIM WALSH

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 866-190-009-5

Section: B Township: 7S Range: 22E

Approximate Gross Acreage: 19.28

General location (street address, cross streets, etc.): North of 18TH AVENUE, South of 14TH AVENUE, East of ARROWHEAD BLVD., West of LOVEKIN BLVD.

Thomas Brothers map, edition year, page number, and coordinates: 5491, B7 2006 EDITION

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

APPLICATION FOR LAND USE AND DEVELOPMENT

TO REVISE THE EXISTING CUP 2024-E TO EXTEND THE LIFE OF THE PERMIT AND TO ADD THREE (3)
ADDITIONAL CHEMICAL FERTILIZER TANKS TO THE EXISTING FERTILIZER FARM.

Related cases filed in conjunction with this request:

NONE

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). CUP-2042-E (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 3.5 miles North

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) 3.5 miles North

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site? NO GRADING PROPOSED

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No N/A

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

APPLICATION FOR LAND USE AND DEVELOPMENT

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 839,836.80 sq. ft.

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

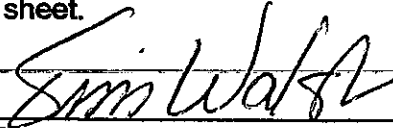
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application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

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

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

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

Owner/Representative (1) TIM WALSH



Date 8/14/06

Owner/Representative (2) _____

Date _____



August 10, 2006

To Whom It May Concern:

This is to authorize Edward T. Walsh, Manager of our facility at 19751 S. Defrain Blvd., Blythe, California to sign for any permits or building requirements, as needed.

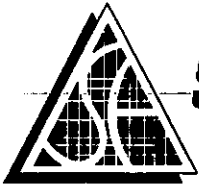
If you have any questions, please feel free to contact me at 520-836-7477.

Thank you,

Sincerely,

A handwritten signature in cursive script that reads "Barbara A. West".

Barbara A. West
Vice President/Controller



Southland Engineering

2200 Business Way, Suite 100
Riverside, CA 92501
(951) 788-8488
FAX (951) 788-8538

Civil Engineering

Land Planning

Land Surveying

March 1, 2007

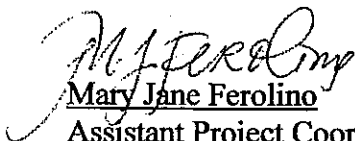
Riverside County
Administrative Center - Indio
82675 Highway 111
Indio, CA 92201

RE: CUP-02042R1

To Paul Clark/ Ron Goldman:

On behalf of my client, Compton Ag Services, we are requesting to have no life for this permit or the maximum amount of years available. For further questions or comments, please contact me or Lisa A. Merritt, Vice-President, at the above number. Thank You.

Sincerely,



Mary Jane Ferolino

Assistant Project Coordinator

mferolino@southlandengineering.com

cc: Robert Powell
Planning Department Representative

Tim Walsh
Compton Ag Services, LLC
2850 S. Peart Road
Casa Grande, AZ 85222

CONDITIONAL USE PERMIT CASE #: CUP02042R1

5.PLANNING. 10 DRT*- PROJECT DESCRIPTION

1)

2) M.S.D.S. SHEETS PROVIDE A DESCRIPTION OF MATERIALS STORED. EACH TANK COULD STORE UP TO 2500 TONS OF MATERIAL. NEITHER PRODUCT IS CONSIDERED TOXIC OR HAZARDOUS.

3)

4) COMPTON AG SERVICES IS A FULL SERVICE AG FERTILIZER AND CHEMICAL RETAILER, SUPPLYING LIQUID AND DRY FERTILIZERS TO THE LOCAL FARMING COMMUNITY IN THE BLYTHE, CALIFORNIA AREA. FERTILIZER IS BROUGHT INTO THE FACILITY BY BOTH RAIL AND TRUCK AND TAKEN OUT BY TRUCK OR TRAILER TO THE FARMS.

THERE ARE APPROXIMATELY 10 EMPLOYEES WORKING FROM 7:00 A.M. TO 5:00 P.M., MONDAY - FRIDAY AND 7:00 A.M. TO 12:00 P.M. ON SATURDAYS. COMPTON AG SERVICES PURCHASED THE FACILITY IN NOVEMBER OF 2005. THERE ARE NO CARETAKER'S QUARTERS OR DWELLINGS ON THE SITE.

