

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) This site is subject to sheet flow type runoff from a drainage area of approximately 610 acres from the hills to the east. There is a culvert crossing at Gilman Springs Road just east of the site with a tributary drainage area of approximately 45 acres. There is another culvert crossing just north of the intersection of Bridge Street and Gilman Springs Road with a tributary drainage area of approximately 450 acres. From aerial photographs, it appears the outlet flows from this culvert traverse along the north side of Bridge Street and mostly away from this site. However, it is possible that flows could break out and impact the northwest corner of this site. The development of this site will not be required to mitigate for increase runoff as the development's impervious area is minimal but will need to mitigate for water quality.
- b) The existing site will not cause a change in absorption rates or an increase in runoff.
- c) The project site is located adjacent to the San Jacinto River floodplain and floodway. However, no development is proposed within the floodplain/way limits, therefore impacts will be less than significant.
- d) The project does not propose any permanent structures and will not seriously impact the surface water in any body of water, therefore there is no impact.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

LAND USE/PLANNING Would the project

27. Land Use

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project proposes to permit a greenwaste processing facility. The Conditional Use Permit application is consistent with the Riverside County General Plan and will not result in a substantial alteration of the planned land use in the area. Therefore with the approval of the Conditional Use permit, the impacts will be less than significant.
- b) The project is not located in a city sphere or adjacent to a city, therefore there is no impact.

Mitigation: No mitigation measures are necessary

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Monitoring: No monitoring measures are necessary

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project site's existing zoning classification is Heavy Agriculture (A-2) and the use is consistent with those requirements based on the conditional use of the project. Therefore the proposed use will be less than significant.
- b) The proposed project is compatible with the existing and surrounding zoning classifications as adjacent parcels are zoned Heavy Agriculture (A-2) to the north, west, south, and east.
- c) The proposed project is compatible with the existing and planned surrounding land uses in the area as adjacent properties are designated Open Space: Conservation (OS:C) to the north, south, and west, and Agriculture: Agriculture (AG:AG) (10 AC Min) to the east.
- d) The proposed development is consistent with the Agriculture: Agriculture (AG:AG) (10 AC Min.) land use designations.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent parcels are vacant.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) Per RCIP, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes.
- b) The development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project does not propose or is located within existing or abandoned quarries or mines.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic and machinery associated with the processing use of a commercial development. The project will not exceed County ordinance requirements.

b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

c) The proposed project does not have the potential to result in the exposure of dwelling units to noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no proposed residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) Implementation of the project will not displace substantial numbers of existing housing as the site is currently vacant and will, therefore, not necessitate the construction of replacement housing elsewhere.
- b) The project will not create any significant demand for housing.
- c) No persons live on the project site, so no displacement of people can result from project implementation.
- d) The project site is not located within a County Redevelopment Project Area, so such designated area can not be impacted.
- e) Based on the nature of the project, it is not forecast to cause a cumulatively significant exceedance of official regional or local population projections.
- f) All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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

36. Fire Services

Source: Riverside County General Plan Safety Element

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not substantially physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to Sheriff services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

38. Schools

Source: San Jacinto Unified School District correspondence, GIS database

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Findings of Fact: The project will not have a substantial impact on schools in the area as no housing is proposed at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact: The project will not create a significant incremental demand for library services.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

40. Health Services

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

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

RECREATION

41. Parks and Recreation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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Findings of Fact:

- a) The proposed project does not include provisions for recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The proposed development is not located within a County Service Area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

42. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project shall provide an easement for a fourteen (14) foot multipurpose trail easement along the south side of Bridge Street in conformance with the Circulation Element of the San Jacinto Valley Area Plan. Prior to the issuance of grading permits, the applicant shall offer the dedication of the multiple-use trail shown on the map to Riverside County Regional Park and Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County and will not become part of the District's maintained trail system. (COA 60.PARKS.01) Prior to building final inspection the applicant shall construct the trail as shown on the approved map and per Riverside County Regional Park and Open-Space District standards. The applicant shall arrange for an inspection of the constructed trail with the District. (COA 90.PARKS.01)

Mitigation: Prior to the issuance of grading permits, the applicant shall offer the dedication of the multiple-use trail shown on the map to Riverside County Regional Park and Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County and will not become part of the District's maintained trail system. (COA 60.PARKS.01) Prior to building final inspection the applicant shall construct the trail as shown on the approved map and per Riverside County Regional Park and Open-Space District standards. The applicant shall arrange for an inspection of the constructed trail with the District. (COA 90.PARKS.01)

Monitoring: Monitoring shall occur by the Riverside County Regional Park and Open-Space District during plan check process.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets,

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highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition.

Findings of Fact:

- a) The project has an existing primary access point located on the southerly-easterly side of Bridge Street, a Major Highway within the circulation element. The project proposed to dedicate and additional 15 feet of right-of-way to provide for a 59 foot half-width along the project frontage. Therefore, the map will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b) The proposed project will cause an increase in vehicular traffic. The project proposes a daily increase of two (2) water truck trips, six (6) passenger vehicle trips, and twenty (20) heavy-heavy duty (HHD)(an Environmental Protection Agency classification) truck tips. The project's only access point is along Bridge Street, classified as a four lane Major Highway within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" four lane Urban Arterial Highway as having 28,700 average daily trips (ADT). As such, the proposed project's additional 28 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity. The project will not conflict with an applicable congestion management program, including, but not limited to

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level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

- c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Although the project will provide for an increase in larger trucks, the project is proposing to construct acceleration lanes on Bridge Street from the site and a deceleration/turn lane into the site along the north bound lane. Therefore, there is no impact.
- f) No new roads are proposed by the project. Therefore, the project will not create any new county maintained roads and will not cause a need for new or altered maintenance.
- g) Implementation of the project will not cause a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

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

Findings of Fact: The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

- a) Require or result in the construction of new water

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treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review and project application materials

Findings of Fact:

- a-b) Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. The requirements for a water supply permit are as follows:
- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
 - 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development.
 - 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
 - 4) Satisfactory information concerning how the system will be owned and operated.

Mitigation: Prior to building permit final, the applicant shall obtain a well water permit from the Department of Environmental (DEH). (90.ENVH.05)

Monitoring: Monitoring shall occur through the Department of Environmental Health (DEH) plan check process.

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review, "Soils Percolation Report Project#31889.4", prepared by LOR Geotechnical, dated July 26, 2005.

Findings of Fact:

- a) The project proposes a Onsite Wastewater Treatment System (OWTS) based on LOR Geotechnical Soils Percolation Report Project#31889.4 dated July 26, 2005. The following are

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additional OWTS design considerations noted by Webb and Associates:

1) The proposed project will utilize effluent pumps, dosing tanks and velocity reducers to assist the effluent to travel along the extensive tight line and reach the disposal area, as well as, ensure that the leach line trench depth does not exceed the maximum depth tested in the LOR Geotechnical Report.

2) It is estimated that only one restroom will be proposed in the office building which will only service approximately 4 to 8 employees.

Prior to the issuance of the first building permit, the applicant must submit to DEH for review a detailed, contoured plot plan drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual. If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing. (COA 80.ENVH.01)

Additionally, a Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. The applicant must also ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. If groundwater levels are observed by DEH staff to be shallower than 10 feet below the existing natural and undisturbed grade at the area of the proposed leach field, further engineering will be required. In addition, Santa Ana Regional Water Quality Control Board (SARWQCB) clearance will be required. (COA 80.ENVH.02)

b) Since the project is served by an onsite wastewater treatment system, there is no impact to a provider.

Mitigation: Prior to the issuance of the first building permit, a detailed, contoured plot plan drawn to an appropriate scale as be submitted, showing the location of all applicable detail as required in the DEH Technical Guidance Manual. (COA 80.ENVH.01). Prior to the issuance of the first building permit a Department of Environmental Health (DEH) site evaluation shall be performed. In addition, Santa Ana Regional Water Quality Control Board (SARWQCB) clearance will be required. (COA 80.ENVH.02)

Monitoring: Monitoring shall occur through the Department of Environmental Health (DEH) plan check process.

