

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

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

Procedural Manuals

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

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

Hazardous, Liquid, and Special Wastes

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

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

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described in the written load checking program for the facility and will be available for review at the facility office.

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

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

Maintenance Program

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

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

Personnel Health and Safety

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

Protection of Users

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

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

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

☐ ☐ ☐ ☒

b) Require review by the Airport Land Use Commission?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Source:

N/A.

Findings of Fact:

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

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d) There are no private airstrips or helipads within the immediate vicinity of the Project site and the County is unaware of planned development of any such facilities in proximity to the Project site. Accordingly, implementation of the proposed Project will not have any impact in this regard.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

RCIP- Western Coachella Valley Area Plan Figure 9 "Wildfire Susceptibility," GIS

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

HYDROLOGY AND WATER QUALITY Would the Project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

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

Findings of Fact:

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

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

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hydrologic conditions of concern if the drainage would have a significant impact on downstream habitat, alone or as part of a cumulative impact from development in the watershed. Typically, the WQMP must address the Hydrologic conditions of concern and provide for BMPs that account for, or otherwise mitigates sediment/runoff during both the construction and operational phase of a proposed Project. Source control BMPs may be non-structural (education, activity restrictions, maintenance control, etc.) and/or structural (slope and channel protection, etc.). Treatment control BMPs may also be required by the RWQCB to minimize sediment and turbidity of site runoff, including development of vegetated swales, retention/detention basins, Low Impact Development (LIDs) measures, ponds/wetlands and hydrodynamic separation systems (among others).

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

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

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

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

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

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water quality of the surface water runoff and add additional sources of pollution into the drainage system.

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

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

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

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public drainage system. Adequate practices must be defined as a part of the SWPPP to provide for the containment of any polluted runoff from the site. An annual report on the construction status, which contains copies of monthly inspections of the quality of the site runoff and the results of analytical testing of site runoff, may be required as a part of the NPDES permit process. With approval and implementation of the SWPPP impacts would be less than significant.

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

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

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

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

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Project will involve construction of new stormwater runoff facilities. As outlined within the WQMP, constructed berms will be constructed to divide the site into six drainage areas. Drainage Area 1 will consist of the existing facility and a new Ferrous metal processing area. This area will drain to a wet extended basin at the southwest corner of the Project site. Drainage Area 2 will consist of the new green waste receiving and processing area and a new composting area. This area will drain to the southwest to a retention basin. The water retained will be used for composting. Drainage Area 3 will be used to store and process inert recycling material. This area will drain to a wet extended detention basin. Drainage area 4, 5, 6 will not be disturbed by the on-site activities. In addition, as part of the WQMP educational material will be distributed to existing and new employees addressing all applicable nonstructural source control BMPs. The proposed berms will be inspected after each major rain event and properly maintained. The outdoor material storage and processing areas have been designed so that each area is self-enclosed and any storm water is treated before it is released. Consistency with the WQMP will reduce potential impacts to existing structures onsite from the 100-year flood.

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

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

26. Floodplains

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

NA - Not Applicable ☐

U - Generally Unsuitable ☐

R - Restricted ☒

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a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

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

Findings of Fact:

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

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

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

LAND USE/PLANNING Would the Project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

☐ ☐ ☒ ☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐ ☐ ☒ ☐

Source:

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

Findings of Fact:

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

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

☐ ☐ ☒ ☐

b) Be compatible with existing surrounding zoning?

☐ ☐ ☒ ☐

c) Be compatible with existing and planned surrounding land uses?

☐ ☐ ☒ ☐

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

☐ ☐ ☒ ☐

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐ ☐ ☒ ☐

Source:

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

Findings of Fact:

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

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

MINERAL RESOURCES Would the Project

29. Mineral Resources

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

☐ ☐ ☐ ☒

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

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

NOISE Would the Project result in

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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

☐
☐
☐
☒

NA ☐ A ☒ B ☐ C ☐ D ☐

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

☐
☐
☐
☒

NA ☒ A ☐ B ☐ C ☐ D ☐

Source:

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

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

31. Railroad Noise

NA ☐ A ☒ B ☐ C ☐ D ☐

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Source:

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

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

32. Highway Noise

NA ☐ A ☒ B ☐ C ☐ D ☐ ☐ ☐ ☒ ☐

Source:

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

Findings of Fact:

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

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

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

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

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

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

Table 11: Roadway Vehicle Mix

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

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

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

Table 12: Exterior Noise Levels

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

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Roadway	Location of Observer	Distance from Noise Source (feet)	Calculated Noise Level (dBA CNEL)
	perimeter fence		
Vista Chino	10 feet inside perimeter fence	2,619	54.1
Source: MBA 2012			

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source:

Onsite Survey.

