

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

DATE: August 26, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: Conditional Use Permit No. 3221, Revised Permit No. 4
(Charge your time to these case numbers)

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

Need Director's Signature by: Tuesday, 8/31/10
Please schedule on the September 14, 2010 BOS Agenda

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

Notice of Determination and Neg Dec Forms
Fish & Game Receipt (CFG5653)

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2010

SUBJECT: CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 4 – Intent to Adopt a Negative Declaration -- Applicant: California Bio Mass Inc. – Engineer/Representative: Matthew Cotton – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG: AG) (10 Acre Minimum) – Location: Southerly of Avenue 62, easterly of Jackson Street at 83109 Avenue 62 – 76.5 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – REQUEST: This is the fourth revised permit to approved Conditional Use Permit No. 3221. It proposes to extend the life of the permit (an existing organic green waste composting facility with accessory office) for three additional years, until December 31, 2014.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on July 14, 2010.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42294**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED **CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 4**, subject to the

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:jo *o.j.m.*

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande
Departmental Concurrence

Dept Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

The Honorable Board of Supervisors

Re: **CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 4**

Page 2 of 2

attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION
MINUTE ORDER JULY 14, 2010
EASTERN MUNICIPAL WATER DISTRICT**

- I. AGENDA ITEM 7.1 CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 4 –**
Intent to Adopt a Mitigated Negative Declaration - Applicant: California Bio Mass, Inc. Engineer/Representative: Matthew Cotton - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) – Location: Southerly of Avenue 62, easterly of Jackson Street, located at 62200 Jackson Street, Coachella, CA. – 76.5 Gross Acres – Zoning: Heavy Agricultural – 10 Acre Minimum (A-2-10)
- II. PROJECT DESCRIPTION**
This is the fourth revised permit to approved Conditional Use Permit No. 3221 to extend the life of the permit for 3 additional years for an existing green waste composting facility. – APN: 753-110-035.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner: Jay Olivas at 951-955-1195 or e-mail jolivas@rctlma.org.
- The following spoke in favor of the subject proposal:
Mike Jared, Applicant, 2651 Avalon St., Riverside, CA 92509
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
NONE
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent);
- ADOPTED a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41555**, 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. 3564**, subject to the attached conditions of approval, as modified; 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 Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: July 14, 2010

CONDITIONAL USE PERMIT NO. 3221,
REVISED PERMIT NO. 4
E.A. Number: 42294
Applicant: California Bio-Mass Inc.
Engineer/Rep.: Matthew Cotton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No.3221, Revised Permit No. 4, requests the continuation of an organic waste composting facility with an accessory office located within Assessor's Parcel Number 753-110-035 until December 31, 2014. The organic waste composting facility is also known as a "full solid waste composting operation" accepting green waste, wood waste, manure, wallboard, paper, pre and post consumer food material, fishery waste, and agricultural waste. The project is located on the westerly 40 acres of the property. The facility has an annual operation capacity of 135,000 tons per year of incoming materials (approximately 700 tons per day), not including liquids. Liquids are an allowable amendment which does not count towards the green waste tonnage allowed by permit and reduces water needed on site. Typically, 12,000 to 20,000 tons of liquid wastes are collected on an annual basis which can include restaurant grease and by-products from bottling companies.

The organic waste composting facility receives about 350 trucks per day, is comprised of windrows and static piles which are assembled by front end loaders. Windrows are approximately 200 feet in length and are typically 12 to 20 feet tall, and are turned approximately five times over a 90 day period. Static piles are in block forms with an average height of 15 feet, and are not turned, and can be on site up to a maximum of 18 months.

The facility normally operates for the public, seven days per week, typically from 7:00 a.m. to 4:00 p.m., Monday thru Friday, and 7:00 a.m. to 2:00 p.m., Saturday and Sunday. Personnel remain on the site 24 hours per day which run in shifts typically from 4:00 a.m. to 4:00 p.m. and 4:00 p.m. to 4:00 a.m. There are approximately 18 employees overall. Some adjustment of the shifts may be made based on incoming material, seasonal conditions or weather.

The project has been in existence since 1995 when the original CUP was approved. There was a revised permit, CUP03221R1, approved in 1999, which reduced the size to 40 acres. An additional revised permit was approved in 2006 (CUP03221R2) to extend the life of the permit to 7/1/09 and an additional revised permit was approved in 2009 (CUP03221R3) to extend the life of the permit to 12/31/2011. The applicant's goal with CUP03221R4 as proposed is to obtain approval for another three years to 2014 in advance of the current expiration date on 12/31/2011.

The project is located at the southeastern corner of Avenue 62 and Jackson Street and more specifically at 83-109 Avenue 62, within the Vista Santa Rosa unincorporated community, in the Eastern Coachella Valley.

ISSUES OF POTENTIAL CONCERN:

Issue #1: Proposed housing tracts adjacent to the site

A proposal to develop additional residential units to the east of the project site was approved by the Board of Supervisors in October 2006. TR32693/TR32694 approved 10/17/06 consists of a total of 775 residential units on 536 acres. This proposed development will add approximately 2,250 residents within 1,100 feet of the project site. Additionally, there are three large residential developments

proposed within a 1.5-mile radius from the project site. TR34556 is a proposal to add 301 residential units on 164 acres lies approximately 1.2 miles northeast of the project site and was approved by the Board of Supervisors in October 2007. TR35577 is a proposal to develop 119 lots on 101 acres lies approximately 0.5 miles to the northeast of the project site which was not approved. TR33982 proposes to develop 467 residential units on 156 acres is 0.3 miles to the west of the project site and it is currently being processed at the City of La Quinta for possible annexation. Development of these tracts is unlikely within the next few years due to current decline in the housing market.

The housing market continues to be in a state of decline. This delay in housing building, especially within the Vista Santa Rosa area has benefitted California Bio-Mass; they can continue to provide a useful service to the community while the area remains in agricultural status for the extended time requested.

Issue #2: Noise and odor

The facility operates 24 hours per day, seven days per week, and typically in two shifts with truck deliveries from other composting facilities owned by the applicant on a 24-hour basis. The grinding of feedstock (such as green waste and/or wood waste) will generate noise and odor, which will be a cause for concern to the residents. However, the applicants has stated his desire to relocate the organic waste composting facility to another unspecified location before the proposed expiration date of this extension on December 31, 2014, or before any nearby tentative tracts are ready for occupancy. The applicant uses an odor agent (Odor-Ace) to reduce odor impacts and there has not been any recent noise complaints. Staff has conditioned the project to maintain a sign at the entrance to the property along Jackson Street with contact information so the public can access California Bio-Mass personnel on a 24-hour basis in case offensive odor emits from the site. Staff received a recent photograph from the applicant that verifies this sign to be in place. The applicant indicates no public complaints have been received recently. The Local Enforcement Agency (LEA) which is a division of the Environmental Health Department maintains a Solid Waste Facility Permit (SWFP) for this site which is current and no violations have been recorded.

Issue #3: Palm trees along Avenue 62

The project was required to construct a landscaping berm along Avenue 62 to minimize on-site blowing litter from leaving the site. Some have argued that the berm may harm the row of palm trees growing along Avenue 62. The applicant has been conditioned to remove any excess earth caused by the earth-berm from around the base of all palm trees along Avenue 62. In addition, Palm tree litter (fronds, etc) have been collected between the berm and Avenue 62. The berm has not damaged the palm trees based on recent site photos and a 40 foot setback is maintained for all green waste materials around the perimeter of the site.

Issue #4: Potential for fire

Composting facilities have the potential to generate fires if not properly managed and vigorously monitored. Fire control is accomplished through a combination of good operating practices, firebreaks, fire fighting equipment, and six fire hydrants as approved by the County of Riverside Fire Department. Key operational personnel have radio contact with the office that can call the fire department if the need occurs. The last fire occurred at the site in January 2006.

California Bio Mass Letter dated March 12, 2008

According to recent discussions between the applicant and staff, pictures to be shown with staff's PowerPoint presentation, and a prior letter dated 3/12/08 from the applicant; the permit holder has evidence of compliance with past conditions of approval under "Revised Permit No. 3" such as:

- 1) Secured a toll free number with a sign for area residents to call in any issues.
- 2) An email address to submit correspondence from residents.
- 3) A tire cleaning grate has been installed to more effectively maintain Jackson Street.
- 4) An odor agent (Odor-Ace) has been incorporated into liquid loads that have been identified as potentially odiferous. Typically, one gallon per truck load.
- 5) A weather station and windsock have been installed for more effective plant operations and monitor impacts to local residents.

Evidence is being submitted that the above measures are in place and will be continued with "Revised Permit No. 4".

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing Land Use (Ex. #1): | Organic waste composting facility and vacant |
| 2. Surrounding Land Use (Ex. #1): | Agriculture, scattered single family homes and vacant properties |
| 3. Existing Zoning (Ex. #2): | Heavy Agriculture – 10 Acre Minimum (A-2-10) |
| 4. Surrounding Zoning (Ex. #2): | A-2-10 to the north, south, and west; R-1, R-1-1, and R-5 to the east |
| 5. Existing General Plan Land Use (Ex. #5): | Land Use: Agriculture and the Vista Santa Rosa Policy Area (Vista Santa Rosa Land Use Concept Map; Planning Area #4 – VLDR (1 Acre Minimum) |
| 6. Surrounding General Plan Land Use (Ex. #5): | Indian Tribal Land (Torres Martinez) to the west, Agriculture land to the north and south and Medium Density Residential to the east |
| 6. Project Data: | Total Acreage: 77 Acres (40 Acres Used) |
| 7. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42294**, 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. 3221, REVISED PERMIT NO. 4**, 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 and the purpose and intent of the Eastern Coachella Valley Area Plan.
2. The proposed project is consistent with the Heavy Agriculture – 10 Acre Minimum (A-2-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is conditionally compatible with the present and future logical development of the area
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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" (10 Acre Minimum) and surrounding lands are designated "Agriculture" (10 Acre Minimum), "Medium Density Residential" (2-5 DU/AC), and "Indian Lands" (IND) on the Eastern Coachella Valley Area Plan.
2. The proposed use, an organic waste composting facility, is a permitted use in the Agriculture designation, subject to a conditional use permit, in the Heavy Agriculture (A-2-10) zone.
3. The project site is surrounded by properties which are designated Agriculture (AG) to the north and south, Medium Density Residential (MDR) to the east, and Indian Land to the west.
4. The zoning for the subject site is Heavy Agriculture – 10 Acre Minimum (A-2-10).
5. The proposed use, organic waste composting, is consistent with the development standards set forth in the Heavy Agriculture (A-2-10) zone in that the minimum yard requirements meet or exceed 20 feet in the front yard and 10 feet on the side and rear yards, with 40 foot setbacks for all green waste composting materials.
6. The project site is surrounded by properties which are zoned Light Agriculture – 10 Acre Minimum (A-1-10), Open Area Combining Zone-Residential Developments (R-5), One Family Dwellings (R-1) and One Family Dwellings – 1 Acre Minimum (R-1-1).
7. Existing domestic water is obtained from a well located on the project site. Sewer services to the proposed project site is provided by an on-site septic system, and are in conformance with the water and sewer policies of the General Plan.
8. The project is approximately two (2) miles from a fire station and provides additional on-site fire protection improvements, such as water system and fire hydrants, in conformance with the fire services policies of the General Plan.
9. Conditional Use Permit No. 3221, Revised Permit No. 3 was approved by the Planning Commission on March 19, 2008.
10. The project site contains an organic waste composting facility on approximately 40 acres with the balance of the site vacant; land use surrounding the subject site is agriculture, scattered single family dwellings and vacant with approved residential tracts to the east which are not recorded and not anticipated for development within the next several years.

CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 4

PC Staff Report: July 14, 2010

Page 5 of 6

11. The project has been conditioned for debris control, odor control, noise control and 40' perimeter setbacks to reduce impacts to surrounding properties, and is required to maintain licensing from the Riverside County Waste Management Agency and other county and state agencies.
12. The findings of the initial study performed pursuant to Environmental Assessment No. 42294 are incorporated herein by 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, that there is no evidence that the project will have a potential for adverse effects on wildlife resources, and incorporated a mitigation monitoring/reporting program.
13. Environmental Assessment No. 42294 did not identify any significant impacts.
14. The project is within the sphere of influence of the City of La Quinta. The City has not responded to the County's transmittal dated March 30, 2010.
15. The project was unanimously supported by the Vista Santa Rosa Community Council on May 26, 2010.
16. Organic waste composting facilities provide a valuable public service to the community in the recycling/composting of green waste as it reduces organic waste in landfills, and assists local cities to comply with state mandated trash diversion requirements.

INFORMATIONAL ITEMS

1. As of this writing (6/9/10), three letters in support have been received. The County Archaeologist has determined that an archaeological report is not needed for this project.
2. The project site is not located within:
 - a. The Coachella Valley Multi Species Habitat Conservation Plan's Conservation Area.
3. The project site is locate within:
 - a. The boundaries of the Coachella Valley Unified School District.
 - b. The Coachella Valley Multi Species Habitat Conservation Plan Fee Area.
 - c. Flood Zone X and Flood Zone A of the Federal Flood Insurance rate maps.
 - d. The Vista Santa Rosa Community Council boundaries.
4. The subject site is currently designated as Assessor's Parcel Number 753-110-035.
5. The project was transmitted to the Torres Martinez Indian Tribe on April 22, 2010. The Torres Martinez Indian Tribe has attended past Vista Santa Rosa Community Council meetings and has discussed the project with the applicant; however, they have not provided written comments to staff as of writing the staff report (5/27/10).
6. The Local Enforcement Agency of the Environmental Health department will commence processing a renewal for their permit as soon as Conditional Use Permit No. 3221, Revised Permit No. 4 is approved by the Planning commission. LEA conditions are provided in the recommended conditions for approval.
7. A portion of the property along the southerly boundary is located within an area subject to potential flood plain management review. However, it has been determined that the existing

green waste facility is protected due to existing berms around the entire perimeter. There is also a clearance letter from the Coachella Valley Water District dated April 15, 2010 that addresses any regional flood concerns which there are none.

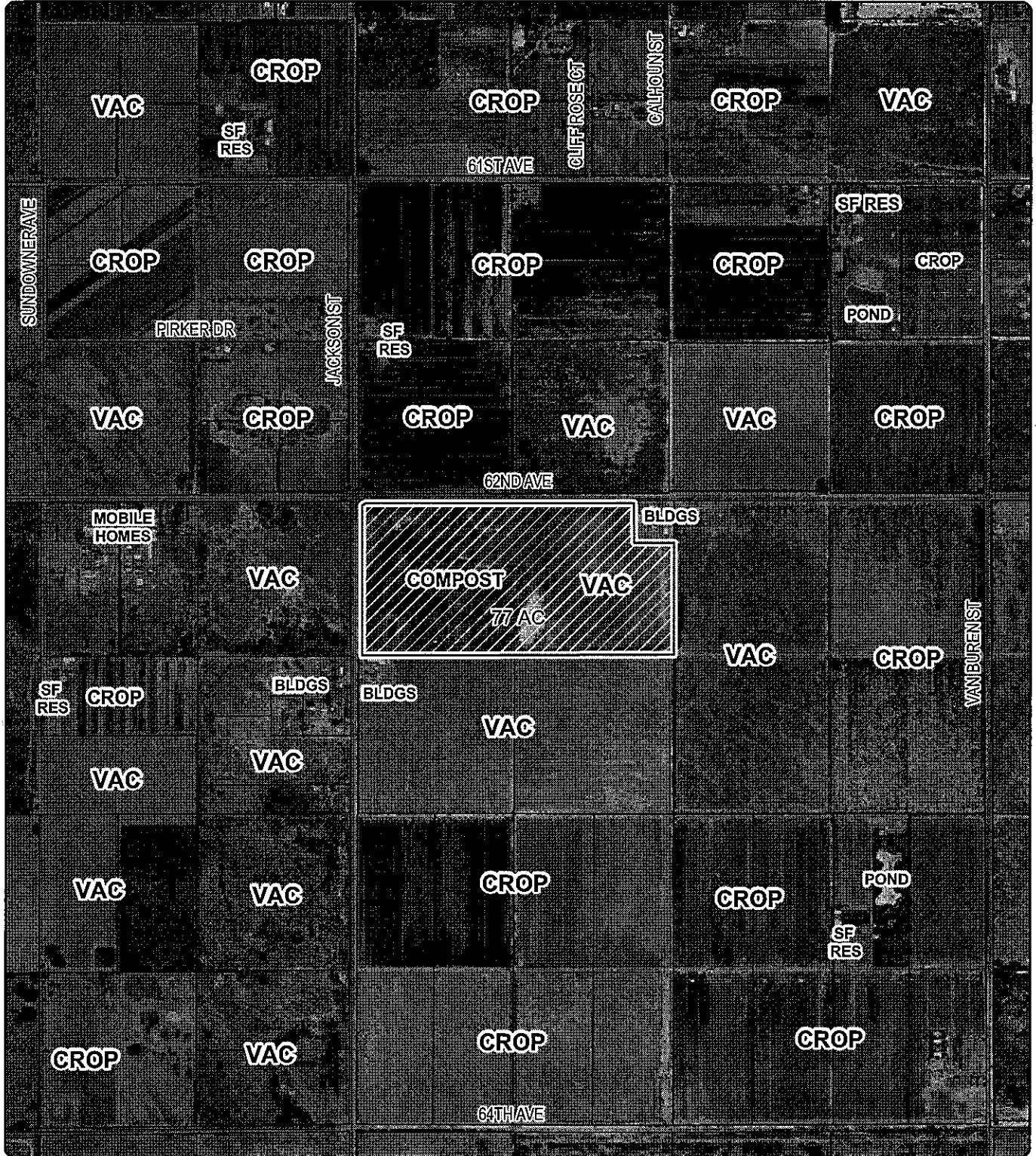
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03221R4