47. Solid Waste

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage-

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ment Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.
- b) The project will be consistent with the County Integrated Waste Management Plan.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

- a-c) The project proposes the addition a sales trailer/office, water, and septic system. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of SCE, propane provider, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.
- d) Storm water drainage will be handled off site.
- e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required

49. Energy Conservation

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

Source:

Findings of Fact: The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

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

Source: Staff review, Project Application Materials

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

GEO002194 County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010. This report references the following documents previously reviewed and ultimately approved as GEO01983 for a previously proposed project (egg ranch) on this site:

1."Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.1 dated April 22, 2004.

2."Response to Review Comments, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.14 dated June 25, 2008.

3."Response to Review Comments #2, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.15 dated August 18, 2008.

4."Response to Review Comments #3, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.16 dated September 5, 2008.

"Soils Percolation Report Project#31889.4", prepared by LOR Geotechnical, dated July 26, 2005.

"Greenhouse Gas Emissions and Climate Change Impact Analysis", prepared by Albert A. Webb Associates, dated June 2010.

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

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

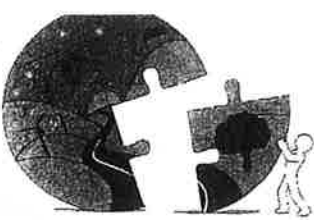
Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

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

File: EA42133.CUP03627

Revised: 9/22/2010 12:00 PM



Brooklyn Syms Luna
Director

ATTACHMENT # 3
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: 11/3/10
TO: Planning Commission
FROM: Matt Sraite, Project Planner
RE: **Condition revisions and additional letters for Item 4.4, CUP03627**

The following attached letters were received after the Staff Report was submitted to the Planning Commission:

- South Coast Air Quality Management District dated November 2, 2010
- Friends of the Northern San Jacinto Valley dated November 1, 2010
- California Regional Water Quality Control Board dated October 29, 2010
- Michael McKibben email dated November 2, 2010 and Letter dated November 8, 2008
- Department of Toxic Substances Control dated October 26, 2010
- California Office of Planning and Research dated October 27, 2010

Additionally, the following Conditions of Approval have been added-

20.Planning.XX MOBILE HOME AND RV REMOVAL

In an effort to comply with the Code Enforcement Case No. CV1008274 the Mobile Home and Recreational Vehicle (RV) currently stored on the property must be removed from the site within 30 days of the project approval. The Conditional Use Permit would not permit the storage of any mobile homes or RV's.

20.Planning.XX CODE COMPLIANCE

This permit shall be considered used as of the day of the effective date.

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred.

THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

The Following Condition of Approval has been revised to include hours of operation for Saturday-

10.Planning.9 HOURS OF OPERATION

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Saturday.



South Coast
Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • www.aqmd.gov

E-MAILED: NOVEMBER 2, 2010

November 2, 2010

Mr. Matt Straite, Planner mstraite@rctlma.org
Riverside County Planning Department
P.O. Box 1409
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Draft Mitigated Negative Declaration (Draft MND) for the Proposed Conditional Use Permit No. 3627 for a Proposed Organic Green Waste and Manure to Fertilizer and Soil Amendments Processing Facility

The South Coast Air Quality Management District (AQMD) 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.

The AQMD staff is concerned that construction and operational air quality impacts were not estimated in the Draft MND. Specifically, construction emissions from soil preparation for the proposed facility, the evaporation pond, the internal circulation road and other activities are not estimated. Operational air quality impacts from the proposed grinder engine and screener equipment, composting emissions, and vehicles bringing green waste and manure to the site and removing fertilizer and soil amendments from the site were also not estimated. In addition, the Draft EIR does not cite compliance with applicable AQMD rules that affect operators of new or existing co-composting operations. Finally, the proposed grinder engine and screener equipment may be subject to applicable AQMD permit requirements. Details regarding these comments are included in the attachment.

Please provide the AQMD with written responses to all comments contained herein prior to the adoption of the Final MND. The AQMD 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.

Sincerely,

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

IM:GM

RVC101015-05
Control Number

Air Quality Analysis

1. With the exception of a Greenhouse Gas Emissions and Climate Change Impact Analysis (Albert A. Webb Associates, June 2010), the lead agency did not prepare a project-specific air quality analysis. Instead, the lead agency relies on conclusions from the previously prepared Final EIR for the County of Riverside General Plan (GP) certified in 2003. It is not clear, however, from the discussion in the Draft MND, whether the 2003 Final EIR for the County's GP specifically analyzed the construction and operational air quality impacts of the proposed facility that includes the following activities: construction that includes soil disturbance of 17.41 acres on two parcels on a 57.41 total gross acre site; development of a 1.33 acre evaporation pond; construction of a private road for internal circulation and four parking spaces; onsite placement of a 1,440 square foot modular office, operations that include processing up to 5,600 cubic yards of organic green waste, up to 2,615 cubic yards of horse bedding manure and up to 2,094 cubic yards of steer manure into fertilizer and soil amendments; the use of an onsite grinder and screener equipment; and emissions from vehicles bringing green waste and manure to the facility and emissions from vehicles leaving the site with the finished products, the fertilizer and soil amendments. The project description states that approximately 40 acres of the total acreage will remain undeveloped.

AQMD staff understands that CEQA Guidelines §15150 allow a lead agency to incorporate into their document information from another document, however, CEQA Guidelines §15150(c) also requires a summary of the information from the referenced document. If this specific project was analyzed in the 2003 Final GP EIR, the lead agency should have included quantitative results of the construction and operational analysis of the referenced Final GP EIR. Without this quantitative information, the lead agency has not demonstrated that air quality impacts from this project are insignificant.

To calculate the proposed project's emission impacts, the lead agency can utilize the current URBEMIS 2007 version 9.2.4 land use emissions model, which is an updated version of the URBEMIS model and was originally released in June 2007. The URBEMIS 2007 model includes updated on-road and off-road mobile source emission factors, as well as other enhancements. URBEMIS 2007 version 9.2.4 can be accessed at <http://www.aqmd.gov/ceqa/models.html> or the lead agency can follow the calculation methodologies in Chapter 9 and the Appendix to Chapter 9 in the South Coast AQMD's CEQA Air Quality Handbook. In the Final MND, please provide a summary or table showing the projected emissions and supporting documentation, including the assumptions, methodologies, equations, emission factors or output sheets from any modeling performed and any changes to the model inputs. Should the lead agency conclude after its analyses that construction or operational air quality impacts exceed the SCAQMD daily significance thresholds, staff has compiled mitigation measures to be implemented if the air quality impacts are determined to be significant. Mitigation measure suggestions can be found at http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html.

PM2.5 Significance Thresholds

2. In response to adoption of PM2.5 ambient air quality standards by U.S. EPA and CARB, SCAQMD staff has developed a methodology for calculating PM2.5 emissions when preparing air quality analyses for California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) documents. To determine if PM2.5 air quality impacts are significant, SCAQMD staff has also developed recommended regional and localized significance thresholds. When preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a PM2.5 significance analysis by

following the guidance found at http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html. Further, SCAQMD staff has compiled mitigation measures to be implemented if the PM2.5 impacts or other pollutant air quality impacts are determined to be significant. Mitigation measure suggestions can be found at http://www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html

Co-Composting Operational Emissions

3. Based on the project description, the proposed co-composting activities would result in operational air quality impacts including volatile organic compounds (VOC) and ammonia (NH₃). These and other operational air quality impacts, e.g., fugitive dust, on- and off-site equipment emissions, etc., should be estimated and included in the Final MND.

Based on the project description, the proposed co-composting operations would also fall under several AQMD rules. AQMD Rule 1133.2 – Emission Reduction from Co-Composting is a rule that applies to all new and existing co-composting operations. This rule includes the baseline emission factors that are required for estimating volatile organic compound (VOC) and ammonia (NH₃) air quality impacts (see comment #1). Rule 1133.2 also describes reporting and emission reduction strategy requirements applicable to co-composting operations. The lead agency should include all operational emission estimates including VOC and NH₃ air quality impacts from the co-composting activities in the Final MND. Other applicable rules that apply to co-composting activities include Rule 1133.1 – Chipping and Grinding Activities and Rule 1133 - Composting and Related Operations: General Administrative Requirements. The lead agency should cite the influence of compliance with the requirements of these rules and regulations in the Final MND.

