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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60 BS GRADE. 6

USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11

USE - APPROVED WOMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12

USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13

USE- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices)
Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT (cont.)

RECOMMND

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14

USE -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

- 1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".
- 2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 16

USE- PM 10 CLASS REQUIRED

RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1

- MBTA

RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Within 30 days prior to the issuance of a grading permit, 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 Department. If it is determined that the project site is occupied by the Burrowing Owl, take of active nests shall be avoided pursuant to 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 condcuted 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - CVWD CLEARANCE

RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letters dated February 25, 2013 and August 3, 2012, copies which are on file with the Riverside County Planning Department.

60.PLANNING. 3 USE - PM10 MITIGATION PLAN

RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 4 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3252, Revised Permit No. 4, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

hen you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2

USE-SBMT/APPVD GRADG PLAN/TRAN (cont.) RECOMMND

grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 4

USE - OBTAIN L&LMD APPLICATION

RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS. 10 and 90.TRANS. 18.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 5

USE - WATER QUALITY MGMT PLANS

RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 6

USE - DRAINAGE SUBMIT PLANS 1

RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 7

USE - EASEMENT FOR DRAINAGE

RECOMMND

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 8

USE - TYPICAL SITE GRADING

RECOMMND

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 9

USE - RETENTION BASIN

RECOMMND

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

60.TRANS. 10

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Rio Del Sol Rd. shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to Grading Permit final, the applicant shall obtain rough grade approval from the Building and Safety Department. Grading Permit final can be accomplished by complying with the following:

- 1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

The applicant shall have met all rough grade requirements to obtain Grading Permit final.

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 2 USE - WQMP BMP INSPECTION

RECOMMND

Prior to Grading Permit final, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a Grading Permit Final can be obtained.

70.BS GRADE. 3 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to Grading Permit final, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

70.BS GRADE. 4 USE - BMP GPS COORDINATES

RECOMMND

Prior to Grading Permit final, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

70.BS GRADE. 5 USE - WOMP BMP REGISTRATION

RECOMMND

Prior to Grading Permit final, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

70.BS GRADE. 6

USE - WQMP ANNUAL INSP FEE

RECOMMND

Prior to Grading Permit final, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 7 USE-PRECISE GRADE APPROVAL

RECOMMND

Prior to Grading Permit final, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. Precise Grade approval can be accomplished by complying with the following:

- 1. Requesting and obtaining approval of all required grading inspections.
- 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 3. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to Grading Permit final, the applicant shall have met all precise grade requirements.

TRANS DEPARTMENT

70.TRANS. 1

USE - EROSION CONTROL

RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

- 1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
- 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
- 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
- 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 3

CUP3252R4 - POTABLE WATER

RECOMMND

Potable water must be supplied from a source approved by the Department of Environmental Health. Our records indicate that there is an existing well which serve the facilities. If the on site well serves 25 (or more) employees over 6 months per year, then a public water system permit is required. If the well serves fewer than 25 employees, the system will not be classified as a public water system, but the well must be able to provide potable water. At a minimum, a well evalution by a representative of this department will be required, prior

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 CUP3252R4 - POTABLE WATER (cont.)

RECOMMND

to obtaining any building permits to construct.

80.E HEALTH. 4

CUP3252R4-C42 CERTIFICATION

RECOMMND

Any existing subsurface sewage disposal systems which serve the existing buildings shall be certified as to size, condition, design, and location by a State licensed C-42 contractor. The septic certification shall be submitted to the Department of Enviornmental Health for our review, prior to issuance of any building permits.

80.E HEALTH, 5

SEPTIC PLAN COPIES

RECOMMND

A set of two copies of a detailed, scaled (1"=40' maximum) plot plan showing all fixtures serving the proposed subsurface sewage disposal system must be submitted to this Department for review and approval. The complete subsurface sewage disposal system, plus 100% expansion areas must also be plotted.

FIRE DEPARTMENT

80.FIRE. 1

USE-#17A-BLDG PLAN CHECK \$

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2

USE-#4-WATER PLANS

RECOMMND

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

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

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FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS

RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT Α.

80.PLANNING. 2

USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 4 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted showing all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 5

USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - WASTE MGMT. CLEARANCE (cont.)

RECOMMND

contained in their letter dated July 9, 2013, summarized as follows: A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval.

80.PLANNING. 8

USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9

USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3252, Revised Permit No. 4, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80 PLANNING. 10

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components: 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 10 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 3) Shading plans for projects that include parking lots/areas:
- 4) The use of canopy trees (24" box or greater) within the parking areas:
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80 PLANNING. 11 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 3

USE - TUMF

RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 4

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Rio Del Sol Rd. shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

80.TRANS. 6

USE - MAP CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

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80. PRIOR TO BLDG PRMT ISSUANCE

80 TRANS. 6

USE - MAP CORNER CUT-BACK I (cont.)

RECOMMND

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first. **

80.TRANS. 10

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Streetlights on Rio Del Sol Road.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.
- ** Above mentioned conditions shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first. **

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12

USE - LIGHTING PLAN

RECOMMND

A separate street light plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinance. Street lights shall be installed at drivways, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the question.

For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first. **

80.TRANS. 13

USE-LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Rio Del Sol Road and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant epecies. Irrigation systems shall incorporate the use of drip irrigation to the maximum extent feasible. The use of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24" \times 36"). Landscaping plans shall be submitted with the street improvement plans.

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 16

USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first. **

80.TRANS. 17

USE - DRAIN EASEMENT 1

RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent of the incremental increase of the volume from the 100 year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

** Above mentioned condition shall be completed prior to building permit issance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.

80 TRANS. 18

USE - EASEMENT FOR DRAINAGE 2

RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18

USE - EASEMENT FOR DRAINAGE 2 (cont.) RECOMMND

separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first.

80.TRANS. 19

USE - RETENTION BASIN

RECOMMND

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

** Above mentioned condition shall be completed prior to building permit issuance and/or 2 years after approval of the project by Board of Supervisors whichever comes first. **

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1

BP-FEMA FORM APPRVL REQUIRED

RECOMMND

Prior to building permit final, a development in FEMA mapped flood zones "A" or "AO" shall provide a FEMA form, filled out, wet stamped and signed by a registered civil engineer or licensed land surveyor, to the Building and Safety Department Grading Division.

The Grading division will transmit the form to the proper flood control district for their review and approval.

Upon receipt of their approval, this condition will be classified as "MET" and the building permit will be eligible for final approval.

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.)

RECOMMND

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WOMP BMP CERT REO'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1. Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3. Precise grade inspection of entire permit area.
- a. Inspection of Final Paving

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

- b. Precise Grade Inspection
- c. Inspection of completed onsite storm drain facilities
- d. Inspection of the WOMP treatment control BMPs
- 90.BS GRADE. 6 USE -

USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

- 1. Requesting and obtaining approval of all required grading inspections.
- 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

and Safety Department clearance.