LAND USE

Supervisor Benoit
District 4

Date Drawn: 5/27/2010
Exhibit 1

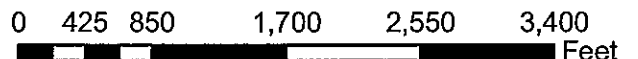


Zoning District: Lower Coachella Valley
Township/Range: T7SR7E
Section: 1

Assessors Bk. Pg. 753-11
Thomas Bros. Pg. 5590 H3, H4 & J4
Edition 2009



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

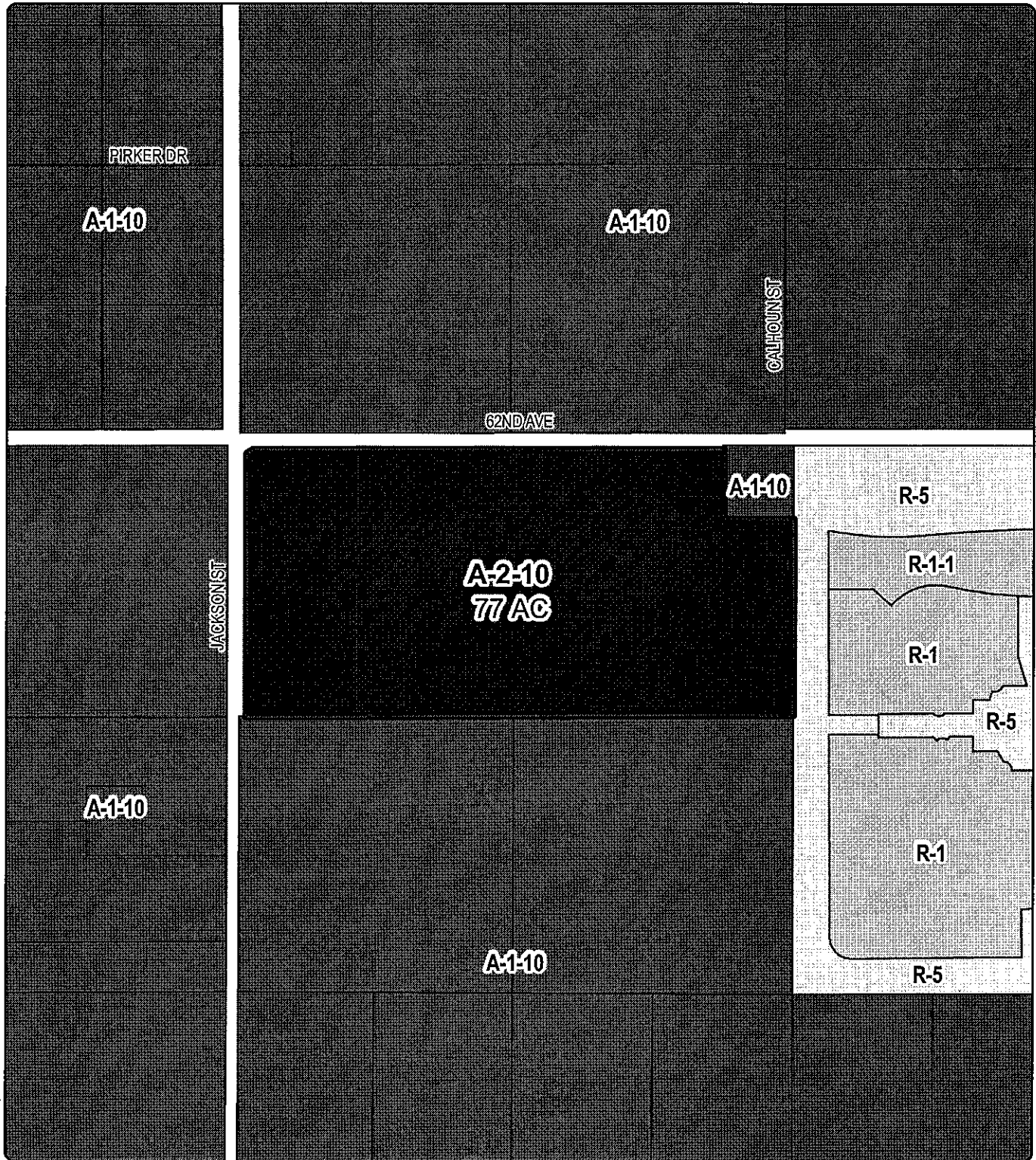


RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03221R4
EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 5/27/2010
Exhibit 2

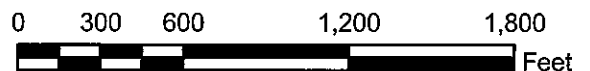


Zoning District: Lower Coachella Valley
Township/Range: T7SR7E
Section: 1

Assessors Bk. Pg. 753-11
Thomas Bros. Pg. 5590 H3, H4 & J4
Edition 2009



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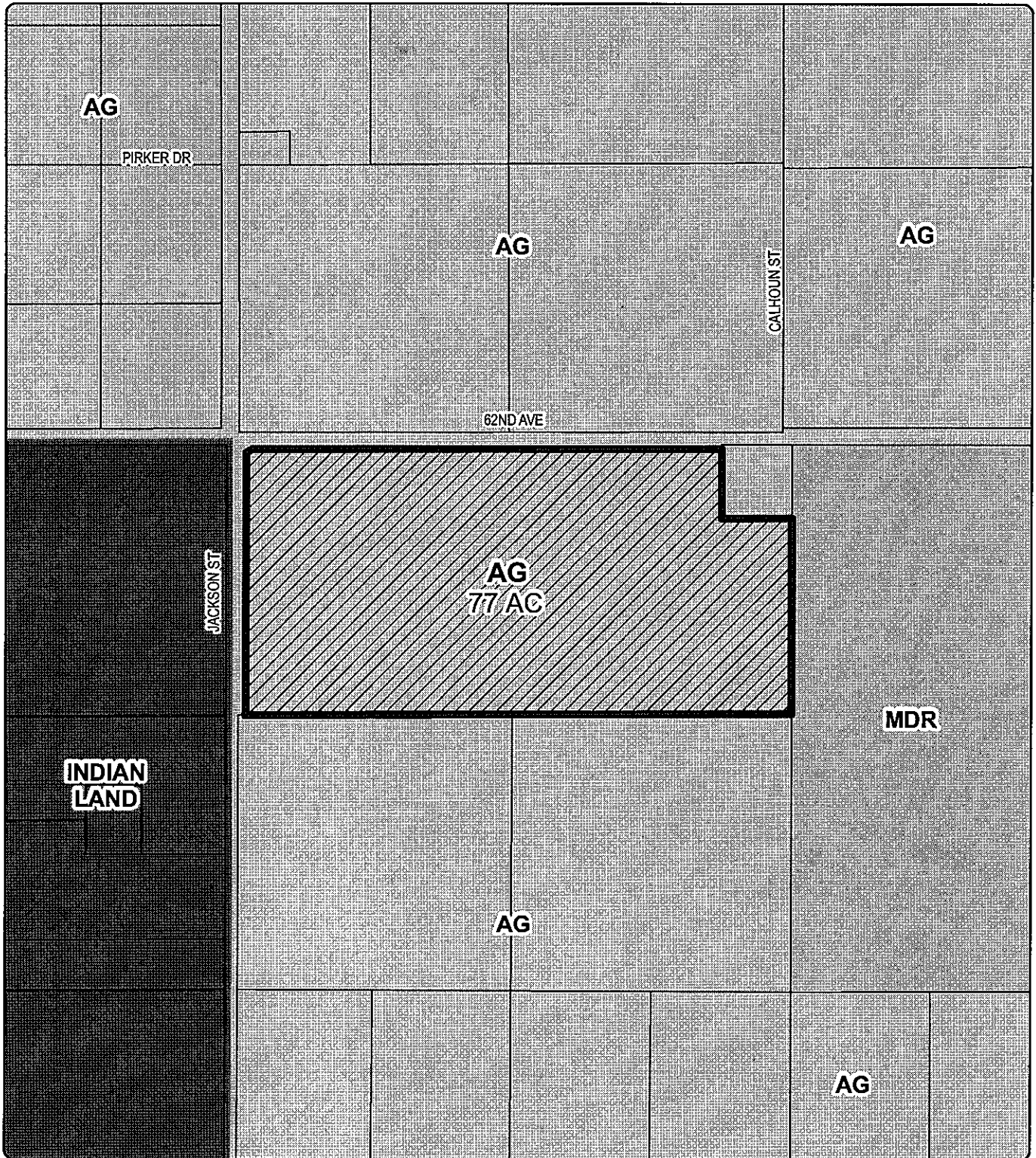
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03221R4

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 5/27/2010
Exhibit 5



Zoning District: Lower Coachella Valley
Township/Range: T7SR7E
Section: 1

Assessors Bk. Pg. 753-11
Thomas Bros. Pg. 5590 H3, H4 & J4
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03221R4
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4



Date Drawn: 5/27/2010
 Vicinity Map



Zoning District: Lower Coachella Valley
 Township/Range: T7SR7E
 Section: 1

Assessors Bk. Pg. 753-11
 Thomas Bros. Pg. 5590 H3, H4 & J4
 Edition 2009



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CALIFORNIA BIO-MASS REGIONAL COMPOSTING FACILITY

83109 AVENUE 62, THERMAL, CALIFORNIA 92274 (760) 399-4128

Designed By:	G.W.L.
Drawn By:	M.J.H.
Directed By:	M.C.
Scale:	AS SHOWN
Work Order No.:	10-003
Dated:	3/2/2010
SHEET NO.:	1
PLOT PLAN	
SHEET	

REV	DESCRIPTION	DATE

IDENTIFICATION:

1. Owners - Hardy and Hardy Investments LLC
1720 Broadway Ave, Laguna Beach, CA 92653-0777
2. Applicants - California Bio-Mass, Inc.
83109 Avenue 62, Thermal, CA 92274
(760) 399-4128
3. Exhibit Preparer - Michael J. Hardy
83109 Avenue 62
Thermal, CA 92274
(909) 206-0774

LEGAL DESCRIPTION:

A PN 253-110-001
THE NORTH HALF OF THE NORTHWEST CORNER, (BEING GOVERNMENT LOT 2 OF THE NORTHWEST QUARTER) OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 7, EAST, SAN BERNARDINO MERIDIAN, AS SHOWN ON THE PLAT OF A CERTAIN SURVEY, EXCEPT THE PORTION INCLUDED IN THE GROUNDS OF THE BINGSON SCHOOL DISTRICT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE WESTERLY ALONG THE WESTERLY PARALLEL LINE OF SAID NORTHWEST QUARTER, 330.00 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE EASTERLY LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER, 396.00 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID NORTHWEST QUARTER, 330.00 FEET TO A POINT ON THE EASTERLY LINE THEREOF; THENCE NORTHERLY ALONG SAID EASTERLY LINE, 396.00 FEET TO THE POINT OF BEGINNING.
ALSO EXCEPT AN EASEMENT OVER THE EASTERLY 15.00 FEET AND THE NORTHERLY 30.00 FEET IN ROADS.

PROJECT DESCRIPTION:

1. TYPE OF USE: The purpose of this Compost Facility is for the Collection, Processing and Marketing of Green Waste and other Recyclable Materials. They produce: Green Waste, Food Waste, Drywall Scrap, Non-Hazardous Liquid Waste, Animal Manures.
2. EXISTING STRUCTURES:
 - a. 12,000 sqft parking structure
 - b. 20,000 sqft pavement
 - c. Water wet w/ 1000 gal storage tank
 - d. 1,000,000 gallon fire suppression pond
 - e. 1 (3) restrooms
 - f. 1000 gallon above ground fuel storage a tank
 - g. 1 (2) fire hydrants
 - h. 1 (2) 1/2 inch fire hose outlets

EMPLOYEES: 15

LAND USE:

1. Land Use District (Project Area): Existing A-2-10
2. Land Use District (Adjacent Areas):
 - North A-1-10
 - South A-1-10
 - West A-1-10

THOMAS GUIDE INFO:

Year 2001, Page 5530, Grid H-13

SITE COVERAGES:

40.00 Acres +/- = 1,763,200 sqft

LOT COVERAGES:

Buildings	12,000	0.5%
Asphalt	20,300	0.5
Landscape	37,500	1.0
Reservoir	25,000	0.5
Composting Area	114,160	6.5
Detection Basin	194,000	4.5
Open Space	456,000	26.0
Total	1,783,200	100.0%

PARKING REQUIREMENTS:

ORD. 348.34.29 No. 45 Warehouse and Wholesale

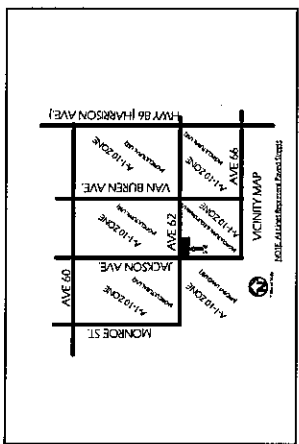
1. 15 Employees	Required 15	Provided 15
2. Handicap 1 per 100 spaces <td>Required 16 <td>Provided 16</td> </td>	Required 16 <td>Provided 16</td>	Provided 16
Total Spaces	16	16

EASEMENTS: (Encumbrance Dated)

1. 8/26/1957 #61716
2. 3/22/1998 #87168
3. 12/10/2008 #0845900 (Right of Way dedication)

DEFINITION BASIN

1. Calculated for 25 Year / 24 Hour Storm
2. All Stormwater Detained Onsite
3. No Storm Runoff Leaves Site
4. Site Protected by 4 foot high Berm

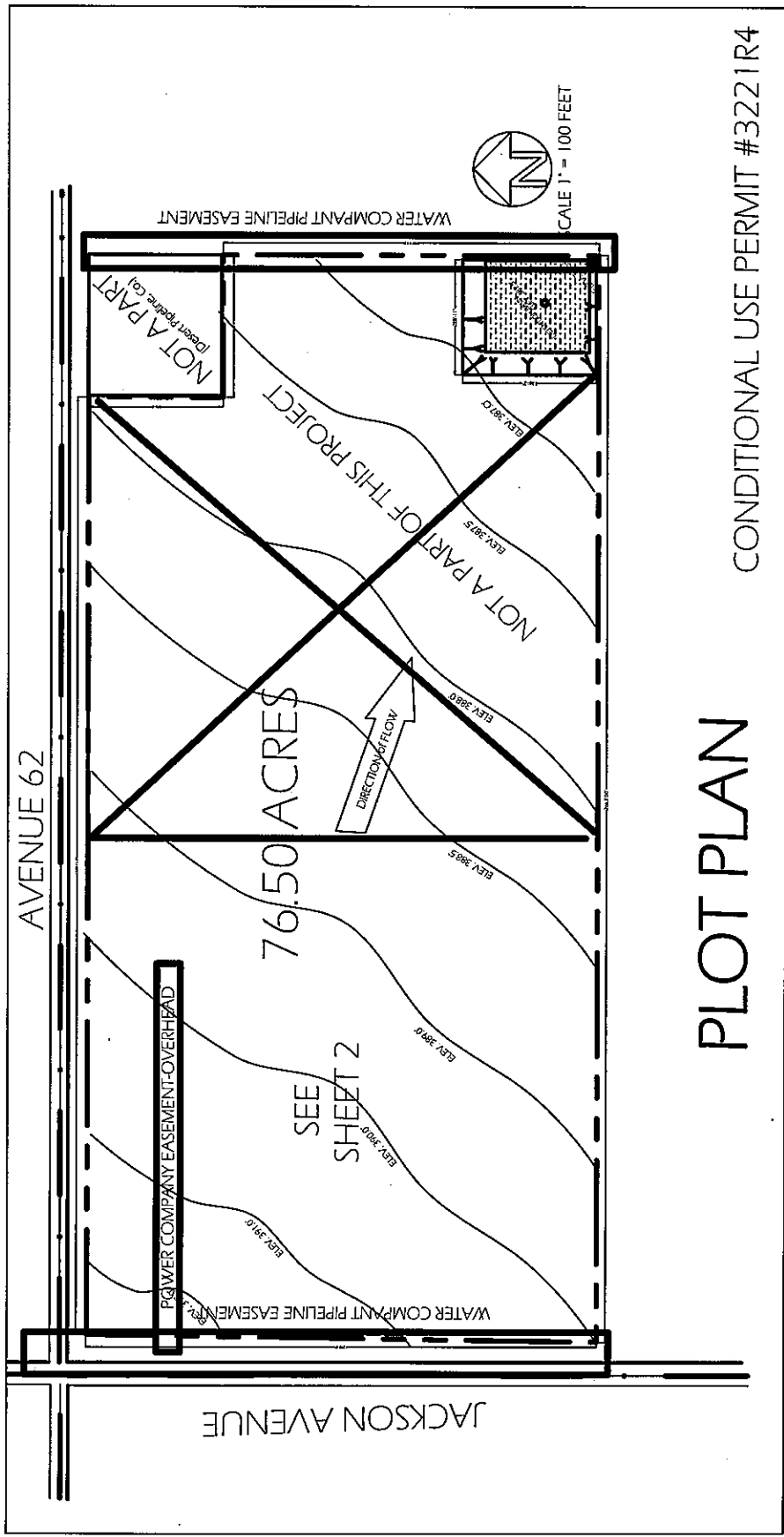


NOTES:

1. Number of lots - (1)
2. Site is not within a Specific Plan
3. Site is not within Community Service District
4. No street improvements proposed
5. No dedicating of land for Right of Way or other uses proposed
6. No dedicating of site is proposed
7. Existing Subsurface Disposal create
8. Site not within a Special Study Zone
9. Site is subject to Liquefaction
10. Site is within Flood Zone Designation (D)
11. No open channel are adjacent or present onsite
12. Site served by (4) Groundwater Monitoring Wells as part of Water Quality Plan (WQR 404-002)
13. All existing Landscaping to remain - No new landscaping proposed

UTILITY SURVEYS:

1. Water - Coachella Valley Water District
2. Sewer - Site not served - (on-site septic system)
3. Gas - Site not served
4. Electric - Imperial Irrigation District
5. Telephone - Verizon
6. Cable Television - Site not served
7. School District - Coachella Valley School District



PLOT PLAN

CONDITIONAL USE PERMIT #3221R4

REV	DESCRIPTION	DATE

CALIFORNIA BIO-MASS REGIONAL COMPOSTING FACILITY
 83109 AVENUE 62, THERMAL, CALIFORNIA 92274 (760) 399-4128

Designed By: S.W.L.
 Drawn By: M.J.H.
 Checked By: M.C.
 Scale: 1" = 50'
 Work Order No: 10-003
 Date: 3/2/2010
 Sheet Title: SITE PLAN - (Existing)
 Section 1
 SHEET

2 OF 3

- KEY NOTES**
- EXISTING 1,000,000 GAL STORAGE POND
 - EXISTING 12,000 SQFT STORAGE BLDG (remain)
 - EXISTING 400 SQ FT OFFICE SPACE (remain)
 - EXISTING 400 SQ FT OFF SPACE (remain)
 - EXISTING COMPACT DRIVEWAY
 - EXISTING FRONT PRODUCT TRUCK DRIVEWAY
 - EXISTING 10' HIGH CONCRETE WALL
 - EXISTING 6' HIGH LANDSCAPING HEDGE
 - EXISTING 40 FT LIGHT PALM TREES
 - EXISTING STAKE PILES
 - EXISTING WINDROWS
 - HORSE SHAWNS
 - EXISTING PROCESSING EQUIPMENT
 - EXISTING 10' HIGH WALL
 - EXISTING 30 FT DOUBLE DRIVING GATE
 - EXISTING 400 GAL OIL BLDG
 - EXISTING WATER PUMP SYSTEM
 - EXISTING ESCALATOR TREES
 - EXISTING 4 1/2" 1" STORAGE WATER BERM
 - EXISTING 40' HIGH MONITORING WELL
 - MATERIAL STAGING AREA W/ SCREENING
 - EXISTING 1000 GAL DRUMS AND 500 GAL WASTE OIL
 - EXISTING 1000 GAL DRUMS AND 500 GAL WASTE OIL
 - EXISTING PERIMETER WALL RECYCLING STORAGE PILE