4. In the project description, the lead agency describes proposed onsite co-composting equipment including a grinder and screener equipment. These equipment emissions should be estimated and included in the Final MND along with any assumptions, methodologies, emission factors, etc. used to calculate these operational air quality impacts. In addition, the proposed grinder engine and screener equipment may require permits under AQMD Rule 201 – Permit to Construct, Rule 203 – Permit to Operate, Regulation XIII – New Source Review, and Rule 1303 – New Source Review Requirements. Questions regarding permit requirements can be directed to AQMD staff at (909) 396- 2317.

Other Applicable Rules

5. In the Final MND, the lead agency should discuss the influence of complying with SCAQMD Rule 403 – Fugitive Dust and Rule 402 – Nuisance (odors).

FRIENDS OF THE NORTHERN SAN JACINTO VALLEY
P.O. Box 9097
Moreno Valley, CA 92552-9097
www.northfriends.org

1 November 2010

Via e-mail: CGRIFFIN@RCTLMA.ORG & FAX (951) 955-3157 and
MSTRAITE@rctlma.org

Riverside County Planning Commission Members
County of Riverside Administrative Center
4080 Lemon Street, 9th Floor
Riverside, CA 92502

Matt Straite, Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92501

Dear Riverside County Planning Commission Members:

Re: Item 4.4, November 3, 2010 Agenda, Conditional Use Permit No.3627 (Melinda Fuentes)

The Friends of the Northern San Jacinto Valley are forwarding their comments on Agenda Item 4.4, Conditional Use Permit 3627.

This hearing must be continued until at least 30 days after the Mitigated Negative Declaration (MND) for this project, which is submitted to the State Clearinghouse, is made available to the public for review and comments for the following reasons:

- 1) The California Environment Quality Act (CEQA) requires that before any public agency approves a project, that they first review and consider an Environmental Impact Report, Mitigated Negative Declaration, Negative Declaration or Notice of Exemption. The Initial Study provided to the public for this hearing is a preliminary CEQA document and states, "a mitigated negative declaration will be prepared." (p. 3/44) (emphasis added). Before this project can be approved by the Planning Commission, the MND must be submitted to the State Clearinghouse and the public must be given the opportunity to review the MND (which contains the State Clearinghouse number) for a minimum of 30 days.

- 2) A copy of the HANS 1383 and 2012 determinations must be included in the MND. Maps of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) mitigation must be included in the MND. (p. 13/44).
- 3) A copy of the Best Management Practices (BMP) improvement plans and the Water Quality Management Plan (WQMP) must be included in the MND. (p. 25/44).
- 4) The San Jacinto Wildlife Area (SJWA), an MSHCP reserve, is adjacent to the project site. A map showing the location of the SJWA in relation to the site and the flow of water from the site into Mystic Lake (located on the SJWA) must be included in the MND. The potential impacts and mitigation for the impacts to the SJWA must be included in the MND.

Please notify the Friends of any and all documents, public meetings, and actions taken regarding Conditional Use Permit 3627 before the Riverside County Planning Commission and/or the Riverside County Board of Supervisors. Our contact information is provided in our letterhead; our e-mail address is: northfriends@northfriends.org.

Sincerely,

Susan L. Nash
by SM

Susan L. Nash
Board Member
(909) 228-6710

e-mail: snash22@earthlink.net
and northfriends@northfriends.org



California Regional Water Quality Control Board

Santa Ana Region



Linda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288 • TDD (951) 782-3221
www.waterboards.ca.gov/santaana

Arnold Schwarzenegger
Governor

October 29, 2010

Matt Straite, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

MITIGATED NEGATIVE DECLARATION, RIVERSIDE COUNTY PLANNING DEPARTMENT, CONDITIONAL USE PERMIT NO. 3627 FOR GREENWASTE AND MANURE COMPOSTING FACILITY, SOUTH OF BRIDGE STREET AND GILMAN HOT SPRINGS ROAD, SAN JACINTO AREA, SCH# 2010091074

Dear Mr. Straite:

Staff of the Regional Water Quality Control Board, Santa Ana Region (Regional Board) have reviewed the Draft Mitigated Negative Declaration (MND) for the proposed manure and greenwaste composting facility (Project) in the San Jacinto area southeast of Bridge Street and southwest of Gilman Hot Springs Road. The Project would use portions of 57.41 acres among two combined parcels (APN 425-080-064, and -068). The Riverside County Planning Department (County) is considering the approval of Conditional Use Permit No. 3627 (EA42133; applicant Melinda Fuentes), allowing the grinding, screening, and windrow composting of horse bedding manure, steer manure, and an onsite maximum of 5,600 cubic yards of greenwaste.

We believe that the final MND should incorporate the following comments in order for the Project to best protect water quality standards (water quality objectives and beneficial uses) contained in the Water Quality Control Plan for the Santa Ana River Basin, 1995, as amended (Basin Plan):

1. The Basin Plan's beneficial uses for San Jacinto River, Reach 4 (that includes Mystic Lake) are intermittent: Agricultural Supply (AGR), Groundwater Recharge (GWR), Water Contact Recreation (REC1), Non-Contact Water Recreation (REC2), Warm Freshwater Habitat (WARM), and Wildlife Habitat (WILD). Projects such as this should not be approved within unconfined flood plains because of the high risk to water quality these operations pose. Furthermore, the cumulative effect of development and encroachment on flood plains is often degradation of water quality downstream from the effected floodplain, including undesirable hydromodification of water ways and loss of beneficial uses and other violations of water quality standards.
2. The MND's Conditions of Approval (p. 1-5) and accompanying exhibits (Ex. 1) indicate that this proposed facility would be situated within the San Jacinto River floodplain: 1) immediately north of where flows have been historically active; and, 2) less than one-half mile east of recent high levels of ephemeral Mystic Lake. The facility would be

California Environmental Protection Agency

Recycled Paper

constructed on the ground surface and surrounded with an uncompacted dirt berm to ostensibly protect the site from flooding from the river and lake. The bermed facility would have an outlet allowing runoff from the operation's interior to flow to a lined retention basin with capacity for 25-year, 24-hour event flows. Additionally, the facility would include both underground and aboveground tanks for storage of unspecified "fuel, chemicals, and mixed liquid." Pg. 7 and 8 of the Conditions refer to "District" acceptability of all of the above, presumably Riverside County Flood Control and Conservation District, with the Regional Board reviewing water quality aspects.

The Project as proposed poses an unacceptably high a risk of the site being inundated by San Jacinto River flood events and discharging pollutants that could harm downstream waters and violate water quality standards identified in the Basin Plan. Pollutants from the proposed facility, including pathogens, nitrates, phosphorus, "salts," etc., from manure, petroleum hydrocarbons from fuel, and other chemicals could be carried from the site into Mystic Lake and downstream San Jacinto River Reaches 4, 3, 2, and 1 to Canyon Lake, a drinking water source, and to Lake Elsinore. Such a release would also violate waste load allocations under the Total Maximum Daily Load (TMDL) adopted by the Regional Board (Resolution No. R8-2004-0037) for nutrients and combined organic enrichment/ low dissolved oxygen at Canyon Lake and Lake Elsinore.

