

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

806B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 12, 2014

SUBJECT: CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 – Applicant: SA Recycling, Inc. – Fourth/Fourth Supervisorial District – Location: 29250 Rio Del Sol Road in Thousand Palms – REQUEST: Phased Expansion of an existing outdoor recycling facility from 25 to 43 acres with approximately 380,000 annual tons of incoming volume. The operations include a recycling facility for green and wood waste materials and a recycling facility for composting operations using a traditional turned windrow method with typical composting materials consisting of lawn, yard clippings, and tree trimmings. Limited composting will not contain food waste, cooking oils, grease, animal fats, or manures. The composting operations will also be operated, monitored, and be maintained within specific requirements and conditions set forth within a Solid Waste Facility Permit (SWFP). Additionally, operations include recycling facility for asphalt and concrete (inert materials) and a recycling facility for metals and white goods (appliances) including processing of End of Life Vehicles (EOL). The project site also contains existing accessory offices and shop buildings, and includes the addition of a 73,000 square foot equipment storage area and future metal processing area, a future 15,000 square foot warehouse, and future 29,000 square foot employee parking area.

Departmental Concurrence

Initials
JCP:jo

(continued on next page)

Juan C. Perez, TLMA Director/
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: N/A

Budget Adjustment: N/A

For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

☐ Positions Added

☐ Change Order

☐ A-30

☐ 4/5 Vote

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

1-2

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RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on February 26, 2014.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A 5-0 VOTE:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42522**, 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 **CONDITONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The project was heard before the Planning Commission on February 26, 2014. Based on the applicant's testimony and discussion from the commissioners and testimony from the Riverside County Sheriff-Palm Desert Station, a condition was added to require compliance with state laws regarding scrap metals (Condition of Approval (COA) 10.Planning.62) to provide the County Of Riverside with an additional enforcement tool to discourage metal theft.

Additionally, based on discussion by the commissioners at the hearing, COA 20.Planning.6 was amended to include an 8 foot high decorative block wall segment of approximately 800 lineal feet along Rio Del Sol Road between existing access driveway and new primary access to be completed within one-year of approval of the Conditional Use Permit (CUP). COA 20.Planning.9 was also added to include an 8 foot high decorative block wall segment adjacent to the area labeled "Future Area" along Rio Del Sol Road should this area be developed in the future by separate permit. The "Future Area" along Rio Del Sol Road may contain an interim 8 foot high chain link fence as stated in COA 20.Planning.9. An additional condition (COA 20.Planning.10) was added by the commissioners to require additional landscaping for the future warehouse building and employee parking lot when these areas are constructed during the Final Phase.

As discussed in the attached staff report, the Planning Director incorporated additional findings to allow limited composting on a 7 acre portion of the 43 acre property within the Manufacturing – Service Commercial zone which composting area is depicted on the approved exhibits.

Additionally, the Riverside County Waste Management Department (RCWMD) transmittal of February 4, 2014 requires the permit holder to maintain financial assurance to provide for site restoration, clean-up and environmental remediation in the event composting causes environmental damage. The amount of the financial assurance is conditioned to be in the amount of one-million dollars (\$1,000,000 USD) to be provided by the permit holder in coordination with RCWMD within one-year of approval of the CUP. This is in addition to compliance with Best Management Practices (BMP's) and Maintenance, Restoration, and Remediation Agreement as indicated in the RCWMD transmittal letter and COA's of the CUP.

The CUP has also been conditioned by the Environmental Health Department, Local Enforcement Agency (LEA) and for a Solid Waste Facility Permit (SWFP). As part of the LEA requirements, an Odor Impact Minimization Plan (OIMP) has been reviewed to address odor impacts from the composting operations and will also be certified as part of the SWFP.

Staff received one (1) public comment letter dated November 22, 2013 regarding potential noise, odor, and visual impacts. Staff met with this person who is adjacent land owner to the south. This owner's concerns were addressed with recommended conditions of approval including chain-link fencing with plastic slats along south boundary as indicated by COA (20.Planning.6) and the other conditions of approval.

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Project issues have been resolved based on findings/conclusions in the staff report and recommended conditions of approval. No public testimony was received at the public hearing.

Impact on Citizens and Businesses

An environmental assessment has been completed for this proposed project. The impacts of the project site have been slightly increased with the expansion from 25 to 43 gross acres, but are reduced below significance with conditions of approval such as, but not limited to, fencing, walls, landscaping, maximum pile heights, required bonding for site clean-up and restoration, Best Management Practices to minimize operation impacts, phased road improvements, and required implementation of an Odor Impact Minimization Plan. Recycling facilities provide an important and necessary service that reduces the waste streams going into our regional landfills, reuses resources, and reduces illegal dumping.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A