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan ☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or noise ordinance, or applicable standards of other agencies?

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

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Source:

Riverside County General Plan Noise Element; Riverside County General Plan Table N-1 "Land Use Compatibility for Community Noise Exposure;" Noise Impact Analysis (MBA 2012); Noise Impact Analysis prepared by Michael Brandman Associates dated October 2012 (Appendix D)

Findings of Fact:

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

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

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

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

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

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

Table 13: Existing Noise Level Measurements

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

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

c)

Table 14: Applicable Noise Standards

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

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

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

Onsite Noise

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

Table 15: Operational Equipment

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Use*	Equipment	Project Increase in Hours per day per piece of Equipment
* M = used for metal handling; G = used for green waste handling Source: Michael Brandman Associates		

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

Table 16: Noise Levels of Operational Equipment

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

Source: Michael Brandman Associates 2012

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

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

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

POPULATION AND HOUSING Would the Project

35. 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:

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

Findings of Fact:

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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

36. Fire Services

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

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

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A

37. Sheriff Services

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

Riverside County General Plan EIR Public Services Section.

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

38. Schools

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

N/A.

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

39. Libraries

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

Riverside County General Plan EIR Public Services Section.

Findings of Fact:

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

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

No mitigation measures are necessary.

Monitoring:

N/A.

40. Health Services

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

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

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

RECREATION

41. Parks and Recreation

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

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

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

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

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

Findings of Fact:

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

42. Recreational Trails

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

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

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

TRANSPORTATION/TRAFFIC Would the Project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency

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

Source:

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

Findings of Fact:

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

Construction Traffic

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

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

Operation Traffic

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

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

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

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

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

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

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

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

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

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

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

44. Bike Trails

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

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

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

UTILITY AND SERVICE SYSTEMS Would the Project

45. Water

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

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

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

N/A.

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

46. Sewer

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

☐
☐
☒
☐

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:

N/A.

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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

Source:

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

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

Findings of Fact:

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

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Utilities				
Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

49. Energy Conservation

a) Would the Project conflict with any adopted energy conservation plans?

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

N/A.

Findings of Fact:

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

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

OTHER

50. Other:

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

N/A.

Findings of Fact:

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

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Review of this IS/MND.

Findings of Fact:

With incorporation of the recommended mitigation measures, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or

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

52. Does the Project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, other current Projects and probable future Projects)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source:
Review of this IS/MND.

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source:
Review of this IS/MND.

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

V. EARLIER ANALYSES

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

Earlier Analyses Used, if any: CUP03252, CUP03252R1, CUP03252R2, EA38947

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

VI. AUTHORITIES CITED

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

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

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Parcel: 648-150-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3252, Revised Permit No. 4 shall be henceforth defined as follows:

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

10. EVERY. 4

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

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

10. EVERY. 5 USE - MITIGATION MEASURES

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 3

USE - OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 4

USE - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

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

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

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10. GENERAL CONDITIONS

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

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

All building department plan submittal and fee requirements shall apply.

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

PERMIT ISSUANCE:

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

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

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

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

CODE/ORDINANCE REQUIREMENTS:

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

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10. GENERAL CONDITIONS

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

E HEALTH DEPARTMENT

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

10.E HEALTH. 2 CUP3252R4 - LEA PERMIT RECOMMND
 This facility MUST maintain a full solid waste facility permit which includes multiple activities at the facility. It should be noted that the full solid waste facility permit cannot accept more than a combined total limit of 3,000 tons per day of green waste and inert waste.
 Moreover, the facility shall comply with all other requirements specified in their full solid waste facility permit, INCLUDING BUT NOT LIMITED TO, the prescribed compost maximum volume limits, maximum allowable compost storage duration, record keeping and reporting, and odor complaint monitoring, reporting and mitigation.
 If this facility exceeds this prescribed limit, their full solid waste facility permit must be revised.

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

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

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10.E HEALTH. 4

INDUSTRIAL HYGIENE-COMMENTS (cont.)