3. Should the project go forward, at minimum, the Regional Board would require the applicant to file for and obtain individual Waste Discharge Requirements (WDRs) requiring the facility to conform to requirements similar to those placed upon dairies that qualify as confined animal feeding operations (CAFOs) and to those for other composting facilities. WDRs would require development and implementation of an engineered waste management plan. WDRs would likely require site operations to be conducted on an impervious surface (asphalt or concrete) with Best Management Practices (BMPs) established to prevent the site from becoming flooded and to detain and treat stormwater runoff and dry-weather flows. If the proposed Project were to be located outside of the floodplain, WDRs will still be required.
4. The Conditions of Approval (p.5) definitely require a Storm Water Pollution Prevention Plan (SWPPP) for limiting construction/post construction impacts to water quality. However, the draft MND (p.26-29) and Conditions should detail specific permanent BMPs that will be utilized at this time, rather than deferring the disclosure of BMP information until grading plans are considered. The BMPs should be discussed in a preliminary Water Quality Management Plan (WQMP) appended to the draft MND or, if appropriate, a draft Environmental Impact Report. We believe that Projects such as this must demonstrate a high commitment to protecting water quality by providing thorough documentation of proposed best management practices (BMPs) early in the project approval process, before environmental approvals are given.
5. The site is adjacent to active flows of the San Jacinto River. The draft MND recognizes that the Project may fall within the jurisdiction of the USACOE and require their issuance of a Clean Water Act (CWA) Section 404 permit (Contact: Jason Lambert, USACOE Los Angeles District, 213-452-3361). Prior to considering approval of the MND, a jurisdictional delineation (JD) should be conducted to determine if the project is subject to USACOE jurisdiction. If it does fall within USACOE jurisdiction, the applicant is advised to promptly apply for a CWA Section 401 Water Quality Standards Certification

(Certification) from the Regional Board that construction and operation of the Project will not adversely affect water quality standards. Certifications are required before a Section 404 permit can be issued. In this application, areas and locations where dredge and fill activities in the floodplain will impact waters of the United States/state are reported. Impacts to water quality standards must be mitigated to receive a Certification. Information concerning Section 401 certification can be found at http://www.swrcb.ca.gov/santaana/water_issues/programs/401_certification/index.shtml

Additionally, the JD may find surface waters isolated from waters of the U.S. that therefore are outside of federal jurisdiction. These so-called "isolated waters" are nevertheless waters of the State and if the Project would impact them, impacts and required mitigation should be evaluated in the draft MND. If appropriate, "isolated waters" impacts and required mitigation would be addressed in individual WDRs pursuant to the California Water Code.

6. In the event that manure processing is removed from the proposed operation, the applicant should be directed to contact Joanne Lee of our office at (951) 782-3291 regarding enrollment in a State Water Resources Control Board (SWRCB) General Permit associated with greenwaste processing. Depending on the fluid stored in the aboveground tanks and the capacity of single tanks and/or overall storage, these tanks may require registration with the SWRCB. This office's Ed Kashak at (951) 782-3292 can provide additional information concerning aboveground tanks registration.

If you have any questions, please contact Glenn Robertson at (951) 782-3259, grobertson@waterboards.ca.gov, or me at (951) 782-3234, or madelson@waterboards.ca.gov

Sincerely,



Mark G. Adelson, Chief
Regional Planning Programs Section

cc: State Clearinghouse
U.S. Army Corps of Engineers, Los Angeles – Jason Lambert
California Department of Fish and Game, Ontario – Michael D. Flores
Riverside County Flood Control and Conservation District, Riverside – Stuart McKibben

X:Groberts on Magnolia/Data/CEQA/CEQA Responses/ Neg Dec/ Mit Neg Dec – Riv Co. Planning Dept. – Greenwaste&Manure CUP No. 3627 – San Jacinto Area.doc

Straite, Matt

From: palantir [palantir@roadrunner.com]
Sent: Tuesday, November 02, 2010 9:15 AM
To: Griffin, Chantell
:: Straite, Matt
Subject: Conditional Use Permit 3627, Item 4.4, Nov 3, 2010 Riverside County Planning Commission Meeting
Attachments: McAnally Chicken Ranch DEIR - McKibben commentsNov82008.doc

Riverside County Planning Commission Members
County of Riverside Administrative Center
4080 Lemmon Street, 9th Floor
Riverside, CA 92502

Matt Straite, Planner Riverside County Planning Department
4080 Lemmon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92501

Dear Riverside County Planning Commission Members:

On Nov. 8, 2008 I submitted comments on a DEIR for Conditional Use Permit Number 3512, Riverside County, California, SCH 2006081057 (see attached copy of that letter). In that letter, I specifically asked that the project proponents "...keep me informed as to all scoping sessions, workshops, proceedings, meetings, hearings, staff reports, technical reports, public documents, DEIRs, EIRs and decisions in regard to this project."

Recently your office apparently issued a revised Initial Study and Mitigated Negative Declaration document as well as supplementary documents for a revised version of this project (now CUP No. 3627):
http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/2010/pc110310_agenda/pc110310.pdf

The fact that CUP 3512 and CUP 3627 refer to the same or derivative projects is clear from the identical project location. The above-sited planning commission agenda documentation also includes segments of comments on the geology of the site that refer back to my original Nov. 2008 comment letter on CUP 3512, making the connection between the two projects clear.

I have only recently learned from third parties about the existence of these revised IS and MND project documents, and the above-cited planning commission agenda indicates that such documents exist, but I was not included on the distribution list or notified of its issuance.

This is a clear violation of both the Ralph M. Brown Act and CEQA and is a prejudicial abuse of discretion by your office and the county as the project proponent.

The California Environment Quality Act (CEQA) requires that before any public agency approves a project, they must first review and consider an Environmental Impact Report, Mitigated Negative Declaration, Negative Declaration or Notice of Exemption. Before this project can be approved by the Planning Commission, the MND must be submitted to the State Clearinghouse and the public must be given the opportunity to review the MND (which contains the State Clearinghouse number) for a minimum of 30 days.

In order to exhaust my administrative remedies (as required by Section 21177 of the Public Resources Code), I am writing this letter to ask that the review period for the MND be extended for myself and any other prior previously-commenting parties who were likewise excluded, after they are officially notified of the issuance of the MND and are provided copies of all pertinent documents by your office 30 days before the end of the extended review period.

As I did in 2008, I again request that you keep me informed as to all scoping sessions, workshops, proceedings, meetings, hearings, staff reports, technical reports, public documents, DEIRs, EIRs and decisions in regard to this project.

Sincerely,

Michael A. McKibben, Ph.D.
23296 Sonnet Drive
Moreno Valley, CA 92557
mamckibben@roadrunner.com

attachment: Nov. 8, 2008 comment letter on NOP for Conditional Use Permit Number 3512, Riverside County, California, SCH 2006081057

Matt Straite
County of Riverside
Planning Department
4080 Lemon St., 9th Floor
PO Box 1409
Riverside, California 92502-1409

November 8, 2008

Via Mail and Email: MSTRAITE@rctlma.org

Subject: Draft Environmental Impact Report (DEIR) for the McAnally Chicken Ranch, Conditional Use Permit Number 3512, Riverside County, California, SCH 2006081057

Dear Mr. Straite:

For over 20 years I have been a resident of Riverside County and a geologist at U.C. Riverside, concerned with geologic hazards in the Inland Empire. I submit the following comments on the DEIR issued for the project cited above.

Several issues pertaining to Water Quality, Hydrology and Geology impacts are not adequately discussed, analyzed or mitigated in the referenced DEIR, as required under CEQA.

According to text, maps and figures in the Water Quality Management Plan of the DEIR, runoff and drainage from the chicken ranch project site will flow directly into the immediately adjacent San Jacinto Wildlife Area and Mystic Lake, part of a major 100-year floodplain. The DEIR claims that percolation and bioswales will address some water quality issues, but the impermeable Willows soils on and around the project site are not conducive to such processes being effective.

Mystic Lake is an ephemeral lake that forms frequently during El Nino climate patterns. It has grown in area each time it has formed since 1938, due to tectonic valley subsidence and upstream diversion of river sediment (Morton, 1977, 1992; Morton and Miller, 2006; see Figure 5 at the end of this letter). This lake's progressively expanding extent makes its significance as a flood control basin, water resource and wildlife resource even more important. As shown on the attached Figure, ***Mystic Lake encroached upon the project site in 1993 and will further inundate the project site in future wet climate years.*** Buildings, storage ponds, waste piles, pipelines, canals and other infrastructure proposed for the project will be partially to completely underwater during wet climate years. The project as described in the DEIR therefore poses substantial unmitigated water quality hazards to this body of water and the Wildlife Area during times of submergence. Additionally, inundation-induced enhancement of seismic hazards, particularly liquefaction potential and its effect on building, pond and pipeline stability, need to be re-evaluated for a scenario of chronic lake water saturation of soils and sediments.