MATCH LINE SHEET 4

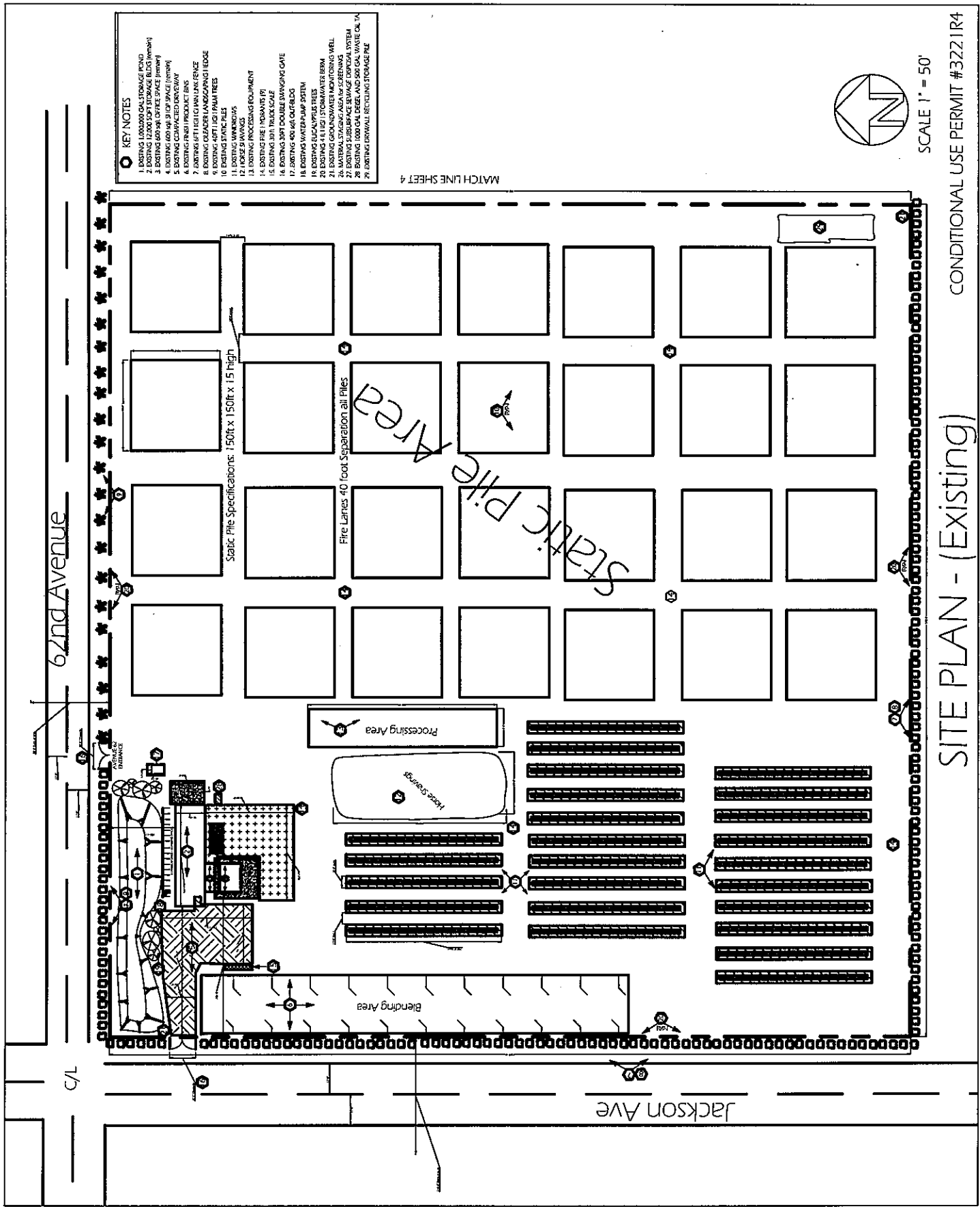


SCALE 1" = 50'

CONDITIONAL USE PERMIT #322.1R4

SITE PLAN - (Existing)

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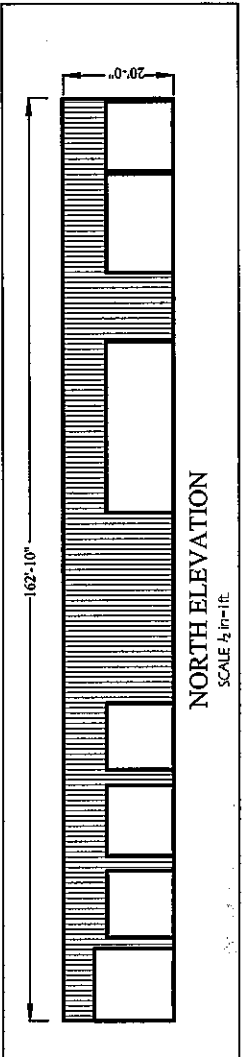


REV	DESCRIPTION	DATE

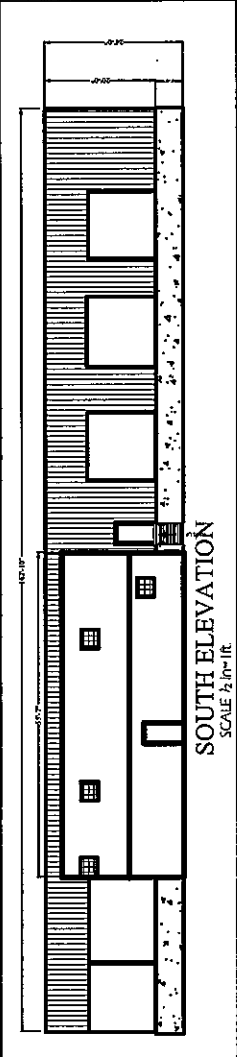
CALIFORNIA BIO-MASS REGIONAL COMPOSTING FACILITY
 83109 AVENUE 62, THERMAL, CALIFORNIA 92274 (760) 399-4128

Designed By: J.W.L.
 Drawn By: M.J.E.
 Checked By: M.C.
 Scale: AS SHOWN
 Work Order No: 10-003
 Date: 3/2/2010
 Sheet Title: ELEVATIONS & FLOOR PLANS
 SHEET

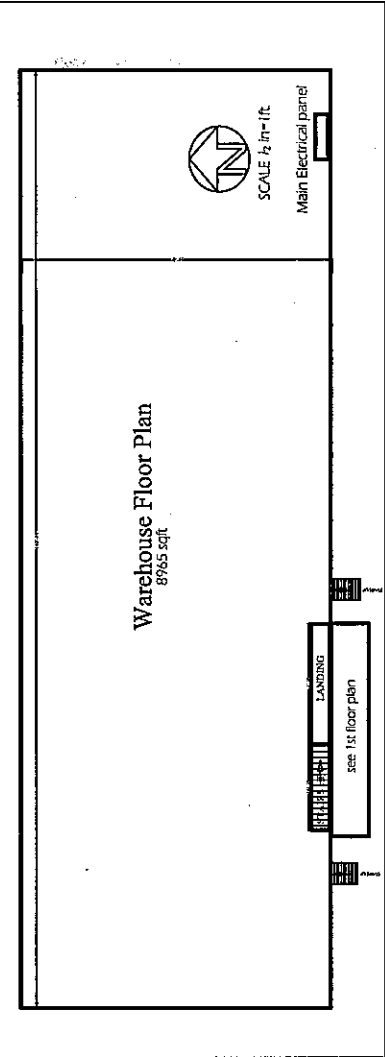
3 OF 3



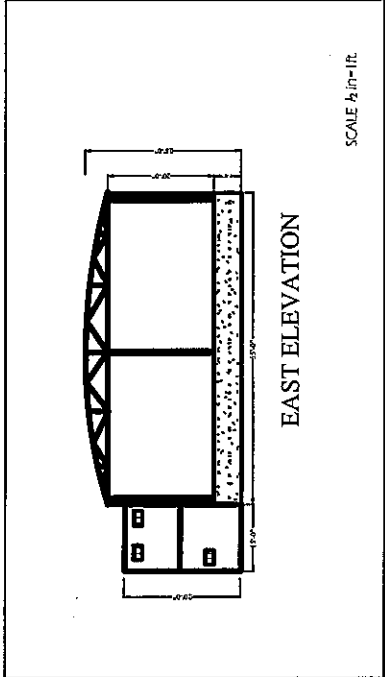
NORTH ELEVATION
 SCALE 1/2 in=1ft.



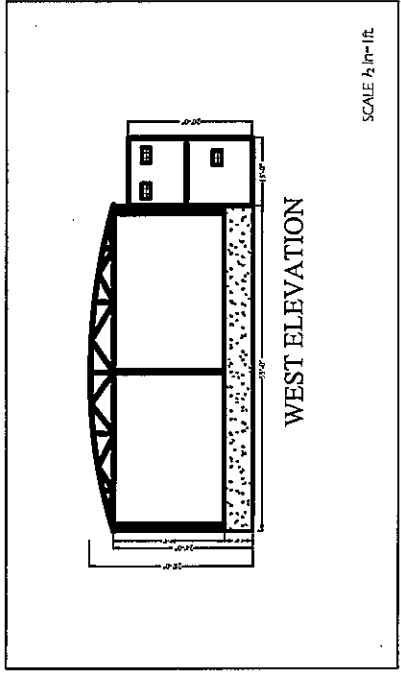
SOUTH ELEVATION
 SCALE 1/2 in=1ft.



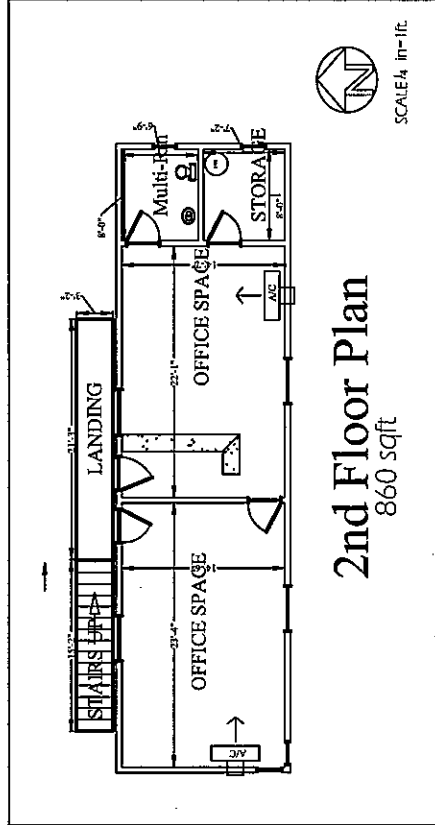
Warehouse Floor Plan
 8965 sqft
 SCALE 1/2 in=1ft.



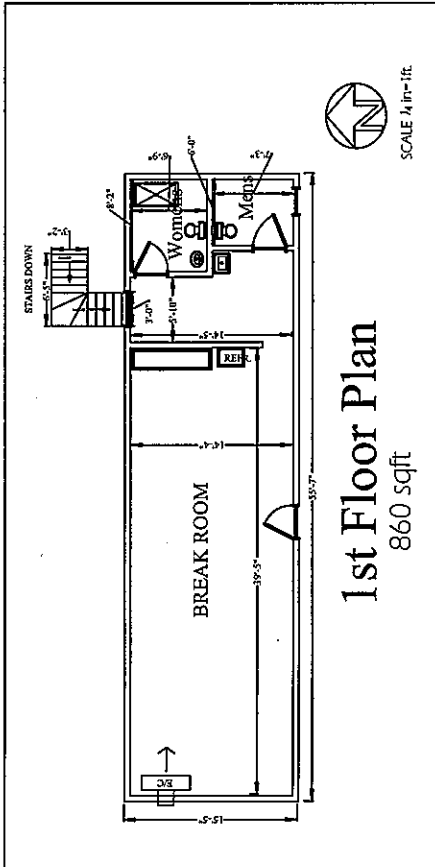
EAST ELEVATION
 SCALE 1/2 in=1ft.



WEST ELEVATION
 SCALE 1/2 in=1ft.



2nd Floor Plan
 860 sqft
 SCALE 1/4 in=1ft.



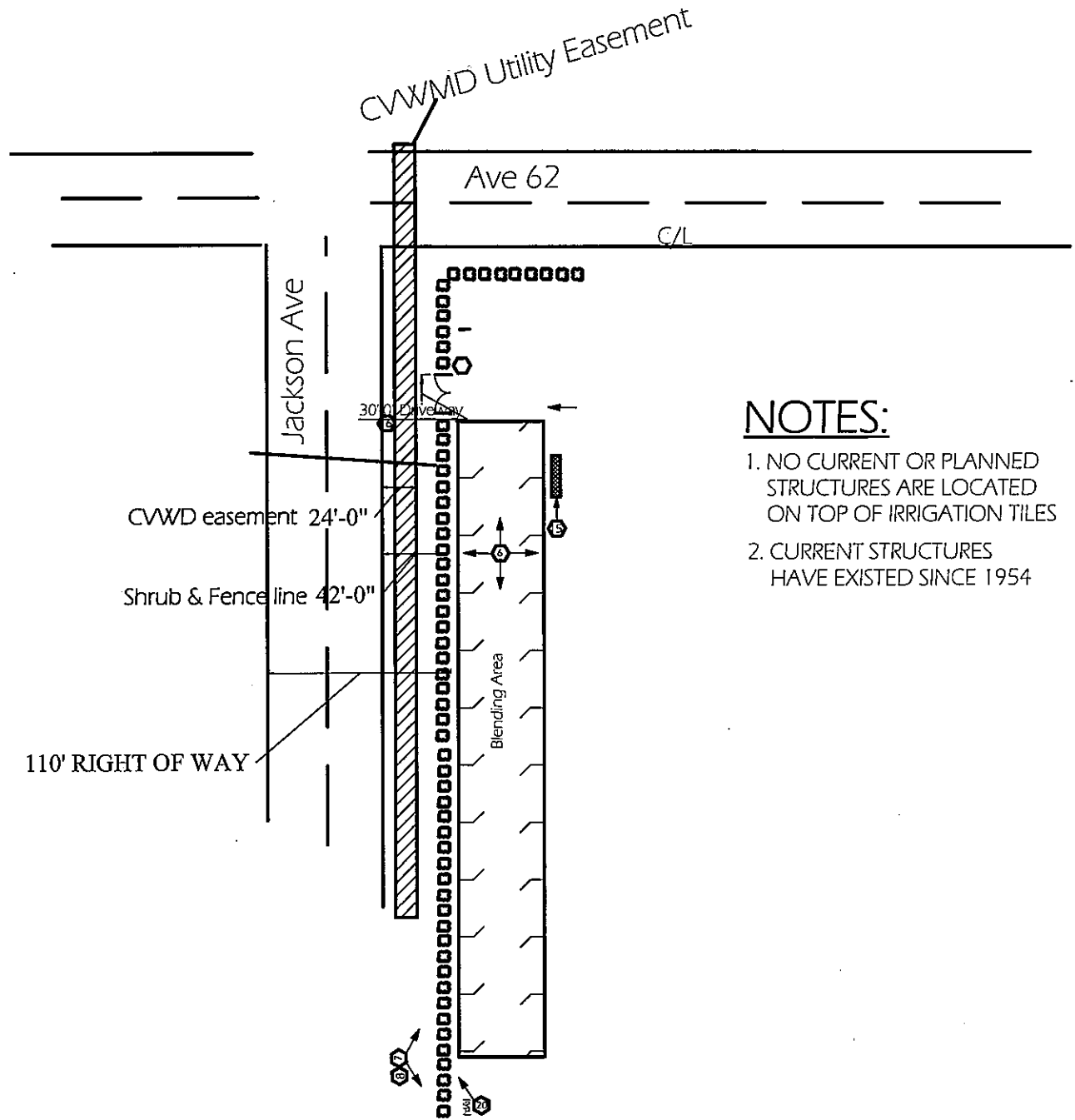
1st Floor Plan
 860 sqft
 SCALE 1/4 in=1ft.

CONDITIONAL USE PERMIT #3221R4

FLOOR PLANS AND ELEVATIONS
 (EXISTING)

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EXHIBIT "A"



NOTES:

1. NO CURRENT OR PLANNED STRUCTURES ARE LOCATED ON TOP OF IRRIGATION TILES
2. CURRENT STRUCTURES HAVE EXISTED SINCE 1954

CALIFORNIA BIO-MASS, INC.
CUP03221R4

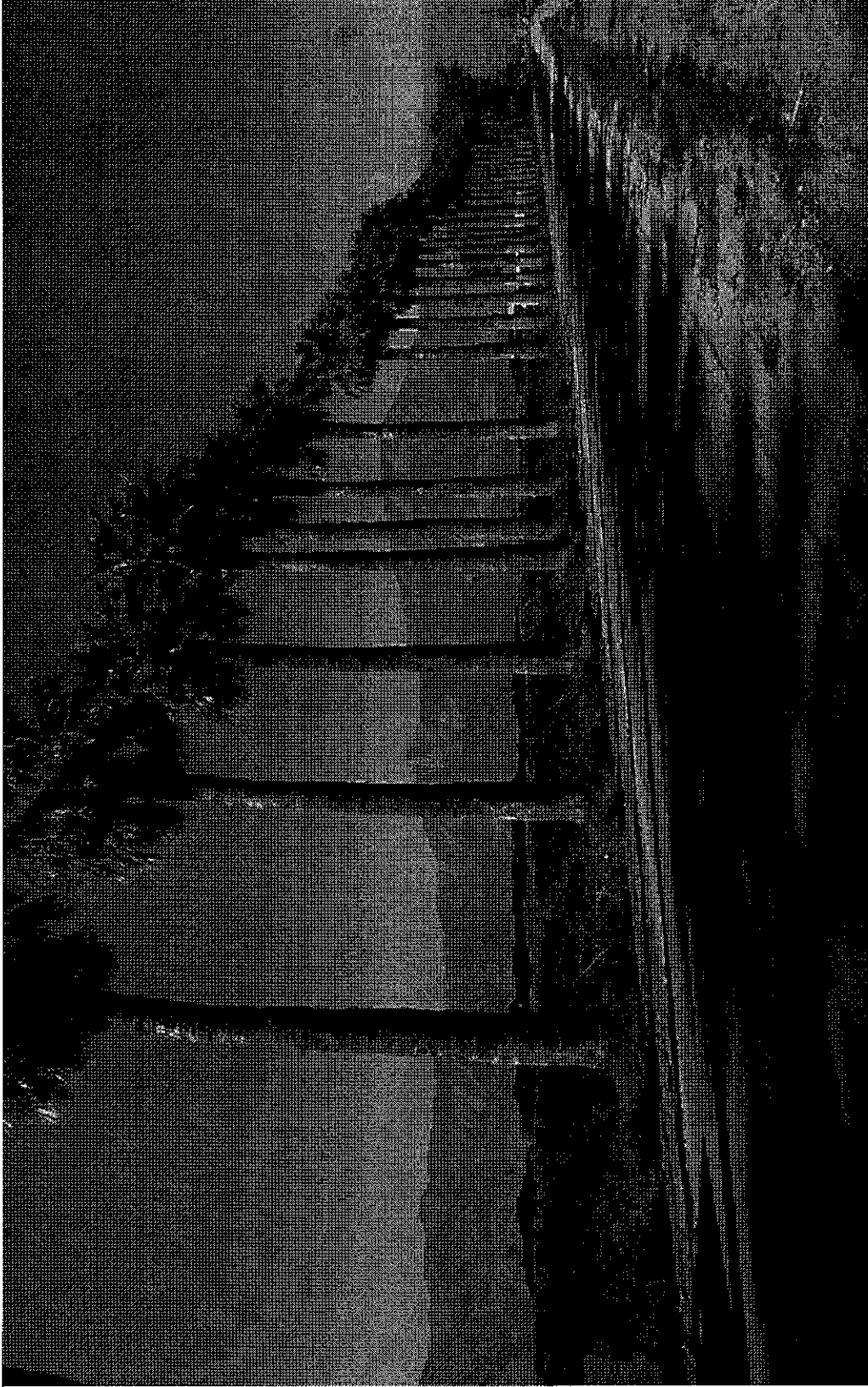
APRIL 26, 2010

COACHELLA VALLEY WATER DISTRICT
UTILITY EASEMENT LAYOUT



California Bio-Mass, Inc.