90.BS GRADE. 7

USE - WOMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 HAZMAT WASTE GENERATOR

RECOMMND

The facility requires submittal of an updated Riverside County Hazardous Waste Generator Application to include all hazardous wastes expected to be generated from Certified Appliance Recycling operations, vehicle processing, vehicle maintenance, and general facility needs, including an estimate of the amount of each waste generated per month and the number of employees at the facility. Updated chemical inventory forms from the Hazardous Materials Business Emergency Plan for all hazardous waste streams may be submitted in lieu of the Generator Application form. Contact the Indio Haz Mat office at (760) 863-8976 for any questions regarding this condition.

FIRE DEPARTMENT

90.FIRE. 2

USE-#45-FIRE LANES

RECOMMND

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

90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

nstall portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 3 USE IMPLEMENT WOMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL

RECOMMND

For existing accessory office, shop building, and future warehouse, a minimum of 42 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90 PLANNING. 3

USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 4 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 6

USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - TRASH ENCLOSURES

RECOMMND

Trash enclosures shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing] [landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 8 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 10 USE - PARKING DUST TREATMENT

RECOMMND

Parking and driveway areas that immediately adjoin outdoor recycling areas shall be improved to a minimum base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90. PLANNING. 12 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection or prior to commencement of use, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cummulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3252, Revised Permit No. 4 has been calculated to be 12.25 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 13 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 14 USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed n accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 15 USE - ORD 875 CVMSHCP FEE RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection or prior to commencement of use, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementiond condition of approval. The Project Area for Conditional Use Permit No. 3252, Revised Permit No. 4 is calculated to be 12.25 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated July 9, 2013, summarized as follows: permit holder demonstrate project compliance with the approved WRP.

TRANS DEPARTMENT

90.TRANS. 7

USE-STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

- 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
- 2. Letter establishing interim energy account from SCE, IID or other electric provider.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS 11

USE - EXISTING MAINTAINED

RECOMMND

Rio Del Sol Road along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 8-inch concrete curb and gutter and 10-foot wide combination concrete sidewalk/bike path (curb adjacent) located 32-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50-foot half-width dedicated right-of-way in accordance with County Standard No. 94, 94, Modified. (64'/100'), with 10' foot wide sidewalk.

90.TRANS. 14

USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS 18

USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Streetlights on Rio Del Sol Road.

90.TRANS. 20

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check guidelines.html.

90.TRANS. 21

USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Rio Del Sol Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 23

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Rio Del Sol Road shall be conveyed for public use to provide for a 50-foot half-width right-of-way.

90.TRANS. 24

USE - DRAINAGE IMPROV COMPLETE

RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90.TRANS. 25

USE - EASEMENT FOR DRAINAGE 2

RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."



Hans W. Kernkamp, General Manager-Chief Engineer

February 4, 2014

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

RE:

Conditional Use Permit (CUP) No. 3252R4

Proposal: The revised CUP proposes an expansion of an existing recycling facility

APN: 648-150-029

Dear Mr. Olivas:

On July 9, 2013 and January 31, 2014, the Riverside County Waste Management Department (RCWMD) reviewed the proposed project and placed several conditions on the Project. The RCWMD requests that the conditions as stated in the July 9, 2013 letter (see attached) remain in effect, and that the conditions stated in the January 31, 2014 letter be revised to reflect the following:

- 1. Within 12 months after approval or initiation of Phase I expansion of site operations, whichever comes first, the applicant 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. 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 or clean-up. The amount of the financial assurance shall be in the amount of one million USD (\$1,000,000 USD). 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.
- 2. Within 12 months after approval or initiation of Phase I expansion of site operations, whichever comes first, the applicant/facility operator shall enter into a 'Maintenance, Restoration and Remediation Agreement' with the Riverside County Waste Management Department. The format of the financial assurance and the Maintenance, Restoration and Remediation Agreement must be approved by County Counsel.

General Condition:

3. The applicant/facility operator shall incorporate all of the Best Management Practices (BMPs) as stated in Appendix A to this letter, 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 BMPs as listed in Appendix A, and as incorporated into the RCSI, RFI, and other site planning documents.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross

Principal Planner

HWK/JRM/RR:rr

Attachments

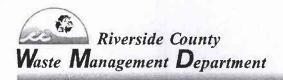
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APPENDIX A

Composting Operations	Riverside County Best Management Practices
Feedstock (F)	 Acceptable feedstock materials include: Greenwaste as defined in 14 CCR §17852(a)(21) All other feedstock materials (grease, food waste, manure, etc.) are prohibited. Accept only source-separated feedstock material.
	4. Reject odiferous feedstock delivered to the facility, or follow procedures in FP 6 & 7
Additives (Ad)	 If applicable: Mix additives with feedstock or active compost to create favorable composting conditions. The amount of additives added shall be consistent with applicable regulatory
	requirements or prevailing industry standards
	3. Additives do not include septage, biosolid, or compost feedstock.
	4. Additives shall undergo random load-checking for physical contaminants and refuse
Amendments (Am)	 If applicable: Add amendments to cured or stabilized compost to provide attributes for the products. The amount of amendments added shall be consistent with applicable regulatory requirements or prevailing industry standards.
	3. Amendments do not include septage, biosolid, or compost feedstock.
	 Amendments shall undergo random load-checking for physical contaminants and refuse.
Feedstock Preparation (FP)	 Feedstock material shall be load-checked to detect the presence of unacceptable feedstock and ensure that it contains no greater than 1% of physical contaminants and refuse. The practice of load-checking at the backend instead of front-end removal of contaminants shall be discouraged.
	Feedstock load-checking operation shall meet the standards set forth in 14 CCR §17868.5.
	Physical contaminants and refuse (overs/trash) shall be removed from the facility within seven (7) days of screening.
	4. Greenwaste shall be processed/ground within 48 hours of receipt, or up to 7 days with LEA/DEH approval.
	Instead of immediate rejection, incorporate wet or odiferous feedstock loads directly into actively composting windrows or aerated static piles, where practical.
	 Mix odiferous feedstock materials with appropriate amount of bulking agent, high carbon amendments, or finished compost and then moisture conditioned to reduce odor releases.
	7. Grinding of odiferous feedstock materials should be accompanied with the application of misting water to the ground materials to diminish odor emissions.
	8. Feedstock composition must be adjusted to achieve a high carbon to nitrogen ratio (30:1), proper moisture content, and good porosity, all of which are conducive to aerobic decomposition and odor minimization.
	 Reduce material mixing activities in unfavorable weather conditions (stagnant air or windy) to minimize odor generation.
Active Composting	Active composting shall be by means of either the windrow method, or aerated
(AC)	static pile, or extended aerated static pile, or an alternative technology approved by the LEA/DEH.
	2. Where feasible, the active composting pad location and windrow/pile configuration