5) DRY AND LIQUID FERTILIZER DOES ARRIVE BY THE RAILROAD.

6)

7) YES - LIQUID FERTILIZER IS CURRENTLY STORED ON THE PROPERTY IN 6,000 TO 18,000 GALLON TANKS.

8) PROCESSING IS NOT PART OF THIS OPERATION.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 2042, REVISED PERMIT NO. 1 – 41054 – Applicant: Compton AG Services, LLC – Engineer/Representative: Southland Engineering – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan: Agriculture: Agriculture (AG – AG) (10 Acres Minimum) – Location: Northerly of Avenue 18, southerly of Avenue 14, easterly of Arrowhead Boulevard, westerly of Lovekin Boulevard – 19.25 Gross Acres - Zoning: Rural Residential (R-R) – Pursuant to Ordinance 348, Riverside County Land Use Ordinance; the project proposes to revise the permit to no life and add 3 additional chemical fertilizer tanks to an existing bulk fertilizer marketing and storage facility. – APN: 866-190-009 (Quasi-Judicial)

TIME OF HEARING: 1:30 P.M. or as soon as possible thereafter.
DATE OF HEARING: May 16, 2007
PLACE OF HEARING Coachella Valley Water District (Forbes Auditorium)
85-995 Avenue 52
Coachella, CA 92236

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PROJECT PLANNER, Robert Powell, (760) 863-8277, or E-mail at ropowell@rctlma.org. Project information is also available on the Planning Department's Planning Commission agenda web page at: <http://www.rctlma.org/planning>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:00 a.m. to 5:00 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 82-675 Hwy 111, 2nd Floor, Rm. 209, Indio, California, 92201. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PERMIT ASSISTANCE CENTER
Attn: Robert Powell, 82-675 Hwy 111, 2nd Fl., Rm. 209, Indio, CA 92201

PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, MARY JANE FEROLINO, certify that on JANUARY 23, 2007
Print name *Date*

the attached property owner's list was prepared by:

SOUTHLAND ENGINEERING

Print Company Name or Individual's Name

pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, and the applicant's engineer/representative, if any; the owner(s) of the subject property; the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any; 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field 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: MARY JANE FEROLINO