The DEIR also does not mention or address the issue of ***arsenic contamination from poultry feed, chicken carcasses and chicken manure (litter)***. Arsenic is a federally-

regulated primary water standard toxic substance with an EPA Maximum Contaminant Level of 10 parts per billion. Roxarsone is an arsenic-bearing organic compound used in almost all poultry feed, mainly to control parasites (FOIS, 1998; Makris et al., 2008; Momplaisir et al, 2001). Published studies have shown that chicken carcasses consequently have elevated levels of arsenic, mainly as arsenobetaine (Zbinden et al., 2000; Lasky et al., 2004). More importantly, most of the feed-based arsenic is excreted, such that chicken manure contains even more elevated levels of arsenic (Christen et al., 2001; Miller et al., 2000; Momplaisir et al, 2001). Most chicken manure is used in agricultural fields as fertilizer, routinely applied at a rate of between 1 and 2 metric tons per hectare. If a 100-hectare field was fertilized at 2 metric tons per hectare, about 10 kg of arsenic would be introduced to the environment (Garbarino et al., 2003). Unfortunately, the application or storage of such manure on fields and waste piles results in conversion of the organic arsenic compounds into highly toxic ionic forms of arsenic (As-III and As-V), which are highly mobile in surface, soil and ground waters (Bednar et al., 2002; Cortinas et al., 2006; Jackson and Bertsch, 2001; Jackson et al., 2006; Schaefer, 2007; Sierra-Alvarez et al., 2006; Stolz et al., 2007).

Runoff and drainage from the project site, as well as spills from (mis)handling of litter, will result in a tangible arsenic contamination threat to Mystic Lake, soil waters and ground waters. This contamination potential is greatly exacerbated by the lake inundation issue cited above. ***Failure of the DEIR to describe, analyze and mitigate this critical regulated water contaminant is significant enough on its own to invalidate the DEIR.*** An entirely new DEIR and Water Quality Management Plan is required.

Please keep me informed as to all scoping sessions, workshops, proceedings, meetings, hearings, staff reports, technical reports, public documents, DEIRs, EIRs and decisions in regard to this project.

Sincerely,



Michael A. McKibben, Ph.D.
23296 Sonnet Drive
Moreno Valley, CA 92557
(951) 924-8150
mamckibben@roadrunner.com

References Cited

Bednar, A.J., J.R. Garbarino, J.F. Ranville, and T.R. Wildeman. 2002. Presence of organoarsenicals used in cotton production in agricultural water and soil of the southern United States. *J. Agric. Food Chem.* 50:7340-7344.

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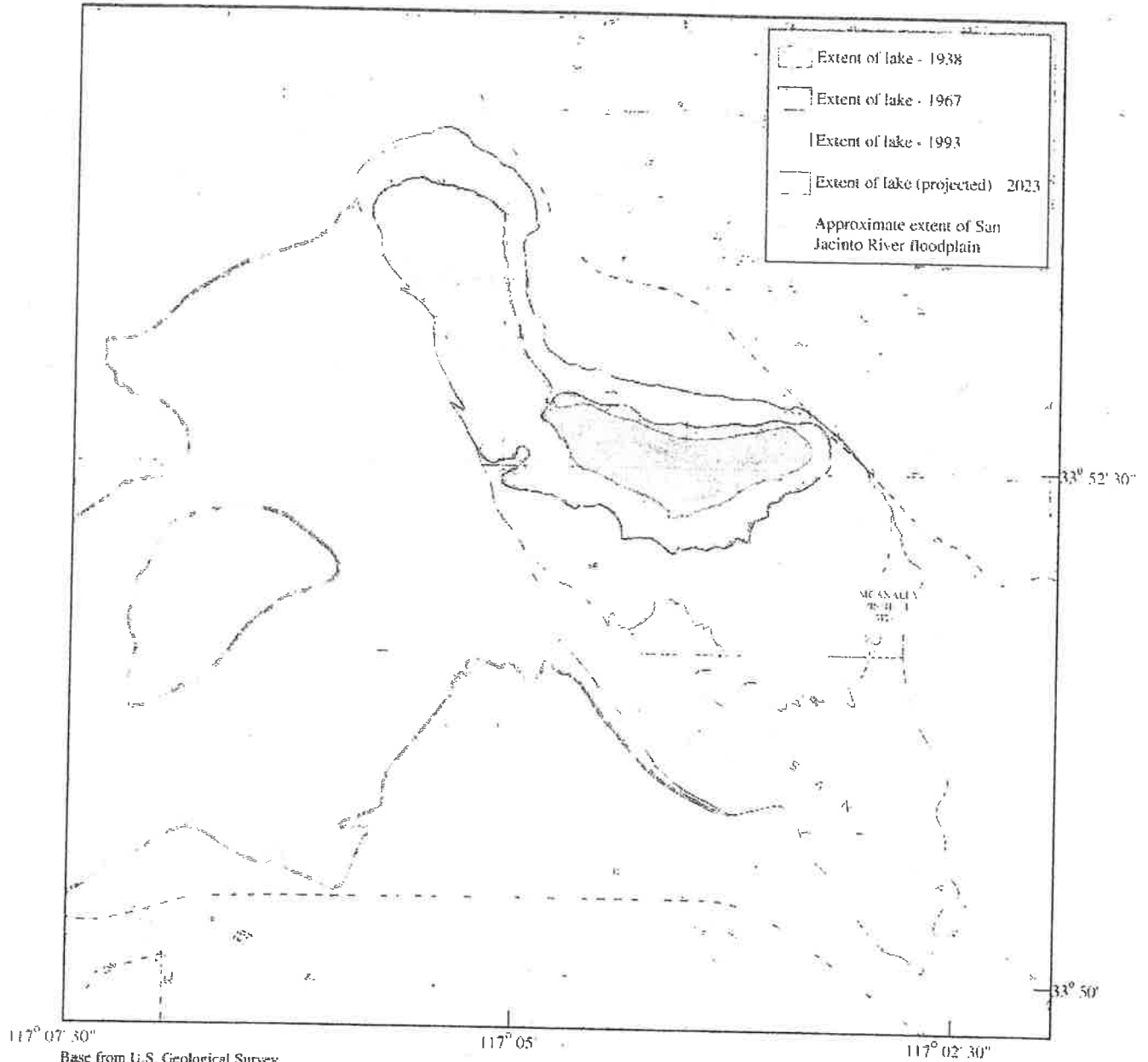
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<http://ehp.niehs.nih.gov/members/2003/6407/6407.pdf>

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Miller, C.V., T.C., Hancock, and J.M. Denver, "*Environmental Fate and Transport of Arsenical Feed Amendments for Animal Agriculture*," American Geophysical Union, 2000 Spring Meeting: Integrative Geoscience Solutions -- A Start for the New Millennium, May 30 - June 3, 2000, Washington, DC. Abstract available at:
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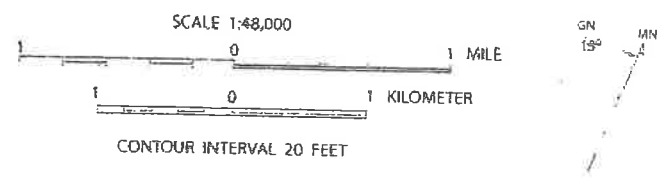
Momplaisir, G.M., C.G. Rosal, E.M. Heithmar "Arsenic Speciation Methods for Studying the Environmental Fate of Organoarsenic Animal-Feed Additives," U.S. EPA, NERL- Las Vegas, 2001; (TIM No. 01- 11). Available at:
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Figure 5



Base from U.S. Geological Survey
7.5' Lakeview and El Casco quadrangles
UTM projection, Zone 11

Historic Lake Levels of Mystic Lake, Riverside County, California





Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maziar Movassaghi
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

October 26, 2010

Mr. Matt Straite
County of Riverside Planning Department
4080 Lemon Street, 9th Floor
P O BOX 1409
Riverside, California 92502

DRAFT MITIGATED NEGATIVE DECLARATION FOR EA42133, CONDITIONAL USE PERMIT NO. 3627 (SCH# 2010091074)

Dear Mr. Straite:

The Department of Toxic Substances Control (DTSC) has received your submitted document for the above-mentioned project. As stated in your document: "Conditional Use Permit No. 3627 proposes to permit a facility to process organic green waste and manure into fertilizer and soil amendments on two 2 parcels totaling approximately 57.41 gross acres, Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2615 cubic yards of horse bedding manure, and 2.094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road for internet circulation, and four parking spots including one accessible space. Approximately 40 acres will remain undeveloped".