	 and orientation should be such that wind-driven off-site exposures of receptors to composting odors can be minimized. 3. Daily monitoring of windrow moisture content and temperature shall be conducted to ensure continuous aerobic composting and detect overheating so as to avoid spontaneous combustion. 4. All windrows and piles aerated with positive pressures shall be covered with a layer of finished compost immediately after windrow and pile formation. 5. Moisture conditioning of active windrows and piles during the rainy season should be coordinated with weather forecasts. The composter should use his best judgment on the degree of watering to be carried out when rainfall is forecasted. As a good practice, no moisture conditioning should be carried out during rainfall or when there is a 60% or greater chance of rainfall in the next 48 hours. 6. When heavy or extended rainfalls are forecasted, the composter should take the appropriate measures to protect active windrows and piles from saturation with water, including but are limited to: cover windrows and piles with tarps; add dry feedstock or compost on top of windrows and piles; and increase positive drainage on side slopes of windrows and piles by making the slopes steeper or covering them with tarps. 7. The active composting pad shall be graded and maintained to prevent ponding and transmit any free liquid laterally to containment structures on-site. 8. All windrows shall be turned regularly to ensure continuous aerobic composting, or according to applicable regulatory requirements pertaining to achieving pathogen reduction and odor minimization standards. 9. Avoid windrow turning in unfavorable weather conditions.
	10. Construct smaller windrows to increase the surface to volume ratio, thus aeration efficiency.
Compost Curing (CC)	 Curing of compost shall be conducted away from the active composting area to avoid cross-contamination and facilitate separate odor monitoring. Curing compost that has temperatures exceeding 122°F, or are seeping leachate, and/or emitting odors on a consistent basis shall be re-composted in the active composting area. Long-term storage of finished compost shall be limited to no greater than a year to avoid it becoming a fire hazard. Screen compost to facilitate aeration and expedite the curing process. Avoid screening of compost in unfavorable weather conditions, or apply misting water during screening to dampen odor emissions.
OIMP Implementation (OI)	 The facility shall have a designated full-time staff in charging of implementation of the facility's Odor Impact Minimization Plan (OIMP) and handling of odor complaints and investigations. This person shall also be responsible for regular reviewing and updating of the OIMP in pace with changes in composting operation or procedures. The composting staff shall be well acquainted with and adequately trained to implement the OIMP. If the facility receives an infraction (Area of Concern and/or Notice of Violation) during monthly inspections from the LEA/DEH involving odors, in addition to addressing the LEA/DEH, the operator shall, within 48 hours of receipt of the infraction, submit a Report to the County's Planning and Waste Management Departments documenting the source of the odor and both propose and implement mitigation measures which may include installation of wind barriers, such as contiguous tall vegetation, misting systems, or other odor reducing measures, to the County's satisfaction.

	4. If after 15 days of implementing mitigation measures, as stated in the Report submitted to the County Planning and Waste Management Department's, the odor issues have not been resolved, as verified by the LEA, the operator shall immediately remove the odiferous material offsite for disposal in accordance with all applicable local, State, and Federal laws, ordinances, and regulations.
Facility Maintenance (FM)	On-site dust control shall use either domestic water or non-potable reclaimed water.
	2. Site drainage design shall prevent run-on onto the active composting area, feedstock storage area, compost curing area, and finished compost storage area.
	3. Surface run-off from all compostable materials storage areas shall be contained on-site, in compliance with applicable water quality control regulations.
	 All wastewater conveyance and containment facilities shall be periodically inspected to ensure performance and assess their capacity to attract vectors and generate odors.
	5. Use compost filter berms to filter stormwater entering the containment/impoundment structure (basin). The compost filters can be reintroduced back to the composting process.
	6. Re-circulate retained wastewater into the composting process.



Hans W. Kernkamp, General Manager-Chief Engineer

January 31, 2014

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

RE:

Conditional Use Permit (CUP) No. 3252R4

Proposal: The revised CUP proposes an expansion of an existing recycling facility

APN: 648-150-029

Dear Mr. Olivas:

On July 19, 2013, the Riverside County Waste Management Department (RCWMD) reviewed the proposed project and placed several conditions on the Project (see attached letter). The RCWMD requests that the existing conditions remain in effect, and that the following conditions be made a part of the Conditions of Approval for the project:

- 1. Prior to issuance of a grading permit, the applicant 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. 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 or clean-up. The amount of the financial assurance shall be in the amount of one million USD (\$1,000,000 USD). 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.
- 2. Prior to Final Approval of the Conditional Use Permit for the Project, the applicant/facility operator shall incorporate all of the Best Management Practices (BMPs) as stated in Appendix A to this letter, 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 BMPs as listed in Appendix A, and as incorporated into the RCSI, RFI, and other site planning documents.
- 3. Prior to Final Approval of the Conditional Use Permit for the Project, the applicant/facility operator shall enter into a 'Maintenance, Restoration and Remediation Agreement' with the Riverside County Waste Management Department. The format of the financial assurance and the Maintenance, Restoration and Remediation Agreement must be approved by County Counsel.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

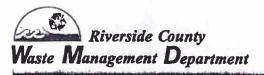
Sincerely,

Ryan Ross Principal Planner

RR:rr

Attachments

PD88468v70



Hans W. Kernkamp, General Manager-Chief Engineer

July 9, 2013

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

RE: Conditional Use Permit (CUP) No. 3252R4

Proposal: The revised CUP proposes an expansion of an existing recycling facility

APN: 648-150-029

Dear Mr. Olivas:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located east of Rio Del Sol, north of Varner Road, in the Thousand Palms community. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
- 2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- The proposed project may require an amendment to the County's Non-Disposal Facility Element (NDFE) documenting the physical and operational changes at the facility. Please contact the Local Enforcement Agency (LEA) to determine Countywide Integrated Waste Management Plan (CIWMP) consistency/conformance, which is required when revising a Solid Waste Facility Permit (SWFP).

Jay Olivas, Project Planner CUP 3252R4 July 9, 2013 Page 2

4. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

Ryan Ross Principal Planner

PD88468v69



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Transportation Department

MEMORANDUM

To: Majeed Farshad

Date: June 19, 2013

From: Alan French AF

RE: Recommended Conditions of Approval for

Conditional Use Permit No. 3252r4, SA Recycle

Transportation Plan Check Riverside has received the following data:

1. Hydrology & Hydraulics Report for CUP 3252r4 (Dated February 2012)

2. Revised Hydrology & Hydraulics Report for CUP 3252r4 (Updated April 2013)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the incremental difference of the 100 year storm runoff generated from the site and convey it to an onsite basin at the south end of the site. The following are our recommended Conditions of Approval for drainage improvements for this project:

10. GENERAL CONDITIONS

10. TRANS

USE - DRAINAGE 1

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

USE - FLOOD HAZARD REPORT

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.

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

USE - FLOOD HAZARD REPORT 2

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

USE - DRAINAGE EASEMENT

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

USE - RETENTION BASIN

Per the project drainage report, the proponents engineer has calculated the storm water runoff from the 100year event for the existing condition and the proposed condition. The project is designed to convey all the flows from the site to on-site basins on the property. Only Area 1 will add impervious area and need to mitigate for the incremental increase. Area 2, 3, and 4 will not add any hard surface or structures and remain unimproved so not flow volume retention will be required.

The basin is located south of the sub-area and accepts flows from parking lots, building roofs and open area. The flow volumes for the site were calculated as follows:

Event	10yr 24-hr Duration	100 yr 3-hr Duration	100yr 6-hr Duration	100yr 24-hr Duration
Existing Volume –cf	21,504	46,740	47,719	34,079
Developed Volume –cf	33,233	51,070	51,187	40,135

Difference Volume – cf

11,729

4.330

3,468

6.056

Of these durations above the critical volume is 11,729 cf for the 1-hr duration event for the 12.9 acre subarea 1 for the 100-year storm event.