RECOMMND

1) Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2) Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

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

10.E HEALTH. 5

LEA - VOLUME ONSITE LIMITS

RECOMMND

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

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

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

10.E HEALTH. 6

LEA - INERT STORAGE TIMES

RECOMMND

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

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10. GENERAL CONDITIONS

10.E HEALTH. 6

LEA - INERT STORAGE TIMES (cont.)

RECOMMND

action.

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

10.E HEALTH. 7

ODOR IMPACT MINIMIZATION PLAN

RECOMMND

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

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

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

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located 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. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.FIRE. 6

USE-#88A-AUTO/MAN GATES (cont.)

RECOMMND

line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7

USE- MAINTENANCE

RECOMMND

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

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

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

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

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

E. No packing or compressing of piles is allowed.

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

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

10.FIRE. 8

USE - RIGHT TO REVIEW/REVISE

RECOMMND

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

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

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

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

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

USE - LOW PALEO

RECOMMND

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

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

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

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

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

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

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists.

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10. GENERAL CONDITIONS

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

RECOMMND

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

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

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 5 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be 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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

with.

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

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

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 8 USE - HOURS OF OPERATION RECOMMND

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

10.PLANNING. 10 USE - PHASES ALLOWED RECOMMND

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

10.PLANNING. 11 USE - MAINTAIN LICENSING RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 13

USE - EXTERIOR NOISE LEVELS

RECOMMND

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

10.PLANNING. 14

USE - NOISE MONITORING REPORTS

RECOMMND

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

10.PLANNING. 15

USE - AGRICULTURE CODES

RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plant material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection

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

at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 16 USE - CAUSES FOR REVOCATION RECOMMND

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

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 17 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 18 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 19 USE - SITE MAINTENANCE RECOMMND

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

10.PLANNING. 20 USE - MAX PILE HEIGHTS RECOMMND

The maximum pile heights within the outdoor recycling facility for stored/processed wood or green waste or compost, shall be (20) twenty feet at all times, the

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10.PLANNING. 20 USE - MAX PILE HEIGHTS (cont.) RECOMMND

maximum pile heights of outdoor stored/processed asphalt/concrete or inert materials shall be thirty (30) feet at all times; the maximum height of outdoor stored/processed metal or white goods or end of life vehicles (EOL) shall be (10) ten feet at all times.

10.PLANNING. 21 USE - CLOSURE CLEAN UP RECOMMND

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

10.PLANNING. 23 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 24 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 26 USE - GEO02314 RECOMMND

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

GEO02314 concluded:

1. There are no active or potentially active faults trending

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

RECOMMND

towards or through the site.

2.The potential for surface fault rupture to occur at the site is considered low.

3.The potential for liquefaction at this site is considered to be very low.

4.The potential for landslides, debris flows or rock falls to impact the property is considered remote.

5.The potential for subsidence and ground fissures at the site is considered low.

6.The property is not subject to seiche inundation.

GEO02314 recommended:

1.Any vegetation and or demolition debris shall be removed and hauled from proposed grading areas prior to the start of grading operations.

2.Existing vegetation shall not be mixed or disced into the soils.

3.All disturbed soils and/or fill (about 1 to 4 feet) shall be removed to competent native material (undisturbed natural material with a minimum relative compaction value of 85%) prior to placement of any additional compacted fill soils, foundations, slabs-on-grade and pavements.

GEO No. 2314 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2314 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 27

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

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

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

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

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

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

10.PLANNING. 28

USE-INADVERTENT ARCHAEO FIND

RECOMMND

ADVERTENT ARCHAEOLOGICAL FIND

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

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

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10.PLANNING. 28

USE-INADVERTENT ARCHAEO FIND (cont.)

RECOMMND

procedures shall be followed:

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

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

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

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

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

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

10.PLANNING. 29

USE- PDA#4799

RECOMMND

County Archaeological Report (PDA) No. 4799 submitted for this project (CUP03252R4) was prepared by First Carbon Solutions/Michael Brandman Associates and is entitled: "Update Cultural Resource Study for the SA Recycling Project, CUP03252R4 (APN# 648-150-029), Community of Thousand Palms, California, dated May 29, 2013. According to the report, no archaeological sites or built

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10.PLANNING. 29 USE- PDA#4799 (cont.)

RECOMMND

environment resources are within the project area. Only one historic-period Isolate consisting of three cans (P-33-022102) was recorded by First Carbon Solutions/Michael Brandman Associates within the project area as part of the fieldwork. The isolate is not significant and therefore any impacts to it will not consist of a significant effect on the environment.