Contact Information sign CUP03221R4



AVENUE 62 BERM

CUP03221R4



California Bio-Mass, Inc.
Front entrance – Tire cleaning grates
CUP 03221R4



CALIFORNIA BIO-MASS, INC
CUP #03221R4
APN# 753 110 001

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42294

Project Case Type (s) and Number(s): CUP03221, Revised Permit No. 4

Lead Agency Name: County of Riverside Planning Department

Address: Riverside CAC 4080 Lemon Street, 9th Floor, Riverside, CA 92505

Contact Person: Jay Olivas

Telephone Number: 760-863-8277

Applicant's Name: California Bio-Mass

Applicant's Address: 83-109 Avenue 62, Thermal, CA 92274

I. PROJECT INFORMATION

- A. Project Description:** The use hereby permitted is for a revised conditional use permit for the continuation of an organic waste composting facility with accessory office located within Assessor's Parcel Number 753-110-035 from December 31, 2011 until December 31, 2014. The project shall be located upon the most westerly 40 acres of the property.

The facility will operate 24-hours per day, seven days per week, typically in two shifts (4:00 a.m. to 4:00 p.m. and 4:00 p.m. to 4:00 a.m.). Some adjustment of the shifts may be made based on incoming material, seasonal conditions or weather. Activities typical of the daytime shift include grinding, screening, watering and dust control, row shaping, grid harvesting, and shipping and receiving. Activities typical of the evening and nighttime shift include screening, watering, equipment maintenance, row harvesting, and row turning. Trucks transferring green waste feed stock from other California Bio-Mass (CBM) facilities (such as Victorville, California) may also occur 24-hours per day, seven days per week. The number of allowable vehicle trips is 350 vehicles per day (this traffic volume was approved under EA 40175, State Clearinghouse Number 2005081075, September 14, 2005, but has not yet been reflected in the Solid Waste Facility Permit). The facility is open to the public Monday through Saturday 6:30 a.m. to 5:00 p.m. Removal of recyclable materials and other contaminants from incoming materials shall be an on-going activity.

The design capacity of the site is 346,000 tons. The maximum amount of material on-site at any given time is 725,500 cubic yards, the distribution of material depends on the type of compost method in use at the time: using the "static pile method" the total includes 658,000 cubic yards in static piles, 30,000 cubic yards of drywall scrap and 37,000 cubic yards of finished and blending material; using the "grid windrow system" the total includes 311,672 cubic yards in grids, 346,828 cubic yards in windrows, 30,000 cubic yards of drywall scrap and 37,000 cubic yards of finished and blending material. Aggregate amounts each month of organic waste is proposed at 28,800 tons (current capacity is approximately 9,000 tons per month); comprised of green waste and food 20,000 tons, vegetable and paper 5,800 tons and other miscellaneous (including drywall scrap) 3,000 tons. The liquid feed stocks are applied directly to the composting windrows and/or grids. Animal manure may be used as a blend to finished product, based on customer request. Approximately 15 percent of incoming materials are expected to be "residuals" (non-recycled waste materials) which will be removed from the facility to an approved dump site.

The facility will continue to accept, process, compost, and market green waste, wood waste, and other organic materials including liquid wastes, animal manure, and recycled gypsum wallboard (drywall). The facility has an annual operation capacity of 525,000 cubic yards of incoming

materials (approximately 700 tons per day), not including liquids. Some of the feedstock will be liquid wastes, which will be applied directly to windrows or static piles. The facility has developed a liquid waste acceptance program and has Waste Discharge Requirements issued by the Colorado River Basin Regional Water Quality Control Board. No grading is proposed. The existing "Full" Solid Waste Facility Permit will be revised. The Facility will continue to use a combination of windrow and static pile composting.

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

C. Total Project Area: 40 acres; project currently uses 40 acres (of an 80 acre site) and is proposing to continue using a total of 40 acres.

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 80	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 18
Other:			

D. Assessor's Parcel No(s): 753-110-035

E. Street References: Northerly of Avenue 66, easterly of Jackson Street, southerly of Avenue 62 and westerly of Van Buren Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 1, Township 7 South, Range 7 East. SBBM.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project utilizes the western 40 acres of the total 80 acres. Surrounding parcels are agriculture, agricultural accessory uses, vacant agricultural lands with equestrian use, and scattered single-family homes. The nearest residences to the project site are approximately 1/8 mile to the west and to the south. The Torres Martinez Indian Reservation boundary exists to the west across Johnson Street. A proposal to develop additional residential units to the east and adjacent to the project site was approved by the Board of Supervisors in November, 2007 under Tentative Tracts 32693 and 32694, which proposes to develop 775 residential units on 558 acres. This proposed development will add approximately 2,250 residents adjacent to the project site.

A residential development called the Enclave at La Quinta is proposed westerly of the project site. The proposal consists of 467 residences with lot sizes ranging from 6,050 to 16,000 square feet and is currently being reviewed by the City of La Quinta.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project is within the Agriculture (AG) foundation component of the land use designation for the Eastern Coachella Valley Area Plan. The land use designation for the proposed project is Agriculture: Agriculture (AG). Future proposal to change this existing land use to Community Development: Medium Density Residential (CD-MDR) or Rural Community: Low Density Residential (RC-LDR) (1/2 acre min.) is pending.

The project is also located within Policy Area 3 of the Vista Santa Rosa Land Use Concept Plan. The overall purpose of the VSR Land Use Concept Plan is to refine the land use plan, very general in nature that was adopted into the County's General Plan in 2003, in

order to provide better guidance for development activities until the County's General Plan undergoes its next major update in 2008/09.

2. **Circulation:** The project will not add overall trips to the area. 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 project consists of an 80-acre site with 40 acres being used for the proposed project. The proposed project meets all other applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is located within a high liquefaction potential zone. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project meets with all other applicable Safety element policies.
 5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets with all other applicable Noise element policies.
 6. **Housing:** The proposed project meets all applicable Housing element policies. No housing is proposed as part of this project.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during operations. No grading or construction activities are contemplated as part of this application. The proposed project meets with all other applicable Air Quality Element policies. The project is further conditioned by the Environmental Health Department, which conducts monthly inspections of the facility. Additional odor mitigations have been added (see Section 5, below).
- B. General Plan Area Plan(s):** Eastern Coachella Valley.
- C. Foundation Component(s):** Agriculture
- D. Land Use Designation(s):** Agriculture (AG) (10-acre minimum)
- E. Overlay(s), if any:** Community Development
- F. Policy Area(s), if any:** Vista Santa Rosa
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Eastern Coachella Valley; Agriculture; Agriculture (AG); Vista Santa Rosa
- 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:** Heavy Agriculture (A-2-10). The A-2-10 Zone provides for organic waste composting facility with an approved Conditional Use Permit per Ordinance No. 348.

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: One-Family Dwellings (R-1) is located to the east; Light Agriculture (A-1-10) zone is located to the north, south, and west of the project site.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

June 8, 2010

Date

Jay Olivas, Project Planner

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact: The project site is located approximately 7 miles south of HWY 10, which is designated as a scenic corridor by the Riverside County General Plan. The site is adjacent to Jackson Street, which is a major arterial street, and 62nd Avenue, which is designated as a secondary highway. An existing row of mature palm trees exists along Avenue 62. This feature is considered a unique landmark and Vista Santa Rosa Community icon and adds to the aesthetics of the project area. Future development of the proposed site may need to address relocation of the existing row of palm trees if they are in the right-of-way due to street dedication purpose. Locating compost material windrows 128 feet from Jackson Avenue and limiting the piles to a maximum height of 15 feet would reduce visual impacts. The California Desert is a recreational resort area attracting substantial numbers of tourist and travelers. Desert area residents in the past have expressed concerns regarding obstructions to scenic views open to the public, including views of surrounding mountains.

The project was required to construct a landscaping berm along Avenue 62 to prevent on-site blowing litter from leaving the site. Some have argued that the berm may harm the row of palm trees growing along Avenue 62. The applicant has been conditioned to remove any excess earth caused by the earth-berm from around the base of all palm trees along Avenue 62. In addition, Palm tree litter (fronds, etc) has collected between the berm and Avenue 62. California Bio-Mass (CBM) has recently determined that the berm is not likely to affect the palm trees and has removed the palm litter from beneath the trees and between Avenue 62 and the berm. CBM will continue to monitor the leaf litter under the Palm trees and will maintain the area in a neat and orderly appearance for the life of the CUP.

The composting facility presently consists of processing and storage of raw and finished materials visible to the surrounding roadways. The area is presently agricultural in nature with minimum lot sizes of ten acres or more. The nearest existing residences are approximately 1/8 mile to the west and

south of the project site. The general area is recognized as being in transition to more intensive residential land use. Compliance with the approved conditions on file in LMS, including 10. Fire. 7 – Compost and Supply Piles, 10 .PLANNING. 7 - Landscape Maintenance, and 20. PLANNING. 1 - Life of the Permit.

Mitigation: None required.

Monitoring: None required.

2. Mt. Palomar Observatory

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

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

Findings of Fact: The project is within 45 miles of the Mt. Palomar Observatory and light and glare from this project could potentially reduce the usefulness of this major astronomical facility.

Compliance with Ordinance No. 655 as contained in conditions of approval in the LMS specifically 10. PLANNING 24.

Mitigation: None required.

Monitoring: None required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact: The creation of certain industrial uses including heavy agricultural uses such as composting operations will bring increased light and glare due to signs, street lamps, security lighting and night time vehicle traffic. The facility is operated 24 hours per day, six days per week, Monday through Friday. Whenever it is determined that natural lighting is inadequate to safety relating to compost activities, artificial lighting will be provided, especially at the unloading area of the facility where vehicles unload feedstock material. Artificial lighting may also be used in other instances of limited visibility as deemed by management staff. Imperial Irrigation District (IID) will provide lighting for most of the site. Pole-mounted portable light towers powered by self-contained diesel generators will provide lighting to other areas of the site not serviced by IID. All lighting, including light towers will be hooded in order to prevent glare and light spillage onto surrounding properties. Currently, there is one portable light tower at the site. All lighted equipment/devices will be hooded and directed so as to prevent glare and light from shining directly upon adjoining properties and road right-of-ways, in compliance with the conditions of approval on file in LMS including 10. PLANNING. 7 – Lighting Hooded/Directed.

Mitigation: None required.

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

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 site is identified as prime farmland on the RCIP Figure OS-2, "Agricultural Resources." Immediately surrounding the project uses are land zoned A-1-10, Light Agriculture. The Eastern Coachella Valley Area Plan has allocated land uses to specific locations including providing for the areas best suited for farming. The 40-acre site which is currently being used for composting and the remainder vacant 40 acres could both be used for agricultural purposes once the composting facility ceases operation as there is a restriction on the life of the conditional use permit until December 31, 2014 as contained in conditions of approval in LMS, specifically 20. PLANNING. 1 – Life of the Permit. No permanent conversion of farmland is proposed.

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 exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor

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

located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Source: Project Documents

Findings of Fact: The processing equipment involved in this project is permitted by the South Coast Air Quality Management District (SCAQMD) (Plant No. 109076). The eastern Desert areas of Riverside County are non-attainment areas for PM10. Recent testing by the SCAQMD and the California Integrated Waste Management Board has indicated that green waste composting facilities can generate Volatile Organic Compound (VOC) emissions. However, VOC emissions from green waste composting are not currently regulated by the SCAQMD. Therefore, the facility will not have an impact on regional air quality goals. The existing facility is required to maintain and implement an "Odor Impact Minimization Plan" (OIMP) that describes methods for preventing and mitigating nuisance level odors that may be produced by the composting operation. The nearest residences to the project site are approximately 1/8 mile to the west and to the south. Compliance with the OIMP is monitored monthly during Department of Environmental Health inspections. In 2008, California Bio-Mass (CBM) updated their OIMP to include the following additional odor mitigations. These were developed in consultation with a group of residents from the Vista Santa Rosa community.

1. All haulers of grease interceptor waste will be required to add a liquid odor neutralizer to their loads prior to unloading (grease interceptor waste was identified as one of the most significant causes of odor at the site, especially during unloading).

2. CBM has established two new ways for residents to contact the facility if they detect off-site odors. First, CBM has set up a 24-hour hotline and also an email address. Both the 24-hour hotline and email address should facilitate resident's ability to communicate with the facility in case of an odor issue. With better notification, CBM may be able to better identify which on-site activities or which weather conditions lead to off-site odor impacts. CBM is planning to hold regular meetings with the Vista Santa Rosa residents as long as odor complaints are an issue and intends to resolve the complaints to the neighbor's satisfaction.

Compliance with measures set forth in the conditions of approval on file with the LMS including inspection by the Environmental Health Department, maintenance of the OIMP as inspected by the Environmental Health Department, and maintenance of all applicable SCAQMD permits, including, 10 .PLANNING. 30 - Materials Allowed by LEA, 10 .PLANNING. 33 - Lot Line setbacks, and 10 .PLANNING 38 - OIMP.

Mitigation: None required.

Monitoring: None required.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact: The project is not influenced by wildlife and vegetation issues as identified in the Riverside County General Plan, including wetlands and protected biological resources, and the project does not involve the potential for adverse affect either individually or cumulatively, on wildlife. The existing pond on-site used for storage of fire and dust suppression water may be considered a wetland but no alteration of pond area is proposed. Project is not subject to fee assessment for the Coachella Valley Fringe-toed Lizard.

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, Project Application Materials

Findings of Fact: The project will not affected by historical resources.

Mitigation: None required.

Monitoring: None required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The project's disturbed condition due to previous farming and the existing composting operations indicates the site has a low possibility of containing significant cultural resources.

Mitigation: None required.

Monitoring: None required.

9. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The vacant and level site has a low probability of containing non-renewable paleontological resources. There is no grading being proposed as part of the continuation of the CUP. No unique geological feature exists within 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The site is not located within the Alquist-Priolo Special Studies or County Fault Hazard Zones.

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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11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: The project is within a Liquefaction Potential Zone. However, a Liquefaction Investigation was completed for the site (Sladden Engineering October 1999) concluded minimal liquefaction susceptibility even in the unlikely event of a rise in the groundwater levels. Further, the report concluded that no specific liquefaction related mitigation measures would be necessary.

Mitigation: None required.

Monitoring: None required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact: The project is located within Ground Shaking Zone V. The proposed development contains an existing office and storage buildings, which are normal low risk land uses.

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".

Findings of Fact: The project is not affected by landslide or rockfall risks as the project area is relatively flat and not adjacent to any cliffs or boulder covered slopes.

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: Resolution No. 94-125

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

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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15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not affected by geological hazards such as seiche, tsunami, mudflow, 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?

Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact: The project is not affected by significant topography surface, features or slopes.

Grading will not affect or negates sub surface sewage disposal systems as no grading is proposed.

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 SECTION 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

Source: USDA Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection.

Findings of Fact: The soil types on the subject property consist of Indio very fine sandy loam and soil erosion of this soil type is considered moderate to high; the soils are considered "wet" due to the location of a high groundwater table.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: Erosion stabilization methods are in place due to existing berm improvements.

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 is not influenced by wind erosion and blowsand issues, as it is not within an active blowsand area. Disturbed soils could create a local dust control problem if not controlled. Compliance, with the general conditions of the Planning Department and the more specific conditions of the Building and Safety Department, Grading Division's requirements found in the LMS, including 10. PLANNING. 16, Prevent Dust & Blowsand and 10. PLANNING. 32, Further Dust Control Requirements.

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 environment through the routine transport, use, or disposal of hazardous materials?

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

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

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

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials.

Findings of Fact: Any waste facilities could entail the utilization, storage, or transport of small quantities of hazardous materials and wastes. The Riverside County Hazardous Waste Management

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan addresses hazardous materials. The nature of the project is such that little or no hazardous substances will be maintained on the site in significant quantities. No known hazardous waste site exists on or near the project site.

California Bio-Mass is required to have a written load checking program for the facility which seeks to intercept improperly disposed materials within the incoming feedstock. Employees are trained to identify hazardous materials. Any hazardous materials encountered at the facility will be segregated until and stored in a safe condition until they can be properly handled and disposed.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The proposed project is not within an airport influence area boundary and is not otherwise affected by airport issues as identified in the comprehensive General Plan. No private airstrip or heliport exists within the vicinity that could cause a safety hazard. The project will not require review by the Airports Land Use Commission. The project is not adjacent to or significantly influenced by a private airstrip or heliport.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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. 787.

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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project may have an effect on water quality issues identified in the Comprehensive General Plan. Such as erosion, sedimentation, "non-point source" pollution and agricultural runoff. Projects over five acres in size, individually or cumulatively are subject to NPDES regulations, including provisions for best management practices, both during and after construction activities. The project will utilize restaurant grease trap waste, sump, and liquid wastes applied directly to the compost piles. Adjoining landowners have expressed concerns as to impacts the project may have on groundwater used for domestic water supply (well) from liquid waste and other materials used within the facility. The project is not within a known 10-year flood area and any flood hazards relative to placing housing or other structures within a 100-year flood hazard are addressed under Section 24, below. Compliance with the Environmental Health Department's requirements and Building and Safety Departments, Grading Division's requirements, contained in the conditions of approval on file in the LMS, including 10. FIRE. 8 - Compost & Supply Piles and 10. Environmental Health. 2 - Water. The permit holder has obtained and will maintain Waste Discharge Requirement (WDR) approval from the Regional Water Quality Control Board Colorado River Region and comply with all requirements thereof. The WDR No. R7-20020118 was issued on May 8, 2002.

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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24. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	No Impact <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project is influenced by flooding and drainage issues as identified in the RCIP. The site is not located in a 100-year flood plain on the Federal Flood Insurance rate maps. The covering over of a portion of the site will result in additional stormwater runoff. The project is not affected by a dam inundation area. Compliance with the Coachella Valley Water District's requirements contained within the conditions of approval on file in the LMS will address this matter to the extent that the life of this permit requires.