The proponent is proposing one basin for retention with a volume of 0.27 ac-ft, 11,960 CF. The proposed retention basin is from about 52 feet wide and 100 feet long and a depth of 1.90 feet:

	Depth	Area (sf)	Volume (cf)	Accumulative volume (cf)
Infiltration				
Basin	1.90	7,476	11,960	11,960

The basin storage capacity is 11,960 cf, which is greater than the 11,729 cf storm volume from the 10 year, 24-hour duration storm event.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site incremental storm runoff in the 100 year event.

10. TRANS

USE - OWNER MAINT NOTICE

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.

60. PRIOR TO GRADING PRMT ISSUANCE

60. TRANS

USE - DRAINAGE SUBMIT PLANS 1

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60. TRANS

USE - EASEMENT FOR DRAINAGE

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other

drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

60. TRANS

USE - TYPICAL SITE GRADING

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

70. TRANS

USE - EROSION CONTROL

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. TRANS PRIOR TO BLDG PRMT ISSUANCE

80. TRANS

USE - DRAIN EASMT1

Proposed retention basins shall be designed of adequate size to retain 100 percent of the incremental increase of the volume from the 100 year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80. TRANS

USE -EASEMENT FOR DRAINAGE 2

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS

USE - DRAINAGE IMPROV COMPLETE

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90. TRANS

USE - EASEMENT FOR DRAINAGE 2

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

August 20, 2012

TO: Jay Olivas, Project Planner

FROM: Steven Hinde, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3252, Revised Permit No. 4 (SA/ Recycling LLC.) increases the size of outdoor recycling from 25 acres to 41 acres; add 73,000 square foot equipment storage area and 15,000 square foot warehouse, etc..

A noise study is not required based upon the submitted diagrams, surrounding zoning, and distance to sensitive receivers. However, they still need to follow:

- 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.

Please contact Steven Hinde if you have any questions.

LAND DEVELOPMENT COMMITTEE INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409 Riverside, CA 92502-1409

DATE: July 24, 2012

TO:

Riv. Co. Transportation Dept.-Palm Desert Riv. Co. Environmental Health Dept Local Enforcement Agency-Desert Riv. Co. Public Health Dept.-Ind. Hygiene Riv. Co. Flood Control District Coachella Valley Water District Riv. Co. Fire Department-Palm Desert Riv. Co. Building & Safety — Grading Riv. Co. Building & Safety — Plan Check

Regional Parks & Open Space District.

Riv. Co. Environmental Programs Division P.D. Geology Section-D. Jones

P.D. Landscaping Section-R. Dyo P.D. Archaeology Section Riv. Co. Sheriff's Dept.-Palm Desert Riv. Co. Waste Management Dept. Thousand Palms Community Council 4th District Supervisor 4th District Planning Commissioner

Cathedral City Planning Dept.

Palm Springs Unified School Dist.
Southern California Edison
Caltrans District #8
RWQCB-Colorado River
Air Quality Mgmt. Dist-South Coast
Eastern Information Center –UCR
California Dept. of Fish and Game
U.S. Fish and Wildlife Service
Aqua Caliente Band of Cahuilla Indians-Admin

CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 – EA42522 – Applicant: SA Recycling, LLC – Representative: Teddy Graves - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Community Plan Area: Light Industrial (CD: LI) (.25 - .60 FAR) – Location: Easterly of Rio Del Sol Road, westerly of Sierra Del Sol, northerly of Watt Court at 29250 Rio Del Sol Road – 43 Gross Acres – Zoning: M-SC Manufacturing – Service Commercial – REQUEST: A revised Conditional Use Permit and revised Solid Waste Facility Permit proposes phased expansion of an existing outdoor recycling facility from 25 acres to 41 acres with projections to process up to 370,720 total tons annually (3,200 tons per day), including the addition of composting operations to existing green waste and wood waste processing up to 166,720 tons annually, expansion of metal recycling operations up to 60,000 tons annually, re-define parcel internal boundaries of inerts (150,000 tons annually), green waste, and metal recycling areas, add 73,000 square foot equipment storage area, add 15,000 square foot typical warehouse up to 25 feet in height, add 29,000 square foot employee parking area, extend life of permit by 20 years, along with additional street access, emergency access, storm water improvements, and chain link perimeter fencing. APN: 648-150-029.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on August 23, 2012. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rctlma.org / MAILSTOP# 1070.

	Thank you for the opportunity to review continue to be updated on the progress or regulatory issues relative to this site.	of this applicat	We have no comments at this time, but request that we of this application, all future submittals, and any enforcement		equest that we day any enforcement
DATE:	foly 31, 2012	SIGNATURE	Jun 9	AJulus	П

PLEASE PRINT NAME AND TITLE LESA A LUKES, CITY PLANNER

TELEPHONE 760.770.0386

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



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178 (909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL:

December 6, 2013

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

<u>Use Permit (CUP) No. 3252 Revised Permit No. 4 for the SA Recycling Facility in Thousand Palms</u>

This letter represents a hard copy of the e-mail SCAQMD staff sent to the Lead Agency on November 26, 2013.

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final CEQA document.

In the Air Quality Section on page 26 under Control Measures, the Draft MND/Environmental Assessment (EA) references a number of SCAQMD rules that apply to the existing operation and the proposed project. As noted, SCAQMD Rule 1133.3 – Emission Reductions From Greenwaste Composting Operations will apply to the proposed composting operation.

In addition to the rules listed on page 26 and SCAQMD Rule 1133.3, the Final MND should cite compliance with other SCAQMD rules including 201 – Permit to Construct, and Rule 203 – Permit to Operate, both of which require a permit to construct and operate for equipment which emits or controls air contaminants; Rule 401 – Visible Emissions which limits single sources to 20 percent opacity for not more than three minutes in an hour; Rule 1133 – Composting and Related Operations – General Administrative Requirement, which requires initial registration and annual process updates; and Rule 1403 – Asbestos Emission from Demolition/Renovation Activities which can apply to waste processors who receive asbestos containing waste material that should have been taken to an approved asbestos waste facility. Since this facility receives concrete and metal waste, potential asbestos containing material may be contained within or attached to such material.

Finally, the SCAQMD staff notes that greenwaste processing and composting operations have been the subject of SCAQMD Rule 402 – Nuisance violations as the result of complaints from the public about odors from such operations. The current facility has not been the subject of any complaints received by the SCAQMD since January 1, 2011, and continuing to the present. That said, the lead agency should ensure that proper greenwaste processing and composting operation based on best management practices should be incorporated into the proposed project to mitigate potential nuisance odors. Also, experience has shown that non-greenwaste material such as greasy water and other material containing organic wastes that generate odorous compounds when undergoing breakdown, should be avoided to prevent or reduce odor complaints from the public.

SCAQMD rules and regulations mentioned are available at the AQMD website, www.aqmd.gov. Questions concerning the above-mentioned rules can be addressed to the Engineering and Compliance staff at (909) 396-2317.