No further work is necessary.

This document has been incorporated as part of the project.

10.PLANNING. 30 USE-IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

10.PLANNING. 31 USE - PERMIT SIGNS SEPARATELY

RECOMMND

No advertising signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department

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10.PLANNING. 31 USE - PERMIT SIGNS SEPARATELY (cont.) RECOMMND

pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 32 USE - PREVENT DUST & BLOWSAND RECOMMND

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

10.PLANNING. 33 USE - VOID RELATED PROJECT RECOMMND

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

10.PLANNING. 34 USE - MAINTAIN FLOOD FACILITY RECOMMND

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

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

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

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10.PLANNING. 36 USE - NO OUTDOOR ADVERTISING

RECOMMND

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

10.PLANNING. 37 USE - PROPERTY MAINTENANCE

RECOMMND

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

10.PLANNING. 38 USE - STORAGE OF METALS

RECOMMND

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

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

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10.PLANNING. 39 USE - STORAGE OF GREEN WASTE

RECOMMND

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

1) All outside storage of wood and green waste materials shall be located within the 7.5 acre area labeled "Green Waste Receiving and Processing Area" located at the northeast property corner as shown on the "APPROVED EXHIBIT A" (elongated piles and windrows).

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

3) Green wastes shall be recycled and moved out of the property on an on-going basis. A maximum of 166,720 tons per year shall be accepted and placed upon the property, with an equal amount of green waste exiting the property each year. No approval is given for a dump site or junk yard.

10.PLANNING. 40 USE - STORAGE INERT MATERIALS

RECOMMND

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

1) All Asphalt/Concrete materials shall be stored within the five (5) acre area labeled "Inerts Processing and Storage Area" located at the southeast property corner as shown on the "APPROVED EXHIBIT A".

2) All Asphalt/Concrete and other inert materials shall be setback from all lot lines by a maximum open area of forty (40) feet.

3) The maximum height of all inert piles of materials within the property shall not exceed a height of thirty (30) feet above existing base elevation at any time; EXCEPT piles of sand and other fine materials shall not exceed a height of eight (8) feet above existing base elevation at any time.

4) Asphalt/Concrete and other inert materials shall be oriented in piles in a east/west direction in order to facilitate flood water flows to pass through the property without obstruction diversion, or daming of such flows. Existing draiange patterns shall be protected at all times.

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

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

10.PLANNING. 41 USE - KEEPING OF RECORDS RECOMMND

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

10.PLANNING. 42 USE - CONTAMINATES RECOMMND

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

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

10.PLANNING. 43 USE - NO SLUDGE ALLOWED RECOMMND

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

10.PLANNING. 44 USE - FIRE DEBRIS REMOVAL RECOMMND

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

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10.PLANNING. 45 USE - NO BURNING RECOMMND

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

10.PLANNING. 46 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.

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

No dump site is approved by this conditional use permit.

10.PLANNING. 47 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 Enviromental Health Department.

10.PLANNING. 48 USE - CARETAKERS 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. 49 USE - FURTHER DUST CONTROL RECOMMND

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

a) Vigorous wetting procedures or dust palliative measures 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

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

complete watering during the day.

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

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

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

10.PLANNING. 50 USE - LOT LINE SETBACKS RECOMMND

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

10.PLANNING. 51 USE - CAL RECYCLE RECOMMND

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

10.PLANNING. 52 USE - OIMP RECOMMND

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

10.PLANNING. 53 USE - DEBRIS RECOMMND

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

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10.PLANNING. 55 USE - CVWD LETTERS RECOMMND

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

10.PLANNING. 56 USE - RWQCB APPROVAL REQ RECOMMND

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

10.PLANNING. 57 USE - NO JUNK YARD RECOMMND

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

10.PLANNING. 58 USE - WINDROWS COMPOST AREA RECOMMND

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

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

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

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

10.PLANNING. 59 USE - AQMD COMPLIANCE RECOMMND

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

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

RECOMMND

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

10.PLANNING. 60 USE - EXISTING BOND

RECOMMND

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

10.PLANNING. 61 USE- BEST MANAGEMENT PRACTICES

RECOMMND

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

10.PLANNING. 62 USE - STATE LAWS METALS

RECOMMND

The project shall comply with all state laws regarding scrap metals recycling including Business and Professions Codes 21600- 21610. The entire Conditional Use Permit may be considered for revocation proceedings should there be any violation with regards to the above state laws.