Mitigation: None required.

Monitoring: None required.

LAND USE/PLANNING Would the project

25. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact: The proposed project is not located within the sphere of influence of any city. The project lies within the designated boundaries of the Vista Santa Rosa Community Council (VSRCC). The project continuation has been presented to the VSRCC, to date; several comments have been received from proponents and opponents of the project. The surrounding area is largely agricultural in nature with scattered single-family dwellings in the vicinity. The nearest residence to the project site is located approximately 1/8 mile to the west and to the south. See also discussion under Sections I and II, herein, as it relates to project land use, zoning and general plan consistency.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project utilizes the western 40 acres of the total 80 acres. Surrounding parcels are agriculture, agricultural accessory uses, vacant agricultural lands with equestrian use and scattered single-family homes.

A proposal to develop additional residential units to the east and adjacent to the project site was approved by the Board of Supervisors in November, 2007 under Tentative Tracts 32693 and 32694, which proposes to develop 775 residential units on 558 acres and Includes EIR No. 474. This proposed development will add approximately 2, 250 residents adjacent to the project site. A residential development called the Enclave at La Quinta is proposed westerly of the project site. The proposal consists of 467 residential units with lot sizes ranging from 6,050 to 16,000 square feet and is currently being reviewed by the City of La Quinta.

The composting facility has operated at this site since 1995. In November 2007, California Bio-Mass (CBM) sought to extend its Conditional Use Permit for an additional 3 years to continue composting operations. This Conditional Use Permit Extension was granted by the Planning Commission on March 18, 2008.

The project is not located in the sphere of influence in the city of La Quinta whose land use designation is for medium density residential development. Torres Martinez Indian Reservation boundary exists to the west across Johnson Street and the nearest residence on tribal land is greater than 1/8 mile from the project site. To date, no letter has been received from the Torres-Martinez tribe.

Since that time, residential development in the project area has slowed to a near halt. The facility recognizes that at some point in the future, encroaching residential development may not be compatible with windrow composting. Therefore, the facility is asking for a 3 year extension until 2014.

The facility will be subject to enforcement mechanisms throughout its continued operation as found in the conditions of approval on file with the LMS, including 10 .E HEALTH. 1 - LEA Comments, monthly inspections by the Environmental Health Department, and a three year extension to the life to the Conditional Use Permit which would allow for its review, at a public hearing, within a three year period ending on December 31, 2014. The maximum height of any and all piles of materials stored outdoors shall be fifteen (15) feet as condition in the LMS, includes 10. PLANNING. 25 - Maximum Height of Pile.

Mitigation: None required.

Monitoring: None required.

26. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the 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	<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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established community (including a low-income or minority community)?

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

Findings of Fact: See discussion in Section 25 (above). Project site is designated "Agriculture" by the Land Use Allocation Map of Eastern Coachella Valley Plan which designation allows limited industrial uses supportive of farming operations. The organic waste composting facility has a zoning designation of A-2-10 (Heavy Agriculture with a 10-acre minimum lot size). Surrounding properties and zoning are largely A-1-10 with minimum lot sizes of 10 acres or more.

The Planning Commission approved Conditional Use Permit No. 3221 to collect, process, compost, and market organic green waste materials. The Planning Commission also approved Change of Zone 6258, which proposed to change the existing zone from A-1-10 to A-2-10 on fifteen acres of an eighty-acre lot in 1995. The permit was revised in 1999 and approval was granted for expansion from a fifteen-acre facility to an eighty-acre facility and also a change of zone to reclassify 80 acres from A-1-10 and A-2-10 to entirely A-2-10. In January 2000, an application for substantial conformance for Conditional Use Permit No. 3221 was approved for the organic waste composting facility to include an accessory office building and allow for additional time for the facility to complete certain conditions of approval for Assessors Parcel Number 753-110-001. In 2005, the organic waste facility was granted an extension to continue operation until July 31, 3009. In 2008, the organic waste facility was granted a 3 year extension to continue operation until December 31, 3011.

The facility will be subject to enforcement mechanisms throughout its continued operation as found in the conditions of approval on file with the LMS, including 10. PLANNING 5 – Comply with Ordinances/Codes and monthly inspections by the Environmental Health.

Mitigation: None required.

Monitoring: None required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not designated as a mineral resource zone and does not contain 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 is outside of the sphere of influence of the Jacqueline Cochran airport. The project is not affected by any significant airport noise.

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 is not affected by railroad noise; the nearest railroad is approximately six miles from the project site.

Mitigation: None required.

Monitoring: None required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, 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 project is influenced by noise issues as identified in the Comprehensive General Plan, Noise Section, but the nature of the use is farming/industrial and is considered compatible with highway noise.

Mitigation: None required.

Monitoring: None required

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: Operational noise within the composting facility may create some concerns to workers, but such issues are addressed by worker safety regulations of CAL-OSHA and other governmental organizations.

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 is influenced by noise issues as identified in the Comprehensive General Plan, Noise Section. The grinding of feedstock (such as green waste and/or wood waste) will generate noise. The facility operates 24 hours per day, typically in two shifts (4:00 a.m. to 4:00 p.m. and 4:00 p.m. to 4:00 a.m.), with truck deliveries from other composting facilities owned by the applicant on a 24-hour basis. Some variations in operating hours and shifts may occur based on incoming materials, seasonal conditions or weather. Activities typical of daytime shifts include grinding, blending, screening, watering, dust control, row shaping, grid formation, grid harvesting, and shipping and receiving. Activities typical of nighttime shifts include screening, watering, equipment and facility maintenance, row harvesting and row turning. Delivery trucks begin arriving with feedstock as early as 3:30 a.m. The facility is open to the public Monday through Saturday 6:30 a.m. to 5:00 p.m. Grinding operations will not occur during nighttime hours. Community noise should be less than significant in that the nearest residence is 1/8 mile from the project and due to applied standard mitigation.

Compliance with 65 db(A) noise limit as established by the Comprehensive General Plan, including but not limited to any outdoor public address system, internal truck delivery traffic and equipment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operation, with a 45 db(A) noise limit required during night time operations, as contained in the conditions of approval on file in the LMS especially 10. PLANNING. 14 - Noise Monitoring Reports.

Mitigation: None required.

Monitoring: None required.

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, 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 project is not located within a redevelopment Project Area pursuant to Ordinance No. 638. No housing impacts are anticipated as a result of the continued operation of the composting facility. No adverse impacts are anticipated to existing housing stocks, as the project contains no housing units. The project will not induce substantial population growth or cumulatively exceed official population estimates; see Section 1 of this assessment for estimated future employees and/or residents.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will be affected by the fire services program and land use standards of the Comprehensive General Plan. Composting facilities have the potential to generate fires if not properly managed and vigorously monitored.

Fire control is accomplished through a combination of good operating practices, fire breaks, firefighting equipment, and 6 fire hydrants, as approved by the County of Riverside Fire Department. The windrows are managed for temperature and are turned or sprayed with water at a frequency sufficient to avoid elevated composting temperatures. Plowed fire breaks or cleared areas are provided around all operation areas to control potential fires originating within the processing area and also to protect the stockpiles of organic materials from wildfires escaping from public use areas.

In order to prevent or limit fire occurrences, Key operational personnel have radio contact with the office that can call the fire department if the need occurs. A tank truck equipped with a fire hose and pump is also available for fire control. Fire hydrants located throughout the site are used to refill the tank truck.

The facility has developed a Fire Response and Mitigation Plan under the guidance of the Riverside Fire Protection Department. The Fire Department has also added mitigations as contained within the conditions of approval on file with the LMS, including 10. FIRE. 5 - Fire Hydrants and 10. FIRE. 7 - Compost & Supply Piles.

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: Coachella Valley Unified School District

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley 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 conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services.

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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37. Libraries

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

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

Findings of Fact: The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The 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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 proposed project will not result in an increase in district population generating a need for additional parkland in neighborhood parks.

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

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

Findings of Fact: No recreational trails exist on or near the project 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"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: RCIP

Findings of Fact: Jackson Avenue is classified as an arterial roadway on the County's General Plan. It has an ultimate width of '86 (curb to curb), 4 lanes and a capacity of 28,700 vehicles per day. At current development (2 lanes), Jackson Avenue has a capacity of 14,400 vehicles per day. Traffic Engineering staff reviewed the intersection of Jackson Avenue and 62nd Avenue in March 2001. This review concluded: "Traffic volume records indicate that the average daily traffic (ADT) on Jackson Street is approximately 2,300 vehicles and on 62nd Avenue the ADT is approximately 880 vehicles". The review further concluded that the intersection did meet the criteria for an all-way stop as requested by California Bio-Mass (CBM) at the time.

The project will continue to generate traffic from incoming deliveries of feedstock and outgoing deliveries of finished compost. Most vehicles enter the site from Jackson Avenue. The project will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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incrementally add to vehicle miles traveled and trips generated, which on a cumulative basis will likely cause changes in traffic volume, some increased vehicle safety risks and affect roadway uses. The Transportation Department considers traffic hazards due to local design features or incompatible uses through the requirements of Ordinance Nos. 461 and 499. The project has adequate off-street parking. Emergency vehicle use and access is addressed in cooperation with the Fire Department. No significant alteration of waterborne, rail, or air traffic is associated with this project. Sunline Transit Agency is the principal public transportation provider in the Coachella Valley and no impacts to transit facilities have been identified.

There is a row of palm trees along Avenue 62, which is a unique landmark feature and may be affected by future right-of-way requirements. Future development of the proposed site may need to address relocation of the existing row of palm trees by relocating these trees if they are in the right-of-way due to street dedication purpose. No street improvements will be required because the extension of the permit will be less than five years. Off-street parking spaces will continue to be provided pursuant to Section 18.12 of Ordinance No. 348.

Compliance with the Transportation Department's requirements as contained within the conditions of approval on file in the LMS, including 10. TRANS. 1 – Debris. The life of Conditional Use Permit No. 3221 Revised Permit No. 4 shall terminate on December 31, 2014. The applicant has offered and been accepted by the County sufficient dedication along Jackson Street for a 64-foot half-width right-of-way for public use.

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: No bike path exists on or very near the project site.

Mitigation: None required.

Monitoring: None required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 Coachella Valley Water District provides water services for fire suppression and processing to the proposed project site. Domestic water is obtained from a well located on the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site. The project will not result in the construction of new water treatment facilities or expansion of existing facilities.

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: Sewer services to the proposed project site are provided by an onsite septic system. Significant impacts to sewer and wastewater facilities are not anticipated with existing or future development.

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 correspondence

Findings of Fact: The project provides significant recycling of organic materials in Riverside County, helping the County and its Cities achieve compliance with AB 939 and reducing the need for additional landfill capacity in Riverside County. The permit holder will remove accumulated litter, dirt, and debris or other organic material that may be tracked from their facility onto surrounding streets on a daily basis or as needed. This will include sweeping the area along the entrance road on an as needed basis. The operator will maintain a log of these activities on-site. This log shall be available for inspection by appropriate agencies.

The facility will be subject to enforcement mechanisms throughout its continued operation as found in the conditions of approval on file with the LMS, including 10. PLANNING. 43 - "Debris" and Riverside County Waste Management department's requirements and/or review letter.

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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46. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure proper connection to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: None required.

Monitoring: None required.

OTHER

47. Other: NONE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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MANDATORY FINDINGS OF SIGNIFICANCE

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

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

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 this project is not subject to tiering or a program EIR, previous environmental assessments for CUP03221R1, CUP03321R2, and CUP03221R3; and EA No. 37416, EA No. 40175, and EA No. 41650 are incorporated herein by reference for informational purposes

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

Location: County of Riverside Planning Department
Riverside CAC 4080 Lemon Street, 9th Floor
Riverside, CA 92505

Y:\Planning Master Forms\EA.doc
Revised: 6/9/08

CONDITIONAL USE PERMIT Case #: CUP03221R4

Parcel: 753-110-035

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for an organic waste composting facility with accessory office which allows the processing of green waste, wood waste, manure, wallboard, paper, pre and post consumer food material, fishery waste, and agricultural waste, located within Assessors Parcel Number 753-110-035. The permit is valid until December 31, 2014. The project shall be located upon the most westerly 40 acres of the site.

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 CUP03221R4. 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. 3221R4 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3221R4
Exhibit A-1, (site plan)
Exhibit A-2, (site plan)
Exhibit A-3, (site plan)
Exhibit B (floor plans and 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

CONDITIONAL USE PERMIT Case #: CUP03221R4

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10. GENERAL CONDITIONS

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

imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - LEA COMMENTS

RECOMMND

- 1) The report of composting site information shall be amended as needed to remain current with the operations of the facility.
- 2) Any change in design or operation that is not consistent with the current Solid Waste Facility Permit (SWFP) may require a SWF permit revision.
- 3) The operator shall maintain a current solid waste facility permit.
- 4) The boundary of the permitted 40 acres shall be delineated onsite by prominent markings.
- 5) No operations shall be allowed beyond the permitted 40 acres.

10.E HEALTH. 2 USE - WATER

RECOMMND

Potable water must be provided from a source and system approved by the Department of Environmental Health (DEH). It is indicated that there is an existing well serving the existing facilities. If potable water is served to five or more connections or twenty five or more people daily for 60 days a year, then a water supply permit, issued by DEH will be required. The system and all water served by it shall meet all requirements of DEH.

10.E HEALTH. 3 OWTS/ATU GENERAL COMMENTS

RECOMMND

All proposed onsite wastewater treatment systems (OWTS) and/or proposed Advanced Treatment Units (ATU) must meet all requirements as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, as well as applicable Local and State Regulations and Laws.

CONDITIONAL USE PERMIT Case #: CUP03221R4

Parcel: 753-110-035

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#25-GATE ENTRANCES RECOMMND

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

10.FIRE. 2 USE-#20-SUPER FIRE HYDRANT RECOMMND

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

10.FIRE. 3 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. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 5 USE- FIRE HYDRANTS RECOMMND

1. MINIMUM FIRE FLOW SHALL BE 1000 GPM FROM ANY FIRE HYDRANT ON THE PROPERTY.
2. ALL HYDRANTS SHALL HAVE ONE 4 INCH AND ONE 2 1/2 INCH OUTLET, MINIMUM.
3. FIRE HYDRANTS SHALL HAVE A CLEAR AREA OF 15 FEET
4. FIRE HYDRANT SPACING SHALL BE NO MORE THAN 500 FEET, WIHT A SERVICE AREA NOT TO EXCEED 250 FEET.

CONDITIONAL USE PERMIT Case #: CUP03221R4

Parcel: 753-110-035

10. GENERAL CONDITIONS

10.FIRE. 5 USE- FIRE HYDRANTS (cont.) RECOMMND

5. WATER LEVEL IN THE RESEVOIR SHALL MAINTAIN A MINIMUM OF 2/3 FULL AT ALL TIMES.

6. ALL FIRE SUPPRESSION EQUIPMENT AND APPLIANCES SHALL CONFORM TO NFPA STANDARDS.

10.FIRE. 6 CASE - CITY CASE STATEMENT RECOMMND

With respect to the conditions of approval for the referenced project, the Fire Department recommends the following fire protection meastures be provided in accordance with Riverside County Ordinaces and/or recognized fire protection standards:

ALL CONDITIONS FROM CUP03221 AND CUP03221R1 SHALL REMAIN IN EFFECT AS AMMENDED BY CUP03221R2, CUP03221R3 AND CUP03221R4.

10.FIRE. 7 USE - COMPOST AND SUPPLY PILES RECOMMND

Processing piles shall not exceed 150 feet in lengt and 20 feet in width, with a maximum pile height as determined by the solid waste management enforcement agency for Riverside County.

10.FIRE. 8 USE - EQUIPMENT RECOMMND

The flollowing equipment shall be available in operating condition and the site at all times:

Two (2) - Front Loaders and

One (1) - Water Truck with a minimum of 4000 gallons of water.

10.FIRE. 9 USE - TEMPERATURE RECOMMND

1. Temperature checks of all piles, both processed and unprocessed, shall be taken in accordance with California Code of Regulations, Title 14.

2. Any area with a temperature above 200 degrees shall be moved and cooled, by approved methods.

3. A temperature log shall be maintained on site and be available to fire personnel upon request.

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08:05

Riverside County LMS
CONDITIONS OF APPROVAL

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CONDITIONAL USE PERMIT Case #: CUP03221R4

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE NO OBJECTION

RECOMMND

CUP 3221R4 proposes to permit for 3 additional years for an existing green waste composting facility. The project is located southerly of avenue 62, easterly of Jackson Street, located at 62200 Jackson Street, Coachella, CA.

The District has reviewed the plans submitted for CUP3221R4 for the entire 76.5 acre parcel. The drainage was not reviewed as part of this submittal. No new structures, improvements or grading are being proposed at this time. Therefore, a Water Quality Management Plan is not required at this time.

The District has no objection to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 3

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 4 USE - LC LANDSCAPE SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 5 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 6 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. 7 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be 24 hours per day, seven days per week, Monday through Sunday typically in two shifts (4:00 a.m. to 4:00 p.m. and 4:00 p.m. to 4:00 a.m.).

10.PLANNING. 10 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. 11 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the Local Solid Waste Enforcement Agency, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - MAINTAIN LICENSING (cont.) RECOMMND

permit shall become null and void.

10.PLANNING. 12 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. 13 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 14 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 15 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 16 USE - 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. 17 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to CUP03221, Revised Permit No. 3 shall become null and void upon final approval of CUP03221, Revised Permit No. 4 by the County of Riverside.

10.PLANNING. 18 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. 19 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 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.

Litter shall be promptly picked up and kept under control at all times throughout the entire 76.5 acre net property site.

No raw material storage, compost, or finished materials, whether organized in windrows, open piles or by other means, shall be located closer than 40 feet from any street right-of-way or property line.

10.PLANNING. 21 USE - MAINTAIN FLOOD FACILITY RECOMMND

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

10.PLANNING. 22 USE - CLOSURE CLEAN UP RECOMMND

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

10.PLANNING. 23 USE - PERMIT "USED" RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 25 USE - MAXIMUM HEIGHT OF PILES RECOMMND

The maximum height of any and all piles of materials stored outdoors within this permit, including but not necessarily limited to storage piles, active composting piles, finished product piles and windrows, shall not exceed a height of eighteen (18) feet.

Notwithstanding the pile height restriction stated above, should another department's or agency's condition of approval of this conditional use permit, or separate permit, place a more restrictive height requirement on all or some of the material piles within this property, that more restrictive height requirement shall govern.

10.PLANNING. 26 USE - NO SEWAGE SLUDGE ALLOWED RECOMMND

The permit holder shall not offer to accept, or actually receive or store, at any time within the area of this conditional use permit, sludge from sewage treatment facilities.

10.PLANNING. 27 USE - RWQCB APPROVAL REQUIRED RECOMMND

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

10.PLANNING. 28 USE - NO BURNING RECOMMND

No burning of any description shall be permitted at any time.

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - RESIDUALS & CONTAINMENT RECOMMND

Residuals, such as contaminates, rocks, metal, plastic bags or excess trash, shall be promptly separated from other materials and shall be stored on the site within recycling bins and containers.