Please provide the SCAQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The SCAQMD staff is available to work with the Lead Agency to address these issues and any other questions that may arise. Please contact Gordon Mize, Air Quality Specialist – CEQA Section, at (909) 396-3302, if you have any questions regarding these comments.

la V. M. Mill

Sincerely,

Ian MacMillan

Program Supervisor, Inter-Governmental Review Planning, Rule Development & Area Sources

IM:DJ:GM

RVC131101-03 Control Number





Coachella Valley Water District

Directors:
John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

February 25, 2013

Officers:
Jim Barrett, Acting General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

File: 0163.1 0421.2 0721.2 040607-3

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

Dear Mr. Olivas:



Subject: Conditional Use Permit No. 3252 R4, Amended No. 1

This is in response to your request for comments dated February 14, for the above referenced project. Please reference the Coachella Valley Water District's letter dated August 3, 2012 (copy enclosed). We have no additional comments at this time.

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

Mark L. Johnson

Director of Engineering

Enclosure/1/as

JC:ch/eng/sw/13/feb/CUP 3252R4, Amend 1



Established in 1918 as a public agency



Coachella Valley Water District

Directors:
Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

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

August 3, 2012 Redwine and Sherrill, Attorneys

NECELVE AUG 0 8 2012 File: 0163.1 0421.1 0721.1 040607-3

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

Dear Olivas:

Subject: Conditional Use Permit No. 3252, Revised Permit No. 4

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Prior to issuance of grading permits for CUP 3252, Revised Permit No. 4, the developer shall comply with Riverside County Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.



August 3, 2012

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 1 foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

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

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

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

The sewer service laterals shall be designed and installed so as to readily facilitate connecting to a future collection system.

Sewers shall be designed and constructed so as to readily facilitate connection with an imminent future regional trunk sewer. Dry or wet sewers shall be installed. Plans for their installation shall be submitted to and approved by CVWD prior to issuance of a building permit.

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

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,

Mark L. Johnson

Director of Engineering

cc: See List

cc: Mike Mistica

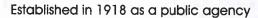
County of Riverside, Department of Environmental Health P.O. Box 1206 Riverside, CA 92502

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

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

S.A. Recycling 2411 N. Gussel Orange, CA 92865

JC:ch\eng\sw\12\Aug\CUP 3252





Coachella Valley Water District

Directors:
John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

December 13, 2013

Officers: Jim Barrett, General Manager Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

File: 1150.011 0163.1



Riverside County Planning Department P. O. Box 1409 Riverside, CA 92502-1409

Dear Mr. Olivas:

Jay Olivas

Subject: Initial Study/Draft Mitigated Negative Declaration for Recycling Facility in Thousand Palms, Riverside County

Thank you for affording the Coachella Valley Water District (CVWD) the opportunity to review the Initial Study/Draft Mitigated Negative Declaration for the Recycling Facility proposed in the Thousand Palms area of Riverside County.

CVWD provides domestic water, wastewater, recycled water, irrigation/drainage, regional stormwater protection and groundwater management services to a population of nearly 300,000 throughout the Coachella Valley.

At this time, CVWD submits the following comments regarding proposed project:

- 1. The project area is shown to be subject to shallow flooding and is designated "Zone AO", depth one (1) foot, on Federal Flood Insurance rate maps which are in effect at this time.
- 2. Prior to issuance of grading permits for the proposed project, the developer shall comply with Riverside County Ordinance No. 458, as amended, in preparation of the onsite flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation of the buildings and allowing reasonable conveyance of offsite flow through the property.

- 3. Construction of walls may be in violation of Riverside County Ordinance No. 458. When CVWD reviews a project for compliance with Ordinance No. 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance No. 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus, be in violation of Ordinance No. 458 and California drainage law.
- 4. Walls must be constructed in a manner that will not increase the risk of offsite stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that at least 50 percent of the total linear footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of offsite stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

If you have any questions, please call Luke Stowe, Senior Environmental Specialist, extension 2545.

Sincerely,

Steve Bigley

Director of Environmental Services

LS:ms/env/2013/ Neg 1000 Palms



AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL PLANNING & DEVELOPMENT



November 22, 2013

Jay Olivas, Project Planner County of Riverside 4080 Lemon Street, 12th Floor P.O. Box 1409 Riverside, CA 92502-1409



RE: Environmental Assessment No. 42522, CUP No. 3252, Revised Permit No. 4, SA Recycling

Dear Mr. Olivas:

Thank you for the opportunity to review the above referenced project. Although this project lies adjacent to the Agua Caliente Indian Reservation, Tribal staff would like to express the following concerns regarding the proposed expansion of SA Recycling at 29-250 Rio Del Sol in Thousand Palms, California.

- 1. Aesthetics The Initial Study explains how this project will have a Less Than Significant Impact on either a scenic highway or scenic resources; however, Tribal staff see the potential for this project to create objectionable views along Rio Del Sol Road. Appendix B of the Initial Study displays the frontage planting scheme along the chain link fence proposed for Rio Del Sol Road; however, it appears that the plant selection (Agave desmettiana, and Hesperaloe parviflora) does not supply a full growth pattern that would completely obstruct the public's view of the increased waste processing on site. It would be preferable for the project applicant to install a block wall (similar to that currently in place) along Rio Del Sol Road, to accompany the perimeter trees proposed in the landscape scheme. The goal would be to completely screen the outdoor storage and processing of green wastes, inert materials, and scrap metal. This measure could greatly reduce the potential negative aesthetic impact along Rio Del Sol Road.
- 2. <u>Air Quality</u> Despite being located in a nonattainment area for PM₁₀, PM_{2.5}, and ozone, and seeing that the project would not violate established air quality standards (with mitigation), Tribal staff maintain concern regarding the project's localized impact on air quality. The Initial Study reveals that expanded operations at SA Recycling could result in increased particulate matter and odors. Furthermore, there is no guarantee that the nearest sensitive receptors will not be negatively affected by these impacts. To ensure strict compliance with the mitigation measures, and to limit the potential effects described above, Tribal staff respectfully suggest that the telephone numbers of the facility's manager



and the South Couth Air Quality Management District be made visible to the public from Rio Del Sol Road. It appears that the appropriate mitigation measures are in place, and this step would serve to increase transparency between the facility's operational practices and the community.

If you have any questions I can be reached at (760) 883-1326.

Very Truly Yours,

Margaret E. Park, AICP

Director of Planning and Natural Resources

AGUA CALIENTE BAND OF CAHUILLA INDIANS

Margaret Park

Olivas, Jay

From:

Baez, Ken

Sent:

Thursday, January 30, 2014 4:44 PM

To:

Olivas, Jay

Subject:

FW: SA Recycling

Attachments:

BurkeRixCommunications-LOGO_150px[1][3].png

Importance:

High

FYI

From: Gialdini, Michael [mailto:mgialdini@rcbos.org]

Sent: Thursday, January 30, 2014 11:28 AM

To: Baez, Ken

Subject: FW: SA Recycling

Importance: High

Connected by DROID on Verizon Wireless

----Original message-----

From: Brian Rix < brian@BurkeRix.com > To: "Gialdini, Michael" < mgialdini@rcbos.org >

Cc: "Jeff Farano Sr. (HQ Orange 0559)" < ilfarano@sarecycling.com >, Donovan Collier

<Donovan.Collier@greshamsavage.com>
Sent: Thu, Jan 30, 2014 19:12:25 GMT+00:00

Subject: FW: SA Recycling

Hi Mike,

Please see the response from Tom Davis below.