ADDED BY THE PLANNING COMMISSION 2/26/14

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TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

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

RECOMMND

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

10.TRANS. 10 USE - DRAINAGE 1

RECOMMND

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

10.TRANS. 11 USE - FLOOD HAZARD REPORT

RECOMMND

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

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10.TRANS. 11 USE - FLOOD HAZARD REPORT (cont.) RECOMMND

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

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

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

10.TRANS. 13 USE - DRAINAGE EASEMENT RECOMMND

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

10.TRANS. 14 USE - RETENTION BASIN RECOMMND

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

10.TRANS. 15 USE - OWNER MAINTENANCE NOTICE RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 CUP3252R4 - RWQCB CLEARANCE

RECOMMND

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

20.E HEALTH. 2 REVISED SOLID WASTE FAC PERMIT

RECOMMND

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

EPD DEPARTMENT

20.EPD. 1 - MBTA 2

RECOMMND

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

20.EPD. 2 - 30 DAY BUOW

RECOMMND

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

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

RECOMMND

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

FIRE DEPARTMENT

20.FIRE. 1 USE - PRIOR TO PHASE I

RECOMMND

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

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT

RECOMMND

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

20.PLANNING. 2 USE - BOND OR SECURITY

RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

20.PLANNING. 5 USE - MAINTENANCE AGREEMENT

RECOMMND

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

20.PLANNING. 6 USE - BLOCK WALL/FENCING

RECOMMND

WITHIN 12 MONTHS AFTER APPROVAL OR INITIATION OF PHASE I EXPANSION OF SITE OPERATIONS, WHICHEVER OCCURS FIRST, AND WHICH SHALL BE NO LATER THAN APRIL 1, 2015, the permit holder shall install an decorative eight (8) foot high block wall along central portion of Rio Del Sol Road from proposed "primary traffic entrance" to existing "primary traffic exit" as labeled on APPROVED EXHBIT A (approximately 800' lineal feet and outside ultimate public right-of-way).

Also, the permit holder shall install an eight (8) foot

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20.PLANNING. 6 USE - BLOCK WALL/FENCING (cont.)

RECOMMND

high chain link fence along the entire northerly, southerly, easterly, and portions of westerly boundary ("Future Area") (outside ultimate public right-of-way).

Additionally, the permit holder shall install earth tone colored plastic slats (80% coverage) within the 8' chain link fence along the southerly boundary of the subject property and portion of westerly boundary ("Future Area").

All fences and walls shall be subject to approval by the Director of Building and Safety, Planning Department, and flood control agency.

AMENDED BY THE PLANNING COMMISSION 2/26/14

20.PLANNING. 7 USE - ODOR REPORTING

RECOMMND

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

20.PLANNING. 9 USE - BLOCK WALL "FUTURE AREA"

RECOMMND

An eight (8) foot high decorative block wall shall be constructed along westerly boundary portion along Rio Del Sol Road adjacent to the area marked "FUTURE AREA" on the APPROVED EXHIBIT A when this area is developed during the Final Phase. This portion of the block wall along Rio Del Sol Road near southwest property corner does not need to be constructed until a future project is entitled under separate zoning permit. This area does need to contain eight (8) foot high chain link fence as described under condition 20.Planning.6-- Block Wall/Fencing.

All fences and walls shall be subject to approval by the Director of Building and Safety, Planning Department, and

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20.PLANNING. 9 USE - BLOCK WALL "FUTURE AREA" (cont.) RECOMMND
flood control agency.

ADDED BY THE PLANNING COMMISSION 2/26/14

20.PLANNING. 10 USE - LANDSCAPE WAREHOUSE RECOMMND

The areas labeled "Employee Parking" and "Future Warehouse" depicted on the APPROVED EXHIBIT A shall provide desert landscaping to be installed in accordance with the County of Riverside Comprehensive Landscape Guidelines and Standards and Ordinance No. 859 (Water Efficient Landscape Requirements) at the time they area developed during the Final Phase.

ADDED BY THE PLANNING COMMISSION 2/26/14

TRANS DEPARTMENT

20.TRANS. 1 USE - IMPROVEMENTS RECOMMND

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

20.TRANS. 2 USE - LANDSCAPE IMPROVEMENTS RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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