Residuals shall be removed from the premises to an approved dump site on a regular basis as determined by the Environmental Health Department and/or Waste Management Department.

Residules shall be less that 15 percent of the amount of separated for reuse materials received by weight.

No dump site is approved by this conditional use.

10.PLANNING. 30 USE - MATERIALS ALLOWED BY LEA RECOMMND

Organic waste materials to be kept within the premises approved under this conditional use permit shall at all times be in conformance with the conditions of approval of this permit and with the materials allowed pursuant to permit(s) issued by the Local Solid Waste Enforcement Agency (LEA) of the Environmental Health Department.

10.PLANNING. 31 USE - CARETAKER QUARTERS RECOMMND

Should a caretaker's quarters be requested, a substantial conformance pursuant to Section 18.43 shall be approved by the Planning Department prior to installation of any caretaker's dwelling.

10.PLANNING. 32 USE - FURTHER DUST CONTROL REQ RECOMMND

The permit holder shall comply throughout the life of this permit with the following dust control measures:

a.) Vigorous wetting procedures or other dust palliative measures shall be followed during periods of high winds to minimize fugitive dust and PM10 emissions. This heavy watering regimen shall consist of a complete watering of the site before and after daily on-site activities with at least three additional complete watering during the day.

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

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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - FURTHER DUST CONTROL REQ (cont.) RECOMMND

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

d.) Maintain landscaping to provide for effective soil stabilization and to provide an on-site windbreak.

10.PLANNING. 33 USE - LOT LINE SETBACKS RECOMMND

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

10.PLANNING. 34 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the one (1) sign 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 review only) of Ordinance No. 348.

NOTE: THE INFORMATIONAL SIGN REQUESTED BY 10 PLANNING 44 SHALL NOT BE SUBJECT TO THIS CONDITION.

10.PLANNING. 35 USE - WASTE MGMT BOARD RECOMMND

The permit holder shall be in compliance with the solid waste management requirements of the California Integrated Waste Management Board.

10.PLANNING. 37 USE - CVWD LETTER RECOMMND

The permit holder shall remain in compliance with the water district requirements of the Coachella Valley Water District's letter dated April 15, 2010, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 38 USE - OIMP RECOMMND

The facility shall maintain and implement an "Odor Impact Minimazation Plan" (OIMP) that describes the method for preventing and mitigating nuisance level odors that may be produced by the composting operation.

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - RESIDENT CONCERNS

RECOMMND

The permit holder shall maintain the following to address resident concerns:

1. A tire cleaning grate shall be maintained at the main entrance to the site along Jackson Street to more effectively maintain cleanliness along Jackson Street. The grate shall be cleaned regularly and maintained in good working condition.
2. An odor neutralizing agent shall be incorporated in loads containing liquid waste that have been identified as potentially odious.
3. A weather station shall be installed to provide information for more effective plant operations and to reduce the impact to local residents.
4. A windsock shall be installed and conveniently located to identify wind direction for plant personnel, and be maintained at all times.

10.PLANNING. 43 USE - DEBRIS

RECOMMND

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

10.PLANNING. 44 USE - ODOR REPORTING

RECOMMND

A sign shall be promptly located at the site entrance along Jackson Street and maintained in good condition at all times; the sign shall provide information including a toll free number, website, and email information for reporting offensive odor emitting from the site. The telephone number listed for the developer's contact must be a local number or a toll free number and manned 24 hours per day, seven days per week.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - DEBRIS

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 USE - RWQCB OK

RECOMMND

A clearance letter from the California Regional Water Quality Control Board is required.

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3221, Revised Permit No. 4, shall terminate on December 31, 2014. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 2 USE - WASTE MAGMT BOND REQ

RECOMMND

BY OCTOBER 1, 2010, the permit holder shall submit to the Planning Department and the LEA a clearance letter from the Riverside County Waste Management Department, including the submission of all required documents of that department for security or bond. A lock shall be placed on the permit to take effect on November 1, 2010, which shall not be released unless compliance with the above provision has occurred.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

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.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 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

FIRE DEPARTMENT

90.FIRE. 1 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 2 USE-#45-FIRE LANES

RECOMMND

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

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.

90.FIRE. 4 FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met. At this inspection the applicant will be responsible for supplying current temperature logs, tank permits, MSDS and any other documents requested at the April 15, 2010 Land Development Committee meeting.

07/22/10
08:05

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90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1

USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

June 21, 2010

Jay Olivas, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

**RE: California Bio-Mass Regional Composting Facility
Conditional Use Permit (CUP) No. 3221, Revised Permit No. 4 (Extension of
Time from 2011 to 2014)**

Dear Mr. Olivas:

On June 17, 2010, the Riverside County Solid Waste Management Advisory Council/Local Task Force (LTF) reviewed the above-reference project and took a motion to support the extension of the CUP, as requested. The LTF directed the Waste Management Department (Department) to forward to the Planning Department this letter to lend support and to recommend conditions of approval for CUP 3221, Revised Permit No. 4.

The California Bio-Mass (CBM) facility, located in Thermal, is a regional composting facility that processes organic materials from the Coachella Valley, such as green waste, liquid waste, food waste, and fish waste, to produce products that include chemical-free organic material, such as top dressing, mulches, fuel for energy, and soil amendments for the landscape and agricultural industries. As one of the two permitted recyclers of some of these waste types (i.e., liquid and food wastes) in the Coachella Valley, CBM is crucial in providing needed outlets for these materials that might otherwise be landfilled, disposed, or processed in more distant locales. By diverting these materials to a local outlet, there is an indirect benefit to air quality due to the shorter travel distance, and by diverting these materials from the landfill, CBM preserves landfill capacity and contributes to the County's efforts, as well as those of cities in the Coachella Valley, to comply with the State-mandated landfill diversion rate of 50 percent (AB 939, *et seq.*). As a result, CBM is identified and described in the Riverside Countywide Integrated Waste Management Plan's Nondisposal Facility Element (NDFE) through Resolution No. 99-372 approved by the Riverside County Board of Supervisors on August 24, 1999, as one of the essential facilities that will be used by Riverside County to meet its solid waste diversion requirements and recycling goals.

While composting facilities are not without their challenges in terms of land use compatibility, environmental considerations, and regulatory compliance, these facilities must overcome tremendous hurdles in terms of siting and development, regulations, day-to-day operations, and establishing end markets. It is perhaps the reason that there are so few outlets of its kind in Riverside County. However, the benefits of composting are numerous. In addition to recycling and landfill diversion, compost offers a number of benefits to those farmers using the material, such as, a reduction in the use of pesticides, disease suppression, water conservation, higher crop yield, reduced dependence on chemical fertilizers, and most importantly, the re-building of quality agricultural soils.

California Bio-Mass Regional Composting Facility
CUP 3221R4 – Extension of Time from 2011 to 2014
June 21, 2010
Page 2 of 2

It is the understanding of the Waste Management Department that CBM is requesting to extend the life of CUP 3221 for a period of three years, from December 31, 2011 to December 31, 2014, to allow more time to relocate the operation. Since CBM is an established operation since 1991, operating in Riverside County since 1995, with an established customer base and end markets, the Waste Management Department is respectfully requesting that the life of the CUP be extended, as recommended.

If CUP No. 3221, Revised Permit No. 4, is approved, the Waste Management Department is recommending that the following conditions of approval be implemented:

1. The facility must comply with the permit requirements of the Riverside County Local Enforcement Agency of the Environmental Health Department for a composting facility.
2. The operator of the facility shall keep accurate records for AB 939 diversion tracking that may include, but is not limited to, such information as the amount of solid waste material by jurisdiction of origin diverted and to what type of end use, the amount of material disposed, and the disposal location. This information shall be reported to the General Manager - Chief Engineer of the Waste Management Department or designee on a quarterly basis (or more frequently, if directed).
3. The owner/operator of the California Bio-Mass Composting Facility shall be responsible for the final cleanup of the facility site. Any remaining waste stored on the site must be removed and disposed of properly within 30 days following cessation of the operation and facility closure.
4. The owner/operator of the California Bio-Mass Facility shall continue to keep current, per annum and without lapse, the posting of an existing \$120,000 performance bond with the General Manager-Chief Engineer of the Waste Management Department to ensure cleanup of the site at the cessation of operations. The performance bond shall be released to the owner/operator within 30 days of closure of the operation and completion of the project's cleanup as verified by the General Manager-Chief Engineer of the Waste Management Department.

If you should have any questions regarding our comments and conditions of approval, please do not hesitate to contact either me or Sung Key Ma, at (951) 486-3200.

Sincerely,



Hans Kernkamp
General Manager-Chief Engineer

SKM/skm

cc: Michael Hardy, California Bio-Mass Composting Facility

PD #90515

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - DESERT OFFICE

38-686 El Cerrito Road
Palm Desert, CA 92211

RECEIVED

APR 19 2010

DATE: March 30, 2010

TO:

Transportation Dept.
Environmental Health Dept.
Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Riv. Co. Environmental Programs Dept.
Regional Parks & Open Space District
P.D. Geologist / Paleontologist - D. Jones
P.D. Archaeologist - L. Mouriquand

P.D. Landscape Programs Department
P.D. Trails Coordinator - J. Jolliffe
Coachella Valley Water District
Riv. Co. Indio Sheriff's Dept.
Riv. Co. Waste Resource Management Dept.
Vista Santa Rosa Community Council
4th District Supervisor Benoit
4th District Planning Commissioner Porras

Riverside County
Planning Department
Desert Office
City of La Quinta
Coachella Valley Unified School District
Imperial Irrigation District
Verizon Telephone Company
Colorado River RWQCB
Mojave Desert Air Quality Management Dist.
Desert File / Central Files

CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 4 – EA42294– Applicant: California Bio Mass, Inc. – Engineer/Representative: Matthew Cotton - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) – Location: Southerly of Avenue 62, easterly of Jackson Street, located at 62200 Jackson Street, Coachella, CA. – 76.5 Gross Acres – Zoning: Heavy Agricultural – 10 Acre Minimum (A-2-10) – **REQUEST:** This is the fourth revised permit to approved Conditional Use Permit No. 3221 to extend the life of the permit for 3 additional years for an existing green waste composting facility. – APN: 753-110-035 – Concurrent Cases: EA42294, CFG05653 - Related Cases: CUP03221, CZ06258, EA36871, CUP03221R1, EA37416, CUP03221R2, EA40175, CFG03628, CUP03221R3, EA41650, CFG04996, CUP03221S1

Please review the case described above, along with the attached map(s) and/or exhibit(s): This case is scheduled for a **LDC meeting agenda on April 22, 2010**. All LDC Members please have draft conditions in the Land Management System (LMS) on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Jay Olivas, Project Planner**, at (760) 863-8277 or email at jolivas@rctlma.org / MAILSTOP# 4035.

COMMENTS: We have no objection to the project mentioned above.

DATE: 4/15/10

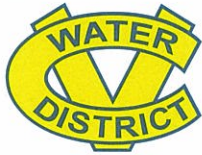
SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Elsa F. Esqueda, Director of Facilities, CVUSD

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

V:\11_PLANNING Primary Folder\Planning Cases-Desert Office\CUP03221R4\LDC Transmittal Forms\CUP03221R4. tml.docx

TML: C.M.



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Patricia A. Larson, President
Peter Nelson, Vice President
Tellis Codekas
Franz W. De Klotz
Russell Kitahara

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

April 15, 2010

Redwine and Sherrill, Attorneys

File: 0163.1

0421.1

0721.1

Jay Olivas
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

RECEIVED

APR 19 2010

Riverside County
Planning Department
Desert Office

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3221, Revised Permit No. 4

This area is protected from regional stormwater flows a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Design for retention basins for this area must consider high groundwater levels and clay soils.

Since the stormwater issues of this development are local drainage, the District does not need to review drainage design further.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

The District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of service.

The Riverside County Health Department requires sanitary sewer service to be provided when there are existing sewers within 200-feet of the development. For your development, there are existing sanitary sewer service available in the area, but over the 200-foot requirement. The District strongly suggests that development connect to the District's sanitary sewer system and the District may survey existing property owners in this area to determine the potential for multi-user participation in a sewer line extension.

April 15, 2010

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request that prior to approval of CUP No. 3221R4, the utility clearances have been completed with the District. The USBR conflicts include but are not limited to existing landscape shrubs and possibly the chain link fence within the easement Lateral 123.45-1.3-2.8, District Drawing No's. 25497 and 25498.

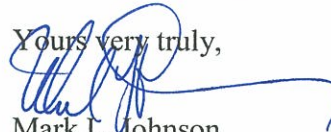
This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. We request that prior to approval of CUP No. 3221R4 utility clearances have been completed with the District. The Private conflicts include but are not limited to Tile Drain 201.

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

The project lies within the Lower Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

If you have any questions, please call Tesfaye Demissie, Stormwater Engineer, extension 2605.

Yours very truly,

Mark L. Johnson
Director of Engineering

cc: Alan French
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Michael Mistica
Department of Environmental Health
Post Office Box 1280
Riverside, CA 92502



CALIFORNIA BIO-MASS, INC.
A RECYCLING AND ORGANIC'S COMPANY

I support the extension of the **CONDITIONAL USE PERMIT 03221R4**, for California Bio-Mass, Inc. I hereby acknowledge my support by signing below;

SIGNATURE	NAME	ADDRESS	ZIP
<i>Enrique Cruz</i>	Enrique Cruz G.	50991 Balboa St Coachella Ca	92236
<i>Angel Hernandez</i>	Angel Hernandez	87470 Ave C2 Thermal Ca 92	92234
<i>Ruben Marruquin</i>	Ruben Marruquin	82-388 Lemon Grove Ave Indio, Ca	92201
<i>Juan Espinoza</i>	Juan Espinoza	84471 Ave 51 Apt B-104 Coachella Ca	92236
<i>Juan Carlos</i>	Juan Carlos	51-380 8th Jacumba La Quinta Ca	92053
<i>Michael</i>	Michael Anthony Gonzales	83808 Coche Escalante Coachella, Ca	92236
<i>Mike Reed</i>	Mike Reed	5713 Salsoda Ave Yucca Valley Ca	92284
<i>Jorge Vaca</i>	Jorge Vaca	85731 Ave 50 Coachella Ca	92236
<i>John R. Port</i>	John R. Port	604 Lily Street Palm Springs CA	92262
<i>Jorge Castaneda</i>	Jorge Castaneda	83620 Saderock rd. Coachella Ca	92236
<i>Moses Lizannac</i>	Moses Lizannac	72140 Windllas Dr vert hort	92259
<i>Manuel Capobianco</i>	Manuel Capobianco	64620-4th 86-#9	92274
<i>Sigifredo Sanchez</i>	Sigifredo Sanchez	83281 AVE 60 Thermal CA	92274
<i>Mark Uribe</i>	Mark Uribe	2093 P.O. Box Indio Ca 9	92201
<i>Georgina Gonzalez</i>	Georgina Gonzalez	19621 Truman way Indio	92201
<i>Antonio Gonzalez</i>	Antonio Gonzalez	916 Lemoor Pal, Pomona CA	91767
<i>Antonio Gonzalez</i>	Antonio Gonzalez	83-808 Corte Eclipse Coachella Ca	92236
<i>Georgina Gonzalez</i>	Georgina Gonzalez	83-808 Corte Eclipse Coachella Ca	92236

I support the extension of the **CONDITIONAL USE PERMIT 03221R4**, for California Bio-Mass, Inc. I hereby acknowledge my support by signing below;

SIGNATURE	NAME	ADDRESS	ZIP
<i>Vivian Gonzalez</i>	Vivian Gonzalez	93-808 Caste Eclipse Coachella CA	92236
<i>Chano Mendez</i>	Chano Mendez	COACHELLA	92236
<i>Cesar Ortiz</i>	Cesar Ortiz	COACHELLA	92236
<i>Luis Valencia</i>	JESUS VALENCIA	99391 VIA COSTA BRVA North Shore CA.	92254
<i>Luis Alvarado</i>	Luis Alvarado	50-656 Calhoun Ave. Coachella, CA	92238
<i>Desert Shore 26</i>		Desert Shore 26 Panorama 2.	92274
<i>Juan Lopez</i>		82725 ave 62 thermal	92274
<i>Jane P. Matij</i>	Jane P. Matij	56-900 Jackson St. Thermal	92274
<i>Milton Hernandez</i>	Milton Hernandez	52-155 Jennifer Way Coachella CA	92274
<i>Dora Ramo</i>			
<i>Ernie Cruz</i>	Ernie Cruz	43-375 Shasta Pl Indio	92201
<i>Nicholas Archolsky</i>	Nicholas Archolsky	78984 Haricot Ln, Palm Desert	92211
<i>Santiago Pavin</i>	Santiago Pavin	85-581 AB 60	92274
<i>Samuel Payoin</i>	Samuel Payoin	COACHELLA	92236
<i>Ernie Hernandez</i>	Ernie Hernandez	1903 mt prinsona	91701
<i>Ernie Hernandez</i>	ERIQUE HERNANDEZ	86-109 PALMERAS CIR. COACHELLA CA	92236
<i>Ernie Hernandez</i>			
<i>Ernie Hernandez</i>	Ernie Hernandez	54590 DATE Palm st Mecca	92236
<i>Carlos Velador</i>	Carlos Velador	Lo Quinto	92253
<i>Georgio Arrecano</i>	GEORGIO ARRECANO	50375 MAZATEMAN DR COACH. CA.	92236
<i>Adrian Nunez</i>	ADRIAN NUNEZ	FANDFO	92201

I support the extension of the **CONDITIONAL USE PERMIT 03221R4**, for California Bio-Mass, Inc. I hereby acknowledge my support by signing below;

SIGNATURE	NAME	ADDRESS	ZIP
	VICTOR HUGO MARRUS 1	Cochelen	92236
	Francisco Hernandez	Coachella	92256
	Sergio Hinojosa	37345 Cherry valley ca	92223
	WILL BASS	1129 Palmer Circle Palm Springs	92262
	Jean P	Scotch - Indio CA	92201
	Randy Vega	49192 Pluma Verde Pl	92236
	Cristobal Moreno	1963 Mt Vernon Ave	91767
	Nelson Cruz Hodas	68030 Hwy 86 Thermal	92274
	Agustin Rodriguez	50606 Sunset Cordalee	92236
	Pedro Ramirez	1361 - N. Nido Ave Pecos CA	92571
	SIG MARTINEZ	50279 OAKS PALM AL COACHELLA	92236
	Alberto Rodriguez	P.O. Box 2593 Indio CA	92202
	Antonio Lopez	40 520 M POME	92203
	Miguel A Gonzalez	68030 HWY 86 Thermal	92274
	Manuel Hernandez	84859 Calle LA Coachella	92236
	Hector Ramirez	52.670 Ave Mendoza la Quinta CA	92253
	Jose Estrada	81734 Olea que Indio CA	92201
	Manuel Escobal	1236 W St Coachella CA	92236
	Jose Escobal	82775 Indio	92201
	Octavio Llares	68555 Palk st thermal	92274
	Ramon Hernandez	88100 Ave 57 Fillmore st thermal	92274

PINK Golf Management

License # 693492

27 April 2010



Mr. David Mares, Principal Planner
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, CA 92211

RECEIVED

MAY 13 2010


Riverside County
Planning Department
Desert Office

Re: CUP03221R4-California Bio-Mass Inc.