The Tribe will be satisfied with a chain link fence with slats with a landscape setback.

Thanks,

Brian

Brian Rix

Senior Partner

431 S. Palm Canyon Drive, Suite 206 Palm Springs, CA 92262 760-327-9708 x22

1100 South Flower St., Suite 3300 Los Angeles, CA 90015 213-448-1337 **Riverside County Planning Department**

November 22, 2013

P.O. Box 1409 Riverside, CA 92502-1409

Attn: Mr. Jay Olivas-Project planner

Dear Sir:

Re: December 4/13 Public Hearing Regarding SA Recycling LLP - Conditional Use Permit No.

3252

My name is Wilf Taillieu of Taillieu Construction Ltd. who is co-owner with Araway Ltd. of the property immediately south and south-west of that of the applicant. Our APN numbers are 648-150-022 & 648-150-027.

On November 18/13 I visited the SA Recycling site and spoke with the proponents project manager, Mr. Teddy Graves, and the site general manager, Mr. Kurt Schoppe, who explained their proposed expansion. Following that, on November 19 I visited the Riverside County Regional planner, Mr. Jay Olivas, who provided me with the County's Conditions of Approval.

Our primary concerns were noise, odor, and visual pollution. However I have learned that there should be no issue with odor as I was advised that only green waste which is relatively odor free will composted on site. Also if the Conditions of Approval noise maximum of 65 dbA is properly enforced we will have no issue with that item either.

Regarding the visual aspect of the site I asked the proponents if a 10 foot barrier could be provided. They advised that an 8 foot chain link fence on top of 2 feet of elevated landscaping was planned, and at my request, agreed to provide slats in the chain link to reduce the visibility.

Provided that the above concerns are addressed we do not oppose this project. However we want assurance that these issues will be filed at the December 4/13 Public Hearing and that the company will adhere to them accordingly.

Sincerely;

Taillieu Construction Ltd.

like belle

Wilf Taillieu - President



Director

PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPRO	PRIATE:		
☐ PLOT PLAN ☐ REVISED PERMIT	✓ CONDITION✓ PUBLIC USE	AL USE PERMIT	TEMPORARY USE PERMIT VARIANCE
PROPOSED LAND USE:	Recycling Center CUP 32	252	
ORDINANCE NO. 348 SE	ECTION AUTHORIZING	PROPOSED LAND U	SE: Section 18.47
	DDITIONAL INFORMATION MAY		MENTAL INFORMATION LIST APPLICABLE IAL RECEIPT AND REVIEW. INCOMPLETE
CASE NUMBER: CUP 3252	Revision NO. 4	DATE SUBM	NTTED: 6/20/2012
APPLICATION INFORMA	ATION		
Applicant's Name: Jeff Fara	no	E-Mail: ilfaran	o@sarecycling.com
Mailing Address: 2411 N. GI	assell St.		
Orange		Street CA	92865
Orango	City	State	ZIP
Daytime Phone No: (714	632-2059	Fax No: (714	283-2706
Engineer/Representative's	s Name: Teddy raves		E-Mail: tgraves@sarecycling.com
Mailing Address: 2411 N. Gla	assell St.		
Orange		Street CA	92865
	City	State	ZIP
Daytime Phone No: (71'	4) 495-8020	Fax No: (
Property Owner's Name:	George:Adams	E-Mail: jifaran	o@sarecycling.com
Mailing Address: 2411 N. Gla	assell St5A Recyc	ling	
Orange	0	Street/ CA	92865
	City	State	ZIP
Daytime Phone No: (714) 632-2059	Fax No: (714	283-2706

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-1811 Desert Office • 38686 El Cerrito Road Palm Desert, California 92211 (760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

Form 295-1010 (04/12/12)

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals	s ("wet-signed"). P	hotocopies of signatures a	re not acceptable.
JOST FOR	MY ST.	SIGNATURE O	laran
AUTHORITY FOR THIS APPL			
I certify that I am/we are the recorrect to the best of my kn indicating authority to sign the All signatures must be originals	owledge. An auth application on the	overized agent must submowner's behalf.	it a letter from the owner(s)
		notocopies of signature	
George Adam PRINTED NAME OF PRO	5	_ / / (AND DESTRUCTION
PRINTED NAME OF PRO	PERTY OWNER(S)	SIGNATURE OF	PROPERTY OWNER(S)
PRINTED NAME OF PRO	PERTY OWNER(S)	<u>SIGNATURE</u> OF	PROPERTY OWNER(S)
If the property is owned by application case number and I the property.	more than one	person, attach a separat mes and signatures of all	e sheet that references the persons having an interest in
☐ See attached sheet(s) for o	ther property owner	ers' signatures.	
PROPERTY INFORMATION:			
Assessor's Parcel Number(s):	648-150-02	9	Richard Library
	Township: 4S	Range:	6E

APPLICATION FOR LAND USE PROJECT Approximate Gross Acreage: 41.78 General location (nearby or cross streets): North of Watt Ct. South of West of Sierra Del Sol Rd. East of Rio Del Sol Rd. 28th Ave Page 758, Grid C6, C7 Thomas Brothers map, edition year, page number, and coordinates: Project Description: (describe the proposed project in detail) Please See Attached A Related cases filed in conjunction with this application: Solid Waste Facility Permit (SWFP) 33-AA-0297 Is there a previous application filed on the same site: Yes No If yes, provide Case No(s). CUP 3252-R2 _____(Parcel Map, Zone Change, etc.) E.A. No. (if known) EA 38947 E.I.R. No. (if applicable): ___ Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes \(\square\) No \(\sqrt{} \) If yes, indicate the type of report(s) and provide a copy: Traffic Evaluation, Noise Is water service available at the project site: Yes No If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No Is sewer service available at the site? Yes No

Estimated amount of cut = cubic yards: N/A

How much grading is proposed for the project site?

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

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes

APPLICATION FOR LAND USE PROJECT Estimated amount of fill = cubic yards N/ADoes the project need to import or export dirt? Yes \(\square\) No \(\sqrt{} \) Export __ Neither __/ What is the anticipated source/destination of the import/export? What is the anticipated route of travel for transport of the soil material? N/A How many anticipated truckloads? N/A truck loads. What is the square footage of usable pad area? (area excluding all slopes) See Attachment A sq. ft. Is the project located within 8½ miles of March Air Reserve Base? Yes \tag{7} If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes \textstyle \text{No } \textstyle \textstyle \text{If } \text{V} Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: http://cmluca.projects.atlas.ca.gov/) Yes No Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No 🗸 Does the project area exceed one acre in area? Yes ✓ No □ Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html) for watershed location)? ☐ Santa Margarita River ✓ Whitewater River Santa Ana River San Jacinto River

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement. I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that: The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code. The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list. Name of Applicant: Address: Phone number: Address of site (street name and number if available, and ZIP Code); Local Agency: County of Riverside Assessor's Book Page, and Parcel Number: Specify any list pursuant to Section 65962.5 of the Government Code: Regulatory Identification number: Date of list: Applicant (1) Applicant (2) Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