Title/Registration: ASST. PROJECT COORDINATOR

Address: 2200 BUSINESS WAY, SUITE 100

Address: _____

City: RIVERSIDE, State: CA Zip: 92501

Telephone No.: (951) 788-8488 Fax No.: (951) 788-8538

E-Mail: mferolino@southlandengineering.com

Case No.: CUP 2042R1

CWP 2042R1

1 OF 3

866-140-008
PVID
180 W 14TH AVENUE
BLYTHE CA 92225

866-130-001,002,003, 004
C/O TAX DIVISION
50 E N TEMPLE ST 22 FLR
SALT LAKE CITY UT 84150

866-170-001
B FISHER & D FISHER
10620 ICE PLANT RD
BLYTHE CA 92225

866-170-002, 005
CENOBIA CHIN
19700 NEIGHBORS BLVD
BLYTHE CA 92225

866-170-003
STEPHANIE L KELLEY
19980 NEIGHBORS BLVD
BLYTHE CA 92225

866-170-004
EVELYN L HENINGTON &
LELAND CONLEY
950 E BARNARD
BLYTHE CA 92225

866-170-006
ESTHER M NOWLAND
15225 22ND AVENUE
BLYTHE CA 92225

866-170-007, 008
SUSAN L FISHER & BART FISHER
11431 28TH AVENUE
BLYTHE CA 92225

CUP 2042R

2053

866-190-009
ARIZONA /CA RAILROAD CO
1327 H STREET STE 300
LINCOLN NE 68508

866-190-005
BART FISHER/SUSAN L FISHER
11431 28TH AVENUE
BLYTHE CA 92225

866-190-004
FISHER FAMILY PROPERTY
10610 ICE PLANT ROAD
BLYTHE CA 92225

~~866-190-003
D FISHER/B FISHER
10610 ICE PLANT ROAD
BLYTHE CA 92225~~

~~866-190-007
FISHER FAMILY PROPERTY
10610 ICE PLANT ROAD
BLYTHE CA 92225~~

~~866-190-006
D FISHER/B FISHER
10610 ICE PLANT ROAD
BLYTHE CA 92225~~

~~866-180-002
BART FISHER/SUSAN L FISHER
11431 28TH AVENUE
BLYTHE CA 92225~~

~~866-180-004
D FISHER/B FISHER
10610 ICE PLANT ROAD
BLYTHE CA 92225~~

~~866-240-001
D FISHER/B FISHER
10610 ICE PLANT ROAD
BLYTHE CA 92225~~

866-240-002
LAKOTA RESOURCES
P O BOX 609
GILBERT AZ 85299

~~866-240-003
FISHER FAMILY PROPERTY
10610 ICE PLANT ROAD
BLYTHE CA 92225~~

866-240-004
CORP OF PRES SD ST CH OF
JESUS/CHRIST LDS
50 E N TEMPLE ST STE 22FL
SALT LAKE CITY UT 84150

~~866-240-005
CORP OF PRES SD ST CH OF
JESUS/CHRIST LDS
50 E N TEMPLE ST STE 22FL
SALT LAKE CITY UT 84150~~

~~875-071-001,002,003,004;005
CORP OF PRES SD ST CH OF
JESUS/CHRIST LDS
50 E N TEMPLE ST STE 22FL
SALT LAKE CITY UT 84150~~

~~875-021-001,002,006,007,008
CORP OF PRES SD ST CH OF
JESUS/CHRIST LDS
50 E N TEMPLE ST STE 22FL
SALT LAKE CITY UT 84150~~