Dear David,

In the matter concerning the requested permit extension for California Bio-Mass, Inc., located in Thermal, CA, Pink Golf Management supports composting facilities as an alternative to landfills. Both Pink Golf and its' sister company Pink, Inc., use Bio Mass' Thermal facility several times a week. There is a need for such operations to divert green waste from landfills. We appreciate the convenience of this facility and support their on-going efforts in Thermal and possible development of new composting sites. Such regional composting facilities are necessary to ensure that local businesses will have a place to take their green waste. Pink Inc. and Pink Golf Management support the extension of CUP 03221R4

Sincerely,


Mike Hernandez,
President

cc: Michael Hardy, California Bio-Mass.



VALLEY LANDSCAPE SERVICE

82-805 60th Avenue #2, Thermal, CA. 92274 Office: (760) 674-1196 - Fax: (760) 674-8665

April 30, 2010

RECEIVED

MAY 05 2010

Riverside County
Planning Department
Desert Office

David Mares, Principal Planner
RE: CUP03221R4 – California Bio-Mass, Inc
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Mares:

In the matter concerning the requested permit extension for California Bio-Mass, Inc., Thermal, CA, Valley Landscape Service, Inc. supports composting facilities as an alternative to landfills. There will be an increasing need for such operations and their on-going efforts as well as the creation of new composting sites. Regional composting facilities are necessary to ensure that local business will have a place to take their organic discards. Valley Landscape Service, Inc. strongly supports the extension of **CUP03221R4**.

Thank you for your attention to this matter.

Sincerely,

George Garza
President



P.O. Box 12860
Palm Desert, CA 92255
Lic. #408804
760-346-3999
Fax 760-346-5632

RECEIVED

MAY 05 2010

Riverside County
Planning Department
Desert Office

April 30, 2010

CALIFORNIA BIO-MASS, INC.
83-109 Avenue 62
Thermal, CA 92274

Dear Mr. Mares:

In the matter concerning the requested permit extension for California Bio-Mass, Inc., Thermal, CA, SUNSHINE LANDSCAPE supports composting facilities as an alternative to landfills. There will be an increasing need for such operations and their on-going efforts as well as the creation of new composting sites. Regional composting facilities are necessary to ensure that local business will have a place to take their organic discards. SUNSHINE LANDSCAPE supports the extension of CUP 03221R4.

Carlos Contreras
Controller

Olivas, Jay

From: Gialdini, Michael [mgialdini@rcbos.org]
Sent: Thursday, May 27, 2010 3:37 PM
To: Olivas, Jay
Cc: Michael Hardy
Subject: RE: Vista Santa Rosa Community Council May 26th meeting events

Jay:
Vote was 4-0-0 with one council member missing. VSR community supports the 3 yr extension.

Thank you,

Mike Gialdini, Legislative Assistant
4th District Supervisor John J. Benoit
Riverside County Board of Supervisors
www.RivCo4.org
760.863.8211

Note: Through June 30, 2010, the 4th District office will be closed Fridays due to employee furloughs.

From: Michael Hardy [mailto:mjhcbm@uia.net]
Sent: Thursday, May 27, 2010 11:30 AM
To: Olivas, Jay
Cc: Gialdini, Michael
Subject: Vista Santa Rosa Community Council May 26th meeting events

Hi Jay,

I want to pass on to you the events of last night VSR Community Council Meeting.

We requested and received unanimous approval from the council for our 3 year permit extension.

I am sure you will receive correspondence from Mike Gialdini confirming these events.

Michael

Michael Hardy, CEO
Office: 760.399.4128 / Mobile 909.208.0774



California Bio-Mass, Inc.

A Recycling and Organics Company

Michael@CaliforniaBioMass.com

THE VISTA SANTA ROSA ASSOCIATION

ELLEN LLOYD TROVER, PRESIDENT
JENNIFER HAMILTON, VICE PRESIDENT
BETTY MORGIN, SECRETARY
ELIZABETH L. TALLEY, TREASURER

LEE ANDERSON, DIRECTOR
MARTHA BROWN, DIRECTOR
PHILIP BURNETT, DIRECTOR
JOAN FOGG, DIRECTOR
BETTY MANGAN SMITH, DIRECTOR

P. O. Box 297
COACHELLA, CA 92236

June 28, 2010

Jay Olivas, Project Planner
County of Riverside Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: CUP 3221 Revised Permit No. 4
California Bio Mass
Hearing: July 14, 2010

Greetings to the Chairman and Members of the Planning Commission:

We recognize that Bio Mass provides a valuable public service in recycling/composting of organic waste, and we happy to enthusiastically support the application for an extension of the CUP.

Over the course of the last few years, California Bio Mass officials and residents of the community have met quarterly to discuss and resolve any problems from their operations. This continuing dialog is the best example of various factions of a community working together to promote the common good.

Sincerely yours,



Ellen Lloyd Trover, President
cc: Mike Gialdini, Michael Hardy via email

etrover@yahoo.com

EMERY LANDCLEARING AND GRADING, INC.
P.O. BOX 1009
THERMAL, CA 92274-1009
760/391-5840 FAX: 760/391-5839

RECEIVED

JUN 16 2010

Riverside County
Planning Department
Desert Office

JUNE 10, 2010

RIVERSIDE COUNTY
PLANNING DEPARTMENT
38686 EL CERRITO ROAD
PALM DESERT, CA 92211

ATTN: MR. DAVID MARES
PRINCIPAL PLANNER

SUBJ: RECOMMENDATION FOR EXTENTION OF PERMIT #CUP03221R4
(CALIFORNIA BIO MASS)

MR. MARES;

EMERY LANDCLEARING AND GRADING, INC., IS WRITING THIS LETTER OF RECOMMENDATION IN SUPPORT OF THE PERMIT EXTENTION FOR THE GREEN WASTE AND FOOD WASTE FACILITY ALSO KNOWN AS CALIFORNIA BIO MASS LOCATED IN THE COACHELLA VALLEY, CA, THERE IS A NEED FOR A PLACE TO DISPOSE OF OUR ORGANIC DEBRIS, IE GREENWASTE, ALTERNATIVE TO LANDFILLS, IN WHICH CALIFORNIA BIO MASS ONLY TAKES IN ORGANIC WASTE.

WE ARE IN SUPPORT OF THIS PERMIT BEING EXTENDED FOR THE APPLICATION AS CALIFORNIA BIO MASS, IN WHICH IS A VERY CRITICAL FACILITY FOR THE COACHELLA VALLEY AND NECESSARY FOR MEETING THE AB939 DIVERSION REQUIREMENTS.

IF YOU HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CALL ME AT THE ABOVE PHONE NUMBER.

THANK YOU FOR YOUR TIME IN THIS MATTER.

SINCERELY,

EMERY LANDCLEARING AND GRADING, INC.


LORI EMERY
VICE PRESIDENT

CC: MR. MICHAEL HARDY

la hacienda

Lic. #826943 nursery & landscape, inc

June 11, 2010

RECEIVED

JUN 16 2010

Riverside County
Planning Department
Desert Office

David Mares, Principal Planner
Riverside County Planning Department
38686 El Cerrito Road
Palm Desert, California 92211

Re: CUP03221R4-California Bio-Mass, Inc.

Mr. Mares,

In the matter concerning the requested permit extension for California Bio-Mass, Inc., Thermal, California, La Hacienda Nursery & Landscape, Inc. supports composting facilities as an alternative to landfills. There will be an increasing need for such operations and their on-going efforts as well as the creation of new composting sites. Regional composting facilities are necessary to ensure that local business will have a place to take their organic discards. La Hacienda Nursery & Landscape, Inc. supports the extension of CUP 03221R4.

Sincerely,



James S. Harrison, Owner
President, C.E.O.

80-900 MILES AVENUE INDIO, CALIFORNIA 92201

TEL: 760.342.3427 FAX: 760.342.9559

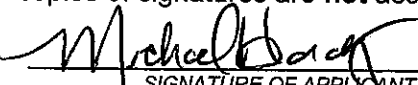
www.lhlandscape.com

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.

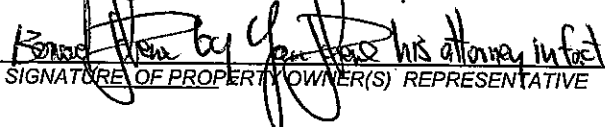
All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.


Michael J. Hardy
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.

Bernard Deboone
PRINTED NAME OF PROPERTY OWNERS REPRESENTATIVE(S) 
SIGNATURE OF PROPERTY OWNER(S) REPRESENTATIVE

Bernard Deboone
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): 753-110-035
~~753-110-001, 002, 003, 004, 005, 035~~

Section: 1 Township: 7 South Range: 7 East

Approximate Gross Acreage: 76.5 Acres (net)

General location (street address, cross streets, etc.): North of Avenue 66, South of Avenue 62, East of Jackson Street, West of Van Buren Avenue

Thomas Brothers map, edition year, page number, and coordinates: Year 2004, Page 5530, Grid H-3

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

Please see Attached "Report of Composting Site Information" EXTEND LIFE OF CUP
FOR GREEN WASTE COMPOSTING FACILITY BY 3 YEARS

Related cases filed in conjunction with this request:

N/A

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

If yes, provide Case No(s). CUP 3221R3 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 41650 E.I.R. No. (if applicable): N/A

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

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

Import 0 Export 0 Neither 0

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

N/A

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

N/A

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) 3,332,340 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) Michael Berger Date 3-19-10

Owner/Representative (2) _____ Date _____



CALIFORNIA BIO-MASS, INC.
A RECYCLING AND ORGANIC'S COMPANY

THERMAL
VICTORVILLE

March 12, 2008

Mr. Roland Ferrer
Planner
Torres-Martinez Desert Cahuilla Indians
P.O. Box 1160
Thermal Ca. 92274

RE: CUP 03221R3 California Bio-Mass, Inc.

Dear Roland,

Thank you for the opportunity to present our project before the Tribal General Council this past Saturday. I was please to hear there was a vote of support for our project.

I would like to take this opportunity to enumerate the issues and concerns raised, and the mitigation measures discussed at the meeting.

They are as follows:

1. Mitigation

- a. We have secured a toll free number for area residents to call in any issues that may arise.
- b. An email address has been established to allow those with this technology to submit correspondence regarding issues.
- c. A tire cleaning grate has been installed to more effectively maintain Jackson Ave cleanliness. We have increased the cleaning intervals performed by plant personnel.
- d. An odor agent will be incorporated into liquid loads that have been identified as potentially odiferous.
- e. A Weather Station has been installed to provide information for more effective plant operations and their impact on local residents.
- f. A windsock will be installed to identify wind direction for plant personnel,

*mounted
at all times*

2. Green Waste and Compost transactions for Torres-Martinez.

- a. CBM will continue to provide the Tribe a lower cost disposal alternative on a project by project basis.
- b. There was discussion on allowing tribal members the ability to dispose green waste at no charge. We will be unable to meet this request; there are several issues that would conflict with such a request.
- c. CBM will make available at no charge, FOB our yard, 200 yards of compost annually for tribal members and/or tribal projects.

As in the past, CBM will continue to support Fire Department personnel on tribal lands by providing water and/or equipment where possible.

If you have any question or require any additional information, please feel free to call me at (909) 208-0774.

Sincerely,

Michael J. Hardy

Michael Hardy
Vice President
California *Bio-Mass*, Inc.

Cc: Michael Gialdini/County of Riverside 4th District Supervisors office
Matt Cotton/Integrated Waste Management Consulting
Maurice Burrows/County of Riverside, Planning Department
Emily Hemphill/Ealy, Hemphill, Blasdel and Oleson, LLP
John Beerman/California *Bio-Mass*, Inc.
Alberto Ramirez/Tribal EPA Director

California Bio-Mass, Inc.

Project Information Sheet

Prepared for

Riverside County Planning Commission, July 14, 2010

- **Project Name/Description:** California Bio-Mass, Inc. Composting Facility request for 3 year CUP extension from December 31, 2011 to December 31, 2014
- **Location:** S/E Corner Jackson Ave. and Avenue 62, Thermal, California
- **APN Number(s):** 753-110-35
- **Planning Department Case Number:** CUP 03221R4
- **Zoning:** A-2, No Zoning Changes
- **Site Dimension:**
 - ❖ Entire Parcel approx: 76ac.
 - ❖ Facility Area approx: 42ac.
- **Hours of Operations:**
 - ❖ Operations are conducted 24 hours per day, 7 days per week
 - ❖ Facility is open to the public - Monday thru Saturday 7am-4pm
- **Number of Employees:** 21
- **Traffic Limits:**
 - ❖ Permitted - 350 vehicles per day
 - ❖ Current - 86 Vehicle per day
- **Permitted Quantities of Incoming Feedstock :**
 - ❖ Green waste, Food waste, Wood waste, and Drywall - 700 tons per day
 - ❖ Liquid Waste - 250 tons per day
 - ❖ Permitted Onsite Quantities - 725,000 cubic yards
- **Current Quantities of Incoming Feedstock :**
 - ❖ Green waste, Food waste, Wood waste, and Drywall - 255 tons per day
 - ❖ Liquid Waste - 60 tons per day
 - Liquids are non-hazardous such as; grease trap waste, wash down from food processors, out of spec beverages, etc. and are utilized as a canal water substitute for adding moisture to the compost
 - ❖ Current Onsite Quantities - 225,000 cubic yards
- **Composting Method:** Open windrow, windrow turning occurring 5 times in 60 day
- **Dust and Odor Mitigations:** Constant watering onsite with water truck, and use of odor reduction agents
- **Avenue 62 berm and Palm Trees:** The berm along avenue 62 includes water wells around the existing palm trees so not to impede their growth. This berm represents a security, visual and aesthetic benefits to the facility, including a barrier for windblown debris from the site
- **Community Relations:** Conduct outreach meetings quarterly with local residents and community leaders (Most recent; May 22, 2010)
- **Contact information:** Michael Hardy, Ph:(909) 208-0774, email: michael@californiabiomass.com

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3221, REVISED PERMIT NO. 4 – EA42294– Applicant: California Bio Mass, Inc. – Engineer/Representative: Matthew Cotton - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Area Plan: Agricultural: Agricultural (AG: AG) (10 Acre Minimum) – Location: Southerly of Avenue 62, easterly of Jackson Street, located at 83109 Avenue 62, Thermal, CA. – 76.5 Gross Acres – Zoning: Heavy Agriculture – 10 Acre Minimum (A-2-10) – **REQUEST:** This is the fourth revised permit to approved Conditional Use Permit No. 3221 to extend the life of the permit for 3 additional years for an existing green waste composting facility. – APN: 753-110-035 – Concurrent Cases: EA42294, CFG05653 - Related Cases: CUP03221, CZ06258, EA36871, CUP03221R1, EA37416, CUP03221R2, EA40175, CFG03628, CUP03221R3, EA41650, CFG04996, CUP03221S1 (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 14, 2010
PLACE OF HEARING: Eastern Municipal Water District
Council Chambers
2270 Trumble Road
Perris, CA 92572

For further information regarding this project, please contact Jay Olivas, Project Planner at (951) 955-6429 or e-mail jolivas@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at www.tlma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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 PLANNING DEPARTMENT
Attn: Jay Olivas, Project Planner
P.O. Box 1409, Riverside, CA 92502-1409

RIVERSIDE COUNTY Planning Department

**Property Owners
Certification**

I Jill-Rene Wright, certify that on April 23 2010, the attached property owners' list was prepared by Stewart Title of California, Inc. La Quinta Division-Customer Service Dept., pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of owner of the subject property and all other property owners within 2400 feet of the property involved in the application and is based upon the latest equalized assessment rolls available to me at this time.

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

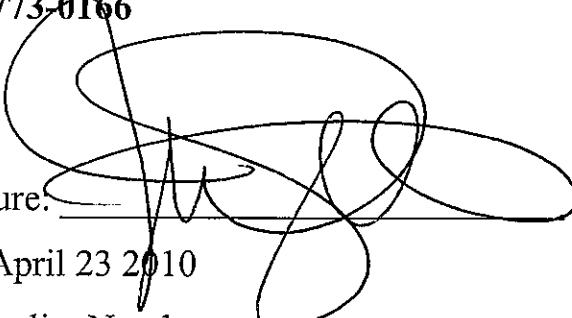
Stewart Title of California, Inc.