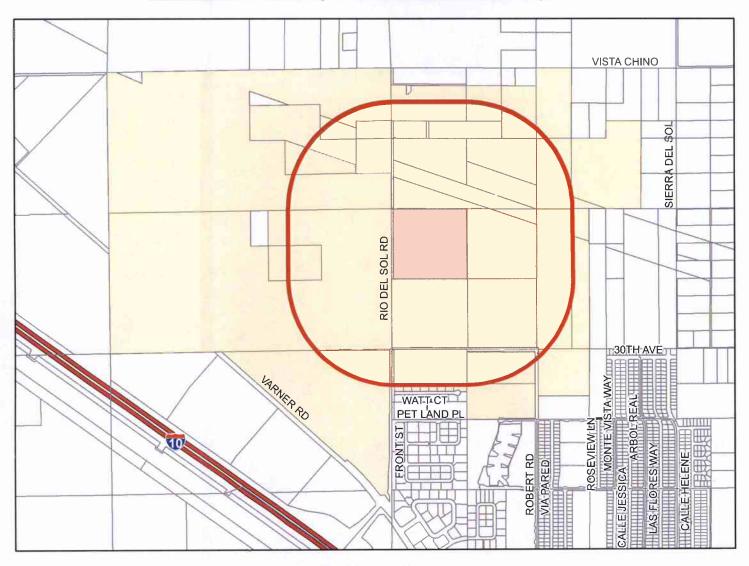
Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1.	Compliance will be needed with the applicable requirements of Section 25505 and Article 2
	(commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code
	or the requirements for a permit for construction or modification from the air pollution control
	district or air quality management district exercising jurisdiction in the area governed by the
	County.
	Vac Da Na 🗆

PROPERTY OWNERS CERTIFICATION FORM <u>CUP03252R4</u> <u>APN: 648-150-029</u>

I,	Stella Spad	afora	_, certify that on		
	T 100 100 10	(Print Name)			
	7/08/2013 (Date		roperty owners list		
wae r	orepared by <u>Co</u>	/	/GIS		
was p	repared byCO		npany or Individual	's Name)	
Dista	nce Buffered: 2000 F	3		,	
Pursu	ant to application requ	irements furnished by	the Riverside Co	unty Planning Departr	nent;
Said	list is a complete and t	rue compilation of the	owners of the su	bject property and all	other
prope	erty owners within 300	feet of the property	involved, or if th	at area yields less tha	ın 25
differ	ent owners, all property	owners within a noti	fication area expan	nded to yield a minimu	m of
25 di	fferent owners, to a ma	ximum notification as	rea of 2,400 feet f	rom the project boundary	aries,
based	l upon the latest equaliz	zed assessment rolls.	If the project is a	subdivision with ident	tified
off-si	te access/improvements	, said list includes a co	omplete and true co	ompilation of the name	s and
maili	ng addresses of the o	wners of all propert	y that is adjacen	t to the proposed of	f-site
impro	ovement/alignment.				
I furt	ther certify that the infe	ormation filed is true	and correct to the	best of my knowledg	ge. I
under	rstand that incorrect or i	ncomplete information	n may be grounds	for rejection or denial of	of the
appli	cation.				
NAN	ME: Stella Sp	adafora			
TITI	LE/REGISTRATION:	GIS Analyst			
ADE	ORESS: 4080 Le	emon St. 10 th Floor			
	Riversio	le, CA 92501		15	
TEL	EPHONE (8 a.m. – 5	p.m.): <u>(951) 955-</u>	3288_		

CUP03252R4 (2000 Feet Radius)



Selected Parcels

650-020-001 648-150-034 648-110-007 650-020-027 650-020-029 650-020-030 648-150-020 650-380-005 648-140-010 648-120-005 648-120-001 670-100-002 650-380-007 650-380-008 648-110-013 648-110-013 648-110-013 648-110-013 648-110-013 648-110-013 648-150-029 670-240-017 648-130-001 648-140-001 648-140-008 670-090-007 648-110-014 648-120-004 670-090-005 648-120-005 670-100-003 670-090-005 648-120-004 670-090-005 648-130-001 670-090-005 670-090-005 670-100-003 670-090-005 670-09



ASMT: 648110007, APN: 648110007 ROGER JONES, ETAL 165 SUMMIT VIEW DR CALIMESA CA 92320

ASMT: 648110009, APN: 648110009 RENE CABEZAS 3116 E VIA ESCUELA PALM SPRINGS CA 92262

ASMT: 648110012, APN: 648110012 RALPH COOMBER, ETAL C/O TERESA M TARLETON 74947 LILAC CIR INDIAN WELLS CA 92210

ASMT: 648110014, APN: 648110014 STACEY WALKER 66773 CAHUILLA AVE DSRT HOT SPG CA 92240

ASMT: 648110016, APN: 648110016 CAROL LEWIS, ETAL 71847 SAHARA RD RANCHO MIRAGE CA 92270

ASMT: 648120001, APN: 648120001 SHARON EPPS, ETAL 44725 SAN LUIS REY AVE PALM DESERT CA 92260

ASMT: 648120004, APN: 648120004 LINDARAE LEWIS, ETAL 57632 SUNNYSLOPE DR YUCCA VALLEY CA 92284 ASMT: 648120005, APN: 648120005 IRINI ARGYROS, ETAL 2813 MONOGRAM AVE LONG BEACH CA 90815

ASMT: 648140001, APN: 648140001 GREGORY FINN, ETAL C/O DESERT ELECTRIC SUPPLY P O BOX 13190 PALM DESERT CA 92255

ASMT: 648140010, APN: 648140010 GAME WILDLIFE CONSERVATION, ETAL C/O WILLIAM L GALLUP 1807 13TH ST NO 103 SACRAMENTO CA 95814

ASMT: 648150020, APN: 648150020 CORNERSTONE AMERICA C/O CRAIGE CAMPBELL P O BOX 2516 RANCHO MIRAGE CA 92270

ASMT: 648150028, APN: 648150028 MARCELLINE MARIN 75165 SHERYL AVE PALM DESERT CA 92211

ASMT: 648150029, APN: 648150029 SA RECYCLING C/O DAN NAVABPOUR 3200 E FRONTERA ST ANAHEIM CA 92807

ASMT: 648150033, APN: 648150033 RPS PROP II 24 CARY LN BLOOMFIELD CT 6002





ASMT: 650020001, APN: 650020001 ALEXANDER TYNBERG 70711 TAMARISK LN RANCHO MIRAGE CA 92270

ASMT: 650020027, APN: 650020027 BRADLEY MCCALL C/O MIGHTY DEV INC 3296 E GUASTI RD STE 120 ONTARIO CA 91761

ASMT: 650020030, APN: 650020030 COACHELLA INV #2, ETAL P O BOX 230698 PORTLAND OR 97281

ASMT: 650380004, APN: 650380004 MERRITT WILLIAMS 1688 CERVATO CIR ALAMO CA 94507

ASMT: 650380006, APN: 650380006 DAVID WILLIAMS 6600 FRASERWOOD PL RICHMOND BC CANADA V6W1J3

ASMT: 650380008, APN: 650380008 IE ENTERPRISES 41800 HARRISON DR PALM DESERT CA 92211 ASMT: 670090003, APN: 670090003 PAUL OSOSKI 77 FORDHAM DR BUFFALO NY 14216