Based on the review of the submitted document DTSC has the following comments:

- 1) The ND should identify and determine whether current or historic uses at the project area may have resulted in any release of hazardous wastes/substances.
- 2) The document states that the ND would identify any known or potentially contaminated sites within the proposed project area. For all identified sites, the ND should evaluate whether conditions at the site may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:

- National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - EnviroStor, a database primarily used by the California Department of Toxic Substances Control, at [www. Envirostor.dtsc.ca.gov](http://www.Envirostor.dtsc.ca.gov).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California, 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- 3) The ND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight. If hazardous materials or wastes were stored at the site, an environmental assessment should be conducted to determine if a release has occurred. If so, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. It may be necessary to determine if an expedited response action is required to reduce existing or potential threats to public health or the environment. If no immediate threat exists, the final remedy should be implemented in compliance with state laws, regulations and policies.

- 4) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project proposes to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
- 5) Human health and the environment of sensitive receptors should be protected during the construction or demolition activities. A study of the site overseen by the appropriate government agency might have to be conducted to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 6) If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the ND should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.
- 7) If weed abatement occurred, onsite soils may contain herbicide residue. If so, proper investigation and remedial actions, if necessary, should be conducted at the site prior to construction of the project.
- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.

Mr. Matt Straite
October 26, 2010
Page 4

- 9) DTSC can provide guidance for cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.

If you have any questions regarding this letter, please contact me at ashami@dtsc.ca.gov, or by phone at (714) 484-5472.

Sincerely,



Al Shami
Project Manager
Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov

CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
ADelacr1@dtsc.ca.gov

CEQA # 3013



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Cathleen Cox
Acting Director

October 27, 2010

Matt Straite
Riverside County
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409

Subject: EA42133, Conditional Use Permit No. 3627
SCH#: 2010091074

Dear Matt Straite:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on October 26, 2010, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

SCH# 2010091074
Project Title EA42133, Conditional Use Permit No. 3627
Lead Agency Riverside County

Type MND Mitigated Negative Declaration

Description Conditional Use Permit No. 3627 proposes to permit a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440sf modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped.

Lead Agency Contact

Name Matt Straite
Agency Riverside County
Phone 951-955-8631 **Fax**
email
Address 4080 Lemon Street, 9th Floor
P.O. Box 1409
City Riverside **State** CA **Zip** 92502-1409

Project Location

County Riverside
City
Region
Lat / Long 33° 51' 54" N / 117° 2' 46" W
Cross Streets Northerly of Romona Expressway, Southerly of Bridge St. and west of Gilman Springs Road
Parcel No. 425-080-064, -068
Township 3S **Range** 2W **Section** 36 **Base** SBB&M

Proximity to:

Highways I-15 and SH-60
Airports
Railways
Waterways San Jacinto River
Schools San Jacinto Unified
Land Use Vacant Agriculture Land/ Heavy Agricultural - 2 Acre Minimum (A-2-2) / Agriculture: Agriculture (AG:AG) (10 AC Min.) and Open Space: Conservation (OS:C)

Project Issues Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Recreation/Parks; Septic System; Solid Waste; Water Quality; Water Supply

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Native American Heritage Commission; Department of Conservation; Department of Fish and Game, Region 6; Resources, Recycling and Recovery; Caltrans, District 8; California Highway Patrol; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Public Utilities Commission

Date Received 09/27/2010 **Start of Review** 09/27/2010 **End of Review** 10/26/2010

Note: Blanks in data fields result from insufficient information provided by lead agency.

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

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

CONDITIONAL USE PERMIT NO. 3627 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Melinda Fuentes - Engineer/Rep: Albert A. Webb Associates - Fifth Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 AC Min.) and Open Space: Conservation (OS:C) - Location: Northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road – 57.41 Gross Acres – Heavy Agriculture -10 Acre Minimum (A-2-10) Zoning - **REQUEST:** The Conditional Use Permit proposes a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain. - APN: 425-080-052, -057, -060. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: November 3, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/29/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers 425-080-064 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Vinnie Nguyen

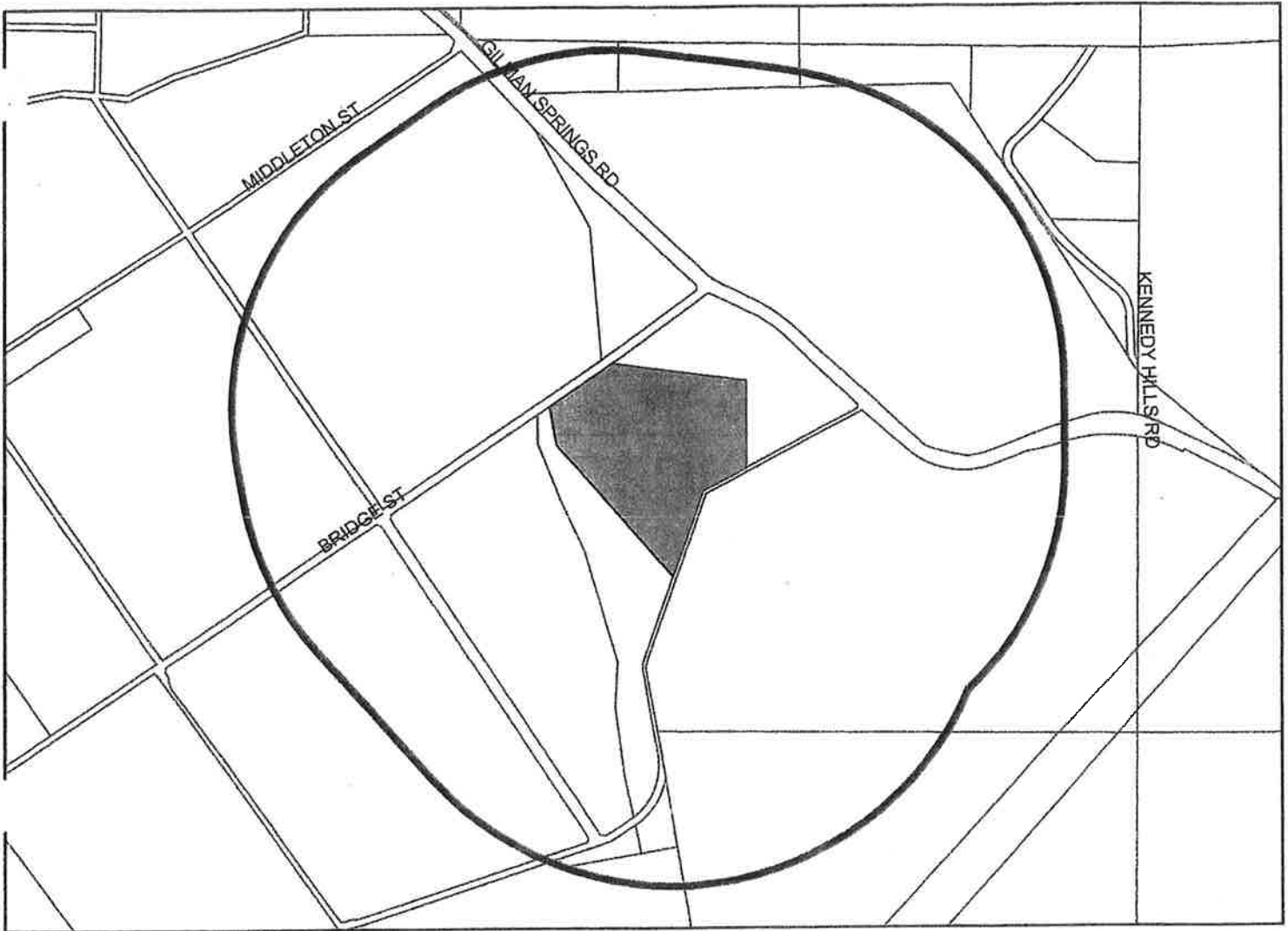
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

2400 feet buffer



Selected Parcels

- | | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 425-080-064 | 425-080-050 | 423-240-001 | 423-240-024 | 423-240-023 | 423-240-026 | 425-080-016 | 425-080-067 | 425-080-067 | 425-080-067 |
| 425-080-057 | 425-080-067 | 425-080-068 | 425-080-068 | 423-230-010 | 423-220-004 | 423-240-002 | 423-240-027 | | |