Customer Service Department

78900 Avenue 47, Suite 112

La Quinta Ca 92253

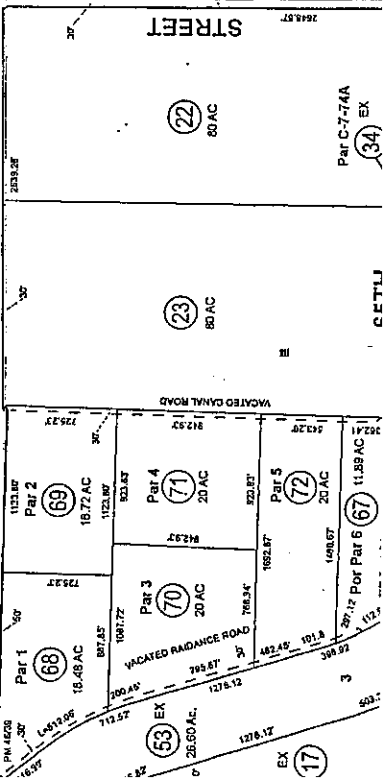
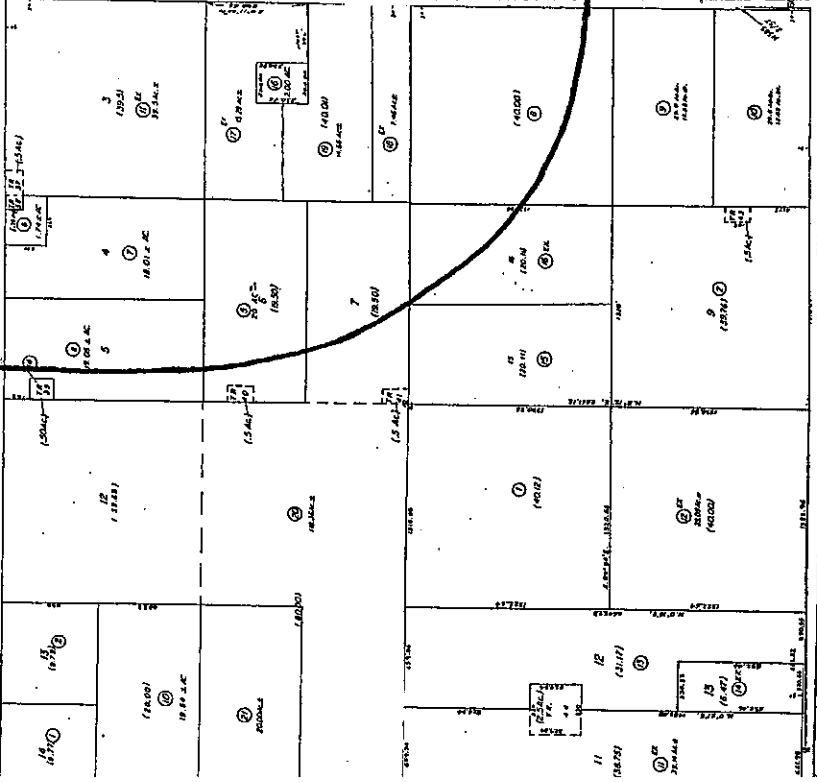
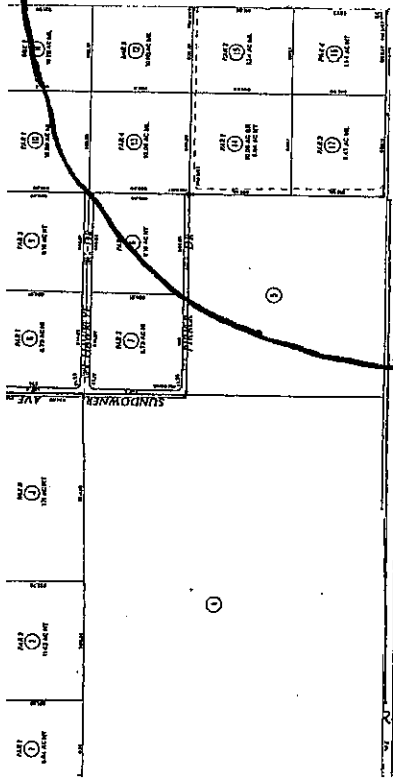
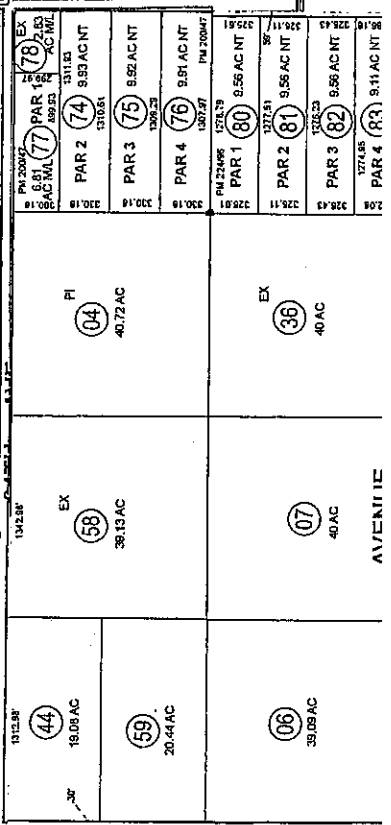
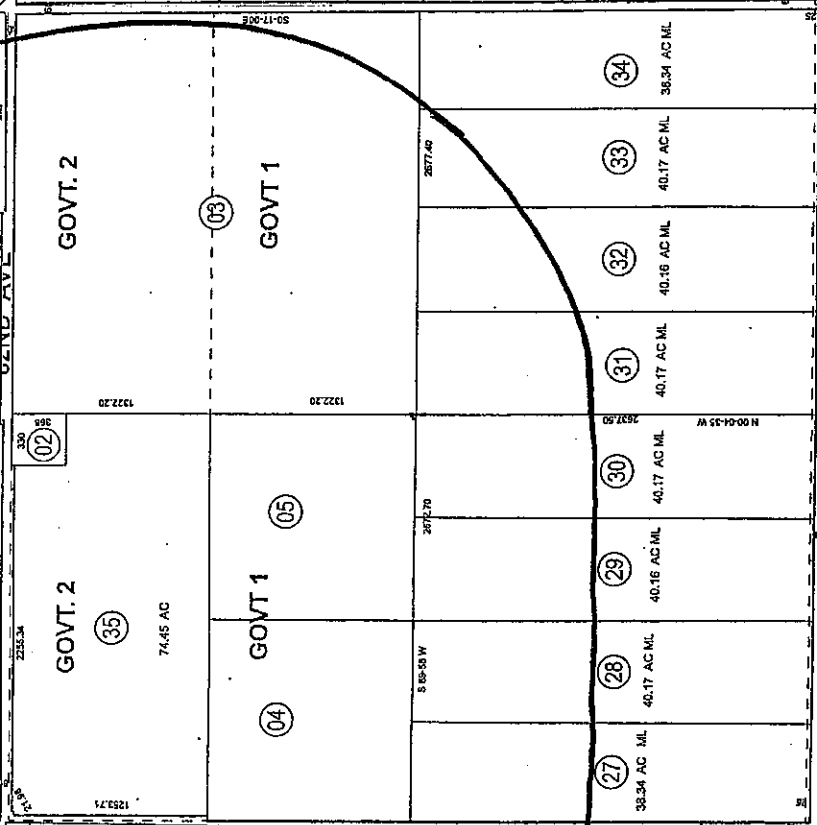
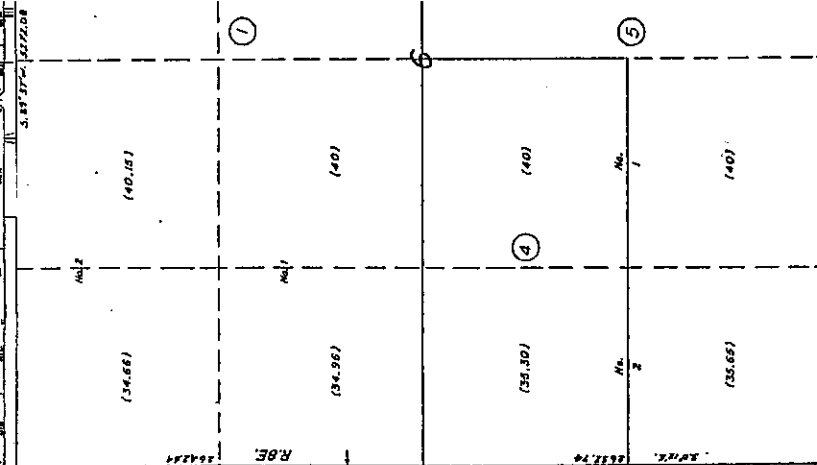
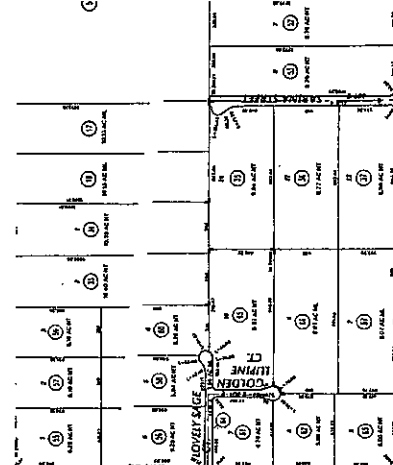
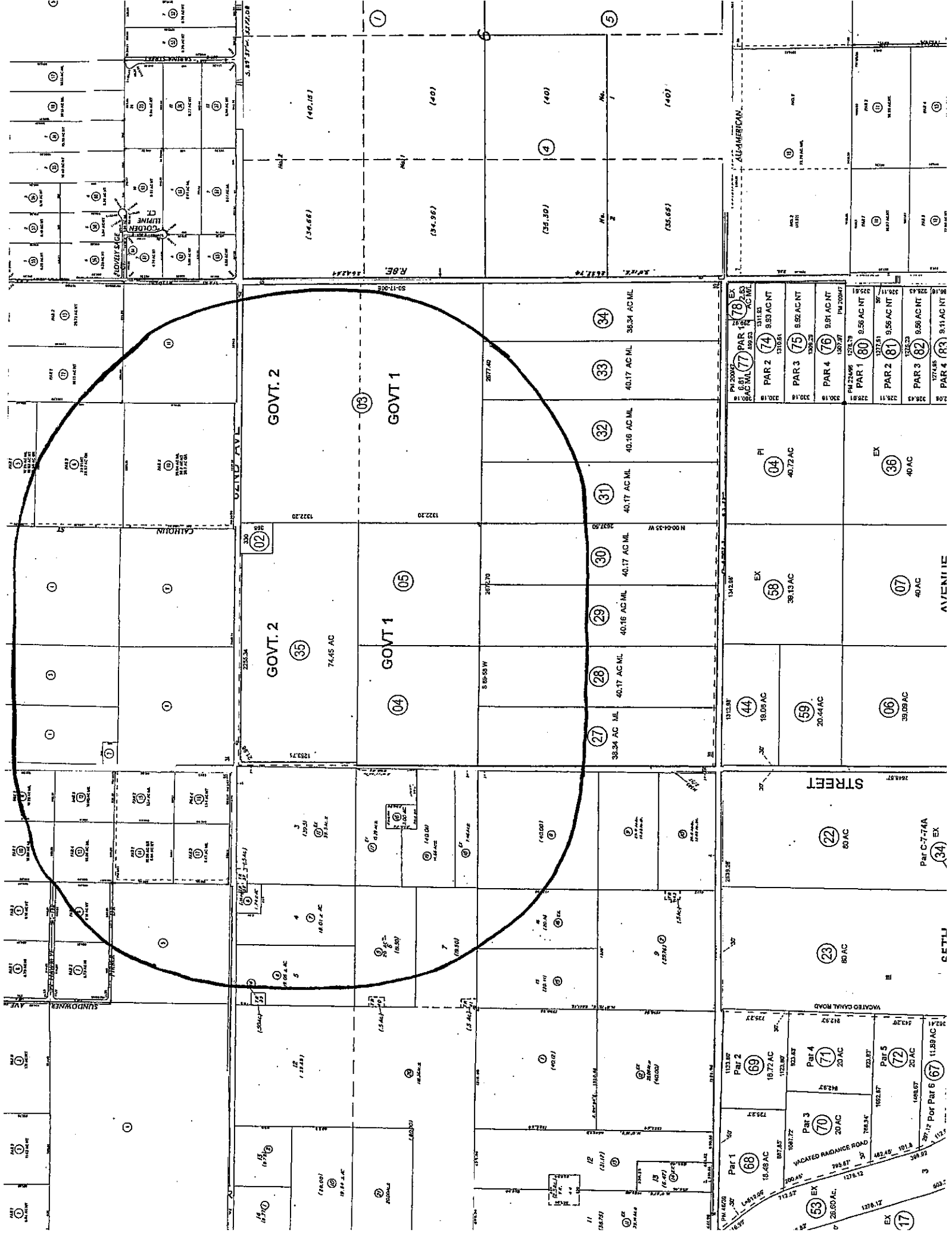
(760) 773-0166

Signature: 

Date: April 23 2010

Case/Prelim Number:

Subject Assessor's Parcel Number(s):753-110-035



753-090-005
Warren T & Amy Weber
95 Bolinas Olema Rd
Bolinas, CA 94924

753-090-006
Eleanor Subisch
PO Box 3004
Palm Desert, CA 92261

753-090-007
Antonio & Rogelia Espinoza
82725 62Nd Ave
Thermal, CA 92274

753-090-008
Victor M & Lilia Nino
PO Box 1415
Thermal, CA 92274

753-090-011
Usa 753
PO Box 2245
Palm Springs, CA 92263

753-090-016
Richard & Hortencia Gallardo
82688 Oleander Ave
Indio, CA 92201

753-090-017
Usa 753
PO Box 2245
Palm Springs, CA 92263

753-090-018
Usa 753
PO Box 2245
Palm Springs, CA 92263

753-090-019
William Hammer
PO Box 278
Palm Desert, CA 92261

753-090-020
Usa 753
PO Box 2245
Palm Springs, CA 92263

753-100-008
Kris O Friedrich
5 Mirada Cir
Rancho Mirage, CA 92270

753-100-016
Usa 753
5750 Division St 201
Riverside, CA 92506

753-110-002
Robert D & Rebecca Anderson
26772 Highway 145
Dolores, CO 81323

753-110-003
Royce International Inv Co
73755 Country Club Dr
Palm Desert, CA 92260

753-110-004
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-005
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-027
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-028
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-029
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-030
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-031
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-032
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-033
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-034
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

753-110-035
Bernard Debonne
73111 El Paseo 206
Palm Desert, CA 92260

764-300-005
Enclave At La Quinta
85810 Peter Rabbit Ln
Coachella, CA 92236

764-300-006
Rusty & Mary Turner
1500 Quail St 150
Newport Beach, CA 92660

764-300-007
Rusty & Mary Turner
1500 Quail St 150
Newport Beach, CA 92660

764-300-009
Rusty & Mary Turner
1500 Quail St 150
Newport Beach, CA 92660

764-300-010
Theodore & Shirley Bozek
1830 La Manzanita St
South Pasadena, CA 91030

764-300-011
Theodore & Shirley Bozek
1830 La Manzanita St
South Pasadena, CA 91030

764-300-012
Theodore & Shirley Bozek
1830 La Manzanita St
South Pasadena, CA 91030

764-300-013
Theodore & Shirley Bozek
1830 La Manzanita St
South Pasadena, CA 91030

764-300-014
Green Hills Dev Group
1711 E Palm Canyon Dr
Palm Springs, CA 92264

764-300-015
Canyon Natl Bk
1711 E Palm Canyon Dr
Palm Springs, CA 92264

764-300-016
Canyon Natl Bk
1711 E Palm Canyon Dr
Palm Springs, CA 92264

764-300-017
Canyon Natl Bk
1711 E Palm Canyon Dr
Palm Springs, CA 92264

764-320-001
Highpointe Vsr I
15 Enterprise 250
Aliso Viejo, CA 92656

764-320-002
Raymundo V & Ayda Nunez
61400 Jackson St
Thermal, CA 92274

764-320-003
Highpointe Vsr I
15 Enterprise 250
Aliso Viejo, CA 92656

764-320-004
Highpointe Vsr I
15 Enterprise 250
Aliso Viejo, CA 92656

764-320-005
Claudy & Margaret Cox
83701 61St Ave
Thermal, CA 92274

764-320-006
Benjamin & Miriam Landau
2212 Via Cerritos
Palos Verdes , CA 90274

764-320-008
Jackson 80 Land Co
4545 Allstate Dr
Riverside, CA 92501

764-320-009
Jackson 80 Land Co
4545 Allstate Dr
Riverside, CA 92501

764-320-010
Benjamin & Miriam Landau
2212 Via Cerritos
Palos Verdes , CA 90274

764-320-011
Stephen & S Boone
1704 Lincoln Ave
Devils Lake, ND 58301

764-320-012
Saralyn Delk
83883 61St Ave
Thermal, CA 92274

*** 48 Printed ***

Coachella Valley Water District
Attn: Principal Stormwater Engineer
P.O. Box 1058
Coachella, CA 92236

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

Indio Sherriff's Dept.
Attn: Lieutenant Armstrong
82-695 Doctor Carreon Blvd
Indio, CA 92201

Vista Santa Rosa Comm. Council
Attn: Lee Anderson
59-777 Calhoun St.
Vista Santa Rosa, CA 92274

Vista Santa Rosa Association
82-836 Beckman Drive
Thermal, CA 92274

City of La Quinta
P.O. Box 1504
La Quinta, CA 92247

Matthew Cotton
19375 Lake City Road
Nevada City, CA 95959

Imperial Irrigation District
Attn: Alfonso Rodriguez
81-600 Avenue 58
La Quinta, CA 92253

4th District Planning Commissioner
Attn: Jim Porras
47-395 Monroe St #137
Indio, CA 92201

Riverside County Waste Management
14310 Frederick St.
Moreno Valley CA. 92553

Vista Santa Rosa Comm. Council
Attn: Richard E. Fausel, D.O., Chairman
42-311 May Pen Road
Bermuda Dunes, CA 92203

Mojave Desert Air Quality Mgmt. Dist.
Attn: Charles Fryxell
14306 Park Ave.
Victorville, CA 92392

Torres-Martinez Desert Cahuilla Indians
Attn: Mary Resvaloso, Chairperson
P.O. Box 1160
Thermal, CA 92274

The Debone Family Trust
73111 El Paseo Ste. 206
Palm Desert, CA 92260

Coachella Valley Unified School Dist.
Attn: Facilities Annex
83733 Avenue 55
Coachella, CA 92236

4th District Supervisor
73-710 Fred Waring Drive, Ste 222
Palm Desert, CA 92260

Environmental Health Dept.
Local Enforcement Agency, L. Holk
47-950 Arabia St. Ste. A
Indio, CA 92201

Vista Santa Rosa Comm. Council
Attn: Tania Paneno
50-855 Washington St., 2C#242
La Quinta, CA 92253

Reg. Water Quality Control #7
Colorado River Basin
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA 92260-2564

California Bio Mass, Inc.
83109 Avenue 62
Thermal, CA 92274

Extra Labels for
CUP03221R4



Applicant:
California Bio Mass, Inc.
Attn: Michael Hardy
83109 Avenue 62
Thermal CA 92274

Exhibit Preparer:
Michael Hardy
83109 Avenue 62
Thermal, CA 92274

Owner:
The Debonne Family Trust
73111 El Paseo, Ste 206
Palm Desert, CA 92260

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3221, Revised Permit No. 4

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

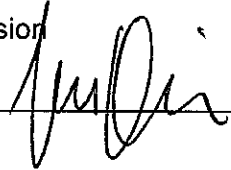
PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: June 8, 2010

Applicant/Project Sponsor: Cal Bio Mass, Inc. Date Submitted: March 18, 2010

ADOPTED BY: Planning Commission

Person Verifying Adoption:  Date: 8/30/10

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

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas at 951-955-3200.

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

Please charge deposit fee case#: ZEA42294 ZCFG5653 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna · Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42294 Conditional Use Permit No. 3221, Revised Permit No. 4

Project Title/Case Numbers

Jay Olivas 951-955-3200
County Contact Person *Phone Number*

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

Cal Bio Mass, Inc. 83109 Avenue 62 Thermal CA 92274
Project Applicant *Address*

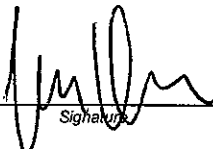
Northerly of Avenue 66, easterly of Jackson Street, southerly of Avenue 62
Project Location

Revised conditional use permit for the continuation of an organic waste composting facility to December 31, 2014.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on July 14, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00) + \$2,010.25.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

 Project Planner July 14, 2010
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

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

Please charge deposit fee case#: ZEAEA42294 ZCFGCFG05653 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * I1000767

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

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

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: CALIFORNIA BIO MASS \$64.00
paid by: CK 3735
CFG FOR CUP03221R1 / EA42294
paid towards: CFG05653 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 18, 2010 12:09
JCMITCHE posting date Mar 18, 2010

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 * R1007760

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: CALIFORNIA BIO MASS \$2,010.25
paid by: CK 033774
paid towards: CFG05653 CALIF FISH & GAME: DOC FEE
CFG FOR CUP03221R1 / EA42294
at parcel #:
appl type: CFG3

By _____ Jul 13, 2010 16:38
MGARDNER posting date Jul 13, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

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

Additional info at www.rctlma.org