ASMT: 670090006, APN: 670090006 SOUTHERN CALIFORNIA EDISON CO P O BOX 410 LONG BEACH CA 90801

ASMT: 670090007, APN: 670090007 SOUTHERN CALIF EDISON CO P O BOX 800 ROSEMEAD CA 91770

ASMT: 670100002, APN: 670100002 H N C/O CECELIA HANN NISHIGUCHI 24335 ARCADIA ST SANTA CLARITA CA 91321

ASMT: 670100003, APN: 670100003 USA 670 UNKNOWN 01-18-90

ASMT: 670240017, APN: 670240017 ALYCE LAZAR, ETAL 334 HERMOSA PL PALM SPRINGS CA 92262

CUP03252R4 7/31/2013 2:35:09 PM

Owner: SA Recycling 2411 N Glassell St Orange, CA 92865

City of Cathedral City Planning Dept. 68-700 Avenida Lalo Guerrero Cathedral City, CA 92234 Applicant: SA Recycling 29-250 Rio Del Sol Rd Thousand Palms, CA 92276

Riv Co En Health LEA 47-950 Arabia Street Ste. A Indio, CA 92201

Attn; Ian MacMillian So Coast AQMD 21865 Copley Drive Diamond Bar, CA 91765

CUP03252R4 EXTRA LABELS



PLANNING DEPARTMENT

Juan C. Perez Interim Planning Director

MITIGATED NEGATIVE DECLARATION

	WITIGATED NEGATIVE DECLARATION		
	Project/Case Number: CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4		
	Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.		
	PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)		
	COMPLETED/REVIEWED BY:		
	By: Jay Olivas Title: Project Planner Date: October 25, 2013		
	Applicant/Project Sponsor: SA Recycling, Inc. Date Submitted: June 20, 2012		
	ADOPTED BY: Planning Commission		
	Person Verifying Adoption: Date:		
	The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:		
	Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501		
	For additional information, please contact Jay Olivas, Project Planner at 951-955-1195.		
	Revised: 10/16/07 Y:\Planning Case Files-Riverside office\cup03252r4\Mitigated Negative Declaration.docx		
έ	ase charge deposit fee case#: ZEA42522 ZCFG05898 FOR COUNTY CLERK'S USE ONLY		



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez Interim Planning Director

TO: ☐ Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044 ☐ County of Riverside County Clerk	FROM: Riverside County Planning Department □ 4080 Lemon Street, 12th Floor □ 38686 El Cerrito Road □ Palm Desert, California 92211 □ Riverside, CA 92502-1409
SUBJECT: Filing of Notice of Determination in compliance with	ith Section 21152 of the California Public Resources Code.
EA42522, CONDITIONAL USE PERMIT NO. 3252, REVISED P. Project Title/Case Numbers	PERMIT NO. 4
Jay Olivas, Project Planner County Contact Person	951-955-1195 Phone Number
N/A State Clearinghouse Number (if submitted to the State Clearinghouse)	
SA Recycling, Inc. Project Applicant	2411 N. Glassell Street Orange, CA 92865 Address
29-250 Rio Del Sol Road Thousand Palms, CA Project Location	
Phased expansion of an existing outdoor recycling facility from facility for green and wood waste, composting, asphalt and concerning to the project Description	om 25 acres to 43 acres with approximately 380,000 tons of incoming volume including recyclic concrete, white goods, end of life vehicle processing with future warehouse and employee parking.
This is to advise that the Riverside County <u>Planning Commission</u> made the following determinations regarding that project:	sion, as the lead agency, has approved the above-referenced project on February 26, 2014, and h
 The project WILL NOT have a significant effect on the envir A Mitigated Negative Declaration was preparedfor the proje and reflect the independent judgment of the Lead Agency. Mitigation measures WERE made a condition of the approvency A Mitigation Monitoring and Reporting Plan/Program WAS A statement of Overriding Considerations WAS NOT adopted. Findings were made pursuant to the provisions of CEQA. 	roject pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) y. roval of the project. S NOT adopted. opted for the project.
This is to certify that the Mitigated Negative Declaration, with cor County Planning Department, 4080 Lemon Street, 12th Floor, Ri	comments, responses, and record of project approval is available to the general public at: Riversi Riverside, CA 92501.
Signature	Title Date
Date Received for Filing and Posting at OPR:	
DM/dm Revised 3/10/2014 Y\Planning Master Forms\CEQA Forms\NOD Form.doc	
	· · · · · · · · · · · · · · · · · · ·
Please charge deposit fee case#: ZEA42522 ZCFG05898 . FOI	OR COUNTY CLERK'S USE ONLY
	~ ~~
* .	
2	

D* REPRINTED * R1307280

4080 Lemon Street Second Floor Riverside, CA 92502

39493 Los Alamos Road Suite A

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

Murrieta, CA (951) 955-3200

(951) 694-5242

******************************** ***********************

Received from: FARANO JEFF

\$54.75

paid by: CK 90170646

EA42522

paid towards: CFG05898

CALIF FISH & GAME: DOC FEE

92563

at parcel: 29250 RIO DEL SOL THOU

appl type: CFG3

Ву MGARDNER Aug 02, 2013

posting date Aug 02, 2013

Account Code 658353120100208100

Description CF&G TRUST

Amount \$54.75

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

* REPRINTED * R1208400

4080 Lemon Street Second Floor Riverside, CA 92502 39493 Los Alamos Road Suite A

38686 El Cerrito Road Palm Desert, CA 92211

Murrieta, CA 92563 (951) 955-3200

(951) 600-6100

(760) 863-8277

Received from: FARANO JEFF

\$2,101.50

paid by: CK 90144747

paid towards: CFG05898

CALIF FISH & GAME: DOC FEE

EA42522

at parcel #: 29250 RIO DEL SOL THOU

appl type: CFG3

Ву Sep 19, 2012 posting date Sep 19, 2012 ********************** *************************

Account Code 658353120100208100 Description CF&G TRUST

Amount \$2,101.50

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org

* REPRINTED * R1205295

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

39493 Los Alamos Road

Suite A

Murrieta, CA 92563 (951) 600-6100

38686 El Cerrito Road Palm Desert, CA 92211

(760) 863-8277

************************** *******************************

Received from: FARANO JEFF

\$64.00

paid by: CK 90133680

paid towards: CFG05898 CALIF FISH & GAME: DOC FEE

EA42522

at parcel #: 29250 RIO DEL SOL THOU

appl type: CFG3

Jun 20, 2012 12:04 MGARDNER posting date Jun 20, 2012 ***************************

Account Code

Description

Amount \$64.00

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org

A* REPRINTED * I1400626

4080 Lemon Street Second Floor

39493 Los Alamos Road Suite A

38686 El Cerrito Rd Indio, CA 92211

Riverside, CA 92502

Murrieta, CA 92563 (951) 694-5242

(760) 863-8271

(951) 955-3200

Received from: FARANO JEFF

\$25.00

paid by: CASH

EA42522

paid towards: CFG05898

CALIF FISH & GAME: DOC FEE

at parcel: 29250 RIO DEL SOL THOU

appl type: CFG3

JCMITCHE

Mar 24, 2014

posting date Mar 24, 2014

Account Code 658353120100208100

Description CF&G TRUST

Amount \$25.00

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