SOUTHLAND ENGINEERING
LISA A MERRITT
2200 BUSINESS WAY STE 100
RIVERSIDE CA 92501

866-190-009
C/O CINDY L COMPTON
2850 S PEART RD
CASA GRANDE AZ 85222

PALO VERDE VALLEY UNIFIED
SCHOOL DISTRICT
295 N 1ST STREET
BLYTHE CA 92225

~~SOUTHLAND ENGINEERING
LISA A MERRITT
2200 BUSINESS WAY STE 100
RIVERSIDE CA 92501~~

~~866-190-009
C/O CINDY L COMPTON
2850 S PEART RD
CASA GRANDE AZ 85222~~

~~PALO VERDE VALLEY UNIFIED
SCHOOL DISTRICT
295 N 1ST STREET
BLYTHE CA 92225~~

~~SOUTHLAND ENGINEERING
LISA A MERRITT
2200 BUSINESS WAY STE 100
RIVERSIDE CA 92501~~

~~866-190-009
C/O CINDY L COMPTON
2850 S PEART RD
CASA GRANDE AZ 85222~~

~~PALO VERDE VALLEY UNIFIED
SCHOOL DISTRICT
295 N 1ST STREET
BLYTHE CA 92225~~

~~SOUTHLAND ENGINEERING
LISA A MERRITT
2200 BUSINESS WAY STE 100
RIVERSIDE CA 92501~~

~~866-190-009
C/O CINDY L COMPTON
2850 S PEART RD
CASA GRANDE AZ 85222~~

~~PALO VERDE VALLEY UNIFIED
SCHOOL DISTRICT
295 N 1ST STREET
BLYTHE CA 92225~~

~~SOUTHLAND ENGINEERING
LISA A MERRITT
2200 BUSINESS WAY STE 100
RIVERSIDE CA 92501~~

~~866-190-009
C/O CINDY L COMPTON
2850 S PEART RD
CASA GRANDE AZ 85222~~

~~PALO VERDE VALLEY UNIFIED
SCHOOL DISTRICT
295 N 1ST STREET
BLYTHE CA 92225~~

CUP 2042R1

30F3

866-180-001
SUSAN L FISHER/ BART FISHER
11431 28th AVENUE
BLYTHE CA 92225

866-180-003
B FISHER/ D FISHER
11431 28th AVENUE
BLYTHE CA 92225

875-071-006,007,012,013,014, 015
C/O LINDA ANDERSON
50 E N TEMPLE ST 22ND FLR
SALT LAKE CITY UT 84150

875-071-008,009,010, 016
C/O CHAFFIN FARMS
13100 W 24TH AVENUE
BLYTHE CA 92225

875-071-017
DAVID P NELSON
21993 LOVEKIN BLVD
BLYTHE CA 92225

875-071-011
JUAN S TORRES
21481 LOVEKIN BLVD
BLYTHE CA 92225

875-072-001, 004
L-R LAYTON/ ASSOC
P O BOX 609
GILBERT AZ 85234

875-072-002, 003
CHAIREL CUSTOM HAY INC
P O BOX 908
BLYTHE CA 92226

875-021-004
C/O JERRY CULLISON
P O BOX 204
WELLTON AZ 85356

875-021-003
CULLISON FAMILY LTD
PARTNERSHIP
11301 18th AVENUE
BLYTHE CA 92225

875-021-004, 011
~~C/O JERRY CULLISON
P O BOX 204
BLYTHE CA 85356~~

875-021-005
CULLISON FAMILY LTD
PARTNERSHIP
18023 LOVEKIN BLVD
BLYTHE CA 92225

875-021-014, 013
CHRIST LDS & CORP OF PRES
SD ST CH OF JESUS
50 E N TEMPLE ST
SALT LAKE CITY UT 84150

875-022-001
LR LAYTON / ASSOC/ PTNRSHIP
P O BOX 609
GILBERT AZ 85234

875-022-003,004,005,006, 012
C/O LINDA ANDERSON
C/O TAX DIVISION
50 E N TEMPLE 22ND FLR
SALT LAKE CITY UT 84150

875-022-008
C/O REAL ESTATE DEPT
4040 BROADWAY NO 200
SAN ANTONIO TX 78209

875-022-009
C/O DONALD F NELSON
9535 4TH AVENUE
BLYTHE CA 92225

875-022-010
QUINTON K SMITH
10531 18TH AVENUE
BLYTHE CA 92225

875-022-011
LAKOTA RESOURCES
P O BOX 609
GILBERT AZ 85234 AZ 85234

875-080-001,005,006, 007
LR LAYTON/ ASSOC
P O BOX 609
GILBERT AZ 85234 AZ 85234

875-080-002,003
JULIA S GUILIN & ALEXANDER
GUILIN
21210 LOVEKIN BLVD
BLYTHE CA 92225

875-080-017
ALEXANDER GUILIN & RAMON
MENDOZA
21101 C&D BLVD
BLYTHE CA 92225

875-080-008,009,010,013, 014
LAKOTA RESOURCES
P O BOX 609
GILBERT AZ 85234 AZ 85234

875-080-011, 012
CAROLYN CRAIG & JW CRAIG
21475 S 7TH AVENUE
BLYTHE CA 92225

875-080-015
~~RVID
180 W 14TH AVENUE
BLYTHE CA 92225~~

866-140-001
FISHER FAMILY PROPERTY
14785 18TH AVENUE
BLYTHE CA 92225

866-140-002,003, 004
~~C/O FISHER RANCH LLC
10610 ICE CANT RD
BLYTHE CA 92225~~

866-140-005
FISHER RANCH CORP
14530 S COMMERCIAL
BLYTHE CA 92225

866-140-006
THOMAS JOHN NEWIDOUSKI &
ELAINE ANZICK
14231 18TH AVENUE
BLYTHE CA 92225

866-140-007
FISHER RANCH CORP
18059 NEIGHBORS BLVD
BLYTHE CA 92225

Palo Verde Irrigation District
180 W. 14th Avenue
Blythe, CA 92225

Compton AG Services
19751 Defrain Blvd.
Blythe, CA 92262

Southern California Edison
36-100 Cathedral Canyon
Cathedral City, CA 92234

Southland Engineering
Attn: Lisa Merritt
2200 Business Way #100
Riverside, CA 92501

Southern California Gas Co.
Attn: Ron Dietl,
PO Box 2300
Chatsworth, CA 91313-2300

Compton AG Service
2850 S. Peart Road
Casa Grande, AZ 85222

Southern California Gas Co.
211 N. Sunrise Way
Palm Springs, CA 92262

EXTRA LABELS
FOR CUP2042R1

Verizon
Attn: Chris Brown
295 N. Sunrise Way
Palm Springs, CA 92262

Palo Verde Unified School District
187 North 7th Street
Blythe, CA 92225

City of Blythe
Development Services Department
235 N. Broadway
Blythe, CA 92225

Department of Toxic Substance Control
5796 Corporate Avenue
Cypress, CA 90630

CRWQCB #7
73-720 Fred Waring Dr., #100
Palm Desert, CA 92260

Arizona & California Railroad
1301 South California Avenue
Parker, AZ 85344

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number or Name: Conditional Use Permit No. 02042, Revised Permit No. 1

Environmental Assessment No.: 41054

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY.