1,500 750 0 1,500 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 425080064, ASMT: 425080064
FRANCISCO FUENTES, ETAL
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080068, ASMT: 425080068
OSBORN FUENTES
C/O MELINDA FUENTES
698 DEARDROFF DR
HEMET CA 92544

APN: 425080050, ASMT: 425080050
FRANCISCO RAMIREZ, ETAL
5525 TROTH ST
MIRA LOMA CA 91752

APN: 423240002, ASMT: 423240002
STATE OF CALIF
C/O DAVID MEANS
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 423240023, ASMT: 423240023
KENNEDY HILLS ENTERPRISES
STE 260
6621 E PACIFIC COAST HWY
LONG BEACH CA 90803

APN: 423240027, ASMT: 423240027
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 425080016, ASMT: 425080016
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXPY
SAN JACINTO CA 92582

Tom Paulek, Conservation Chair
Friends of Northern San Jacinto valley
P.O. Box 4036
Idyllwild, CA 92549

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

APN: 425080057, ASMT: 425080057
NUEVO DEV CO
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

APN: 425080064, ASMT: 425080064
FRANCISCO FUENTES, ETAL
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080068, ASMT: 425080068
OSBORN FUENTES
C/O MELINDA FUENTES
698 DEARDROFF DR
HEMET CA 92544

APN: 425080050, ASMT: 425080050
FRANCISCO RAMIREZ, ETAL
5525 TROTH ST
MIRA LOMA CA 91752

APN: 423240002, ASMT: 423240002
STATE OF CALIF
C/O DAVID MEANS
1807 13TH ST STE 103
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WESTERN RIVERSIDE CO REG CONSERV AUT
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RIVERSIDE CA 92507

APN: 425080016, ASMT: 425080016
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXPY
SAN JACINTO CA 92582

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
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ONTARIO CA 91764

APN: 425080057, ASMT: 425080057
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OSBORN FUENTES
C/O MELINDA FUENTES
698 DEARDROFF DR
HEMET CA 92544

APN: 425080050, ASMT: 425080050
FRANCISCO RAMIREZ, ETAL
5525 TROTH ST
MIRA LOMA CA 91752

APN: 423240002, ASMT: 423240002
STATE OF CALIF
C/O DAVID MEANS
1807 13TH ST STE 103
SACRAMENTO CA 95814

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APN: 423240027, ASMT: 423240027
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 425080016, ASMT: 425080016
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXPY
SAN JACINTO CA 92582

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

APN: 425080057, ASMT: 425080057
NUEVO DEV CO
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

APN: 425080064, ASMT: 425080064
FRANCISCO FUENTES, ETAL
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080068, ASMT: 425080068
OSBORN FUENTES
C/O MELINDA FUENTES
698 DEARDROFF DR
HEMET CA 92544

APN: 425080050, ASMT: 425080050
FRANCISCO RAMIREZ, ETAL
5525 TROTH ST
MIRA LOMA, CA 91752

APN: 423240002, ASMT: 423240002
STATE OF CALIF
C/O DAVID MEANS
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 423240023, ASMT: 423240023
KENNEDY HILLS ENTERPRISES
STE 260
6621 E PACIFIC COAST HWY
LONG BEACH CA 90803

APN: 423240027, ASMT: 423240027
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 425080016, ASMT: 425080016
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
15750 RAMONA EXPY
SAN JACINTO CA 92582

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

APN: 425080057, ASMT: 425080057
NUEVO DEV CO
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

January 10, 2011

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street – 5th Floor
Riverside, CA 92501

**RE: Board of Supervisors Public Hearing January 11, 2011 - AGENDA ITEM 16.1:
APPEAL of CONDITIONAL USE PERMIT No. 3627**

Pursuant to the Appeal of CUP-3627 to be heard before the Riverside County Board of Supervisors at the Public Hearing on January 11, the attached Mitigated Negative Declaration prepared by the Eastern Municipal Water District (EMWD - November, 2010) is submitted to exemplify and demonstrate what constitutes a legally adequate Mitigated Negative Declaration under the California Environmental Quality Act (Public Resources Code 21000-21177 and the CEQA Guidelines: California Code of Regulations, Title 14, Section 15000-15387).

Please note, the EMWD Initial Study (Guidelines: 15063) is a distinct document and I have included the EMWD Initial Study Table of Content only in the Attachment. The actual EMWD Mitigated Negative Declaration (Guidelines: 15070) is found in Appendix A with the Mitigation Monitoring and Reporting Plan (Guidelines: 15097) presented in Appendix C.



Tom Paulek

Friends of the Northern San Jacinto Valley

01-11-2011

16.1

2011-1-104920

January 10, 2011

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street – 5th Floor
Riverside, CA 92501

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Tom Paulek
Friends of the Northern San Jacinto Valley

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Tom Paulek
Friends of the Northern San Jacinto Valley

ATTACHMENT #1

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Initial Study

and

Mitigated Negative Declaration

Eucalyptus and Letterman Booster Stations

Prepared for:

**Eastern Municipal Water District
Post Office Box 8300
Perris, California 92572-8300**

Prepared by:

**K.S. Dunbar & Associates, Inc.
Environmental Engineering
3035 Calle Frontera
San Clemente, California 92673-3012
(949) 366-2089
FAX: (949) 366-5315
Email: ksdpe@cox.net**

November 2010



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Eucalyptus and Letterman Booster Stations
Eastern Municipal Water District*

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Appendix A

Mitigated Negative Declaration

MITIGATED NEGATIVE DECLARATION

California Environmental Quality Act

Mitigated Negative Declaration (Article VI – CEQA Guidelines)

Date: November 10, 2010 (Draft)

Project Title: Eucalyptus and Letterman Booster Stations

Project Location:

Eucalyptus Booster Station Sec 3, T3S, R3W, SBB&M, in the City of Moreno Valley

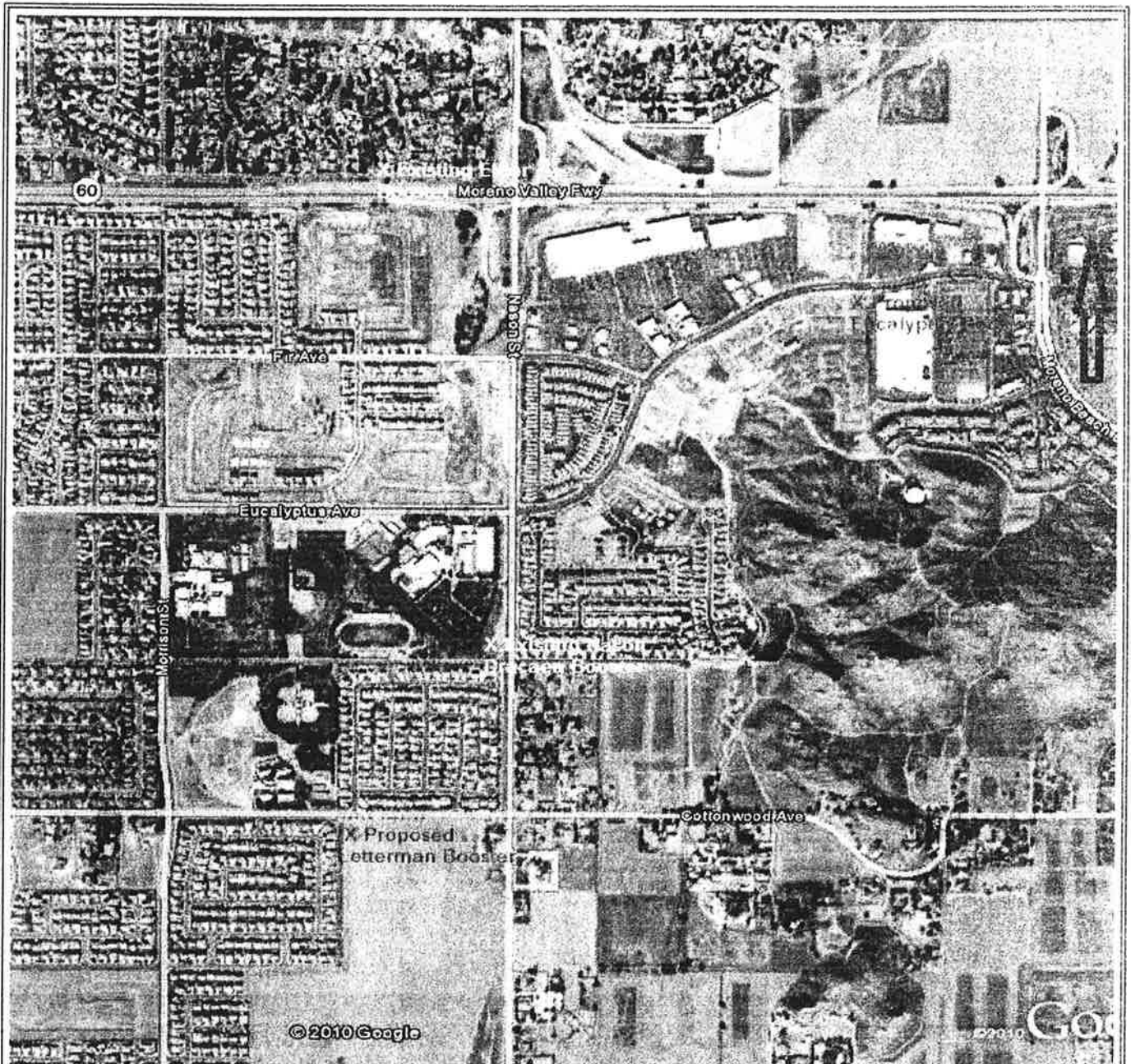
Letterman Booster Station Sec 9, T3S, R3W, SBB&M, in the City of Moreno Valley

Project Description:

EMWD intends to replace two potable water booster stations within the City of Moreno Valley (i.e., Elder Booster Station and Nason-Dracaea Booster Station). The Elder Booster Station will be renamed the Eucalyptus Booster Station and the Nason-Dracaea will be renamed the Letterman Booster Station due to their changed locations (Figure 1).

The existing Elder Booster Station has one gas-driven 145-horsepower [1,800 gallons per minute (gpm)] pump and one electric-driven 25-horsepower (600 gpm) pump. It pumps out of the 1860 pressure zone into the 1967 pressure zone. The California Department of Transportation (Caltrans) is planning to widen State Highway 60 (Moreno Valley Freeway) which will cause significant interruption to the suction feed for the existing booster station. This coupled with EMWD's need to reconfigure the Moreno Valley pressure zone and expand the capacity of the booster station to meet future demands results in the need to replace the existing booster station. This booster station would be replaced by a 5,250 gpm capacity station to be located near the intersection of Moreno Beach Boulevard (Auto Mall Parkway) and Eucalyptus Avenue.

EMWD's Nason-Dracaea Booster Station pumps water from the 1764 pressure zone to the 1860 pressure zone. Its existing capacity is approximately 1,900 gpm. The City of Moreno Valley has recently constructed extensive street improvements along Nason Street severely impacting both access and operation of EMWD's existing booster station located at the northwest corner of Nason Street and Dracaea Avenue. This condition, together with EMWD's need to reconfigure some of the pressure zones and upgrade the booster station capacity to support the area's growth, has accelerated the urgency to relocate this facility. This booster station would be replaced by a 7,000 gpm capacity station to be located on the south side of Cottonwood Avenue near its intersection with Letterman Street.



Source: Google Earth (9/16/2010)



K.S. Dunbar & Associates, Inc.
Environmental Engineering
 3035 Calle Frontera
 San Clemente, CA 92673-3012
 (949) 366-2089
 FAX (949) 366-5315
 E-Mail: ksdpe@cox.net

Figure 1
Project Location

Mitigated Negative Declaration
 Eucalyptus and Letterman Booster Stations
 Eastern Municipal Water District

Project Sponsor: Eastern Municipal Water District
Post Office Box 8300
Perris, California 92572-8300

Findings: On the basis of the attached Initial Study:

	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DELCARATION will be prepared.
X	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant if not mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but must analyze only the effects that remain to be addressed.
	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Joseph B. Lewis, Director of Engineering Services

11/15/10
Date

Mitigation Measures: The following mitigation measures are included in this Mitigated Negative Declaration to avoid or mitigate significant environmental effects to a point where clearly no significant effect on the environment would occur.

Aesthetics

- ❖ EMWD will construct the Eucalyptus Booster Station building out of split-faced block masonry material and incorporate a landscaping plan to soften the facility's appearance to the surrounding neighbors.
- ❖ EMWD will construct the Letterman Booster Station building out of split-faced block masonry material and incorporate a landscaping plan to soften the facility's appearance to the surrounding neighbors.

Air Quality

EMWD will include the following mitigation measures in its standard construction specifications to reduce the air quality impacts:

- ❖ Maintain construction equipment engines by keeping them properly tuned and maintained according to manufacturer's specifications.
- ❖ Use alternative fuels or clean and low-sulfur fuel for equipment.
- ❖ Do not idle diesel trucks onsite for more than 5 minutes at a time.
- ❖ Require construction equipment that meet or exceed Tier 3 emission standards and equip construction equipment with CARB verified oxidation catalysts and particulate traps.
- ❖ Spread soil binders on site, where appropriate, unpaved roads and staging areas.
- ❖ Water site and equipment every three hours during active construction periods.
- ❖ Sweep all streets at least once per day using SCAQMD Rule 1186 certified street sweepers or roadway washing trucks if visible soil materials are carried to adjacent streets.
- ❖ Suspend grading activities during first and second stage smog alerts and during high winds in accordance with SCAQMD Rule 403 requirements.
- ❖ If necessary, wash off trucks leaving the site.
- ❖ Cover haul trucks.

Cultural Resources

Although there were no cultural or paleontological resources identified within the Project site, there is always a possibility that buried cultural or paleontological resources that were not previously identified could be unearthed during excavation activities. Therefore, EMWD will include the following in its construction contract documents:

- ❖ If inadvertent discoveries of cultural resources are encountered at any time during construction, construction personnel shall avoid altering these materials and their context until a qualified archeologist has evaluated the situation and contacted the State Office of Historic Preservation and the closest Indian Tribe to the Project, (in this case the Soboba Band of Mission Indians). Project personnel shall not collect or retain cultural resources. Prehistoric resources include, but are not limited to: chert or obsidian flakes; projectile points; mortars and pestles; dark, friable soil containing shell and bone; dietary debris; heat-affected rock; or human burials. Historic resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits (glass, metal, wood, ceramics), often found in old wells and privies.

- ❖ If paleontological resources (e.g., fossils) are encountered at any time during construction of the project, construction personnel shall avoid altering these materials and their context until a qualified paleontologist has evaluated the situation. Project personnel shall not collect or retain paleontological resources
- ❖ In the event of an accidental discovery or recognition of any human remains, the County Coroner shall be notified and construction activities at the affected work site shall be halted. If the remains are found to be Native American, the Native American Heritage Commission shall be notified within 24 hours. The NAHC must identify a Most Likely Descendant(s) under Public Resources Code §5097.98 within 48 hours of receiving such notification. Guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains in accordance with the provisions of Health and Safety Code §7050.5 and Public Resources Code §5097.98.

Geology and Soils

EMWD will conduct geotechnical studies to determine the required seismic design criteria, including liquefaction concerns, for its booster pump stations.

Hazards and Hazardous Materials

To reduce potentially hazardous conditions and minimize the impacts from the handling of potentially hazardous materials, EMWD will include the following in its construction contract documents:

- ❖ The contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains. In addition, the contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks.
- ❖ The contractor(s) shall prepare a *Health and Safety Plan* in compliance with the requirements of Chapter 6.95, Division 20 of the Health and Safety Code (§§ 25500—25532). The plan shall include measures to be taken in the event of an accidental spill.

Hydrology and Water Quality

EMWD will require contractors to implement a program of best management practices (BMP's) and best available technologies to reduce potential impacts to water quality that may result from construction activities. As part of this process, multiple BMP's should be implemented to provide effective erosion and sediment control. These