COMPLETED/REVIEWED BY:

By: Robert Powell Title: Project Planner Date: April 26, 2007

Applicant/Project Sponsor: Compton AG Services, LLC Date Submitted: September 11, 2006

ADOPTED BY:

Planning Commission

Person Verifying Adoption: Robert Powell

Date of last hearing: May 16, 2007

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

Riverside County Planning Department 82-675 Highway 111, Room 209, Indio, CA 92210

For additional information, please contact Robert Powell at (760) 863-8277.

F:\Rob\Projects\CUP's\CUP2042R1 Compton\MND CUP02042R1.doc

FOR COUNTY CLERK USE ONLY
Charge deposit fee case ZEA41054

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Tony Carstens · Agency Director

Planning Department

Ron Goldman · Planning Director

TO:

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

FROM:

Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
 39493 Los Alamos Rd
Murrieta, CA 92563

82-675 Highway 111, 2nd Floor
Indio, CA 92201
Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
P.O. Box 1090
Riverside, CA 92502-1090

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

EA41054

Project Title

Conditional Use Permit No. 2042, Revised Permit No. 1

Case Numbers

Robert Powell

County Contact Person

760-863-8277

Phone Number

N/A

State Clearinghouse Number

Compton AG Services, LLC

Project Applicant

19-751 Defrain Blvd., Blythe, CA 92225

Address

The project is located northerly of Avenue 20, southerly of Avenue 18, westerly of Defrain Boulevard, and easterly of Arrowhead Boulevard in the Palo Verde Valley Zoning District.

Project Location

The project proposes to extend the permitted life for a bulk fertilizer marketing and storage facility, previously approved in March 1978 with a permit life of 15 years, and to expand the physical plant by adding three chemical fertilizer tanks that can hold up to 2,500 tons of material each.

Project Description

This is to advise that the Planning Commission has approved the above-referenced project on May 16, 2007, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Environmental Impact Report No. _____ was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act (\$2,500.00 fee)
 An Addendum to Environmental Impact Report No. _____ was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act (\$50.00 fee and evidence of prior EIR fee)
 The project was undertaken pursuant to and in conformity with Specific Plan No. _____ for which an Environmental Impact Report (EIR) was certified or a Negative Declaration (ND) adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or ND and were avoided or mitigated pursuant to that earlier EIR or ND. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64.00 fee)
 A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,800.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. A de minimis finding WAS NOT made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Mitigated Negative Declaration or Final EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92210.

Not Bell
Signature

Planner Contract Planner
Title

May 16, 2007
Date

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

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case#: ZEA41054 ZCFG04452

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * I0605214

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: COMPTON AG SERVICES LLC \$64.00
paid by: CK 1232
CFG FOR EA41054 (CUP02042R1)
paid towards: CFG04452 CALIF FISH & GAME: DOC FEE
at parcel: 19751 DEFRAIN BLV BLYT
appl type: CFG3

By _____ Sep 11, 2006 10:52
KHAFLIGE posting date Sep 11, 2006

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0905968

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: COMPTON AG SERVICES LLC \$193.00
paid by: CK 11-13755
paid towards: CFG04452 CALIF FISH & GAME: DOC FEE
CFG FOR EA41054 (CUP02042R1)
at parcel #: 19751 DEFRAIN BLV BLYT
appl type: CFG3

By _____ Apr 30, 2009 16:40
SBROSTRO posting date Apr 30, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$193.00

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 * R0706831

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

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

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: COMPTON AG SERVICES LLC \$1,800.00
paid by: CK 11391
paid towards: CFG04452 CALIF FISH & GAME: DOC FEE
CFG FOR EA41054-(CUP02042R1)
at parcel #: 19751 DEFRAIN BLV BLYT
appl type: CFG3

By _____ Apr 25, 2007 13:52
PVU posting date Apr 25, 2007

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,800.00

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

Additional info at www.tlma.co.riverside.ca.us/lms/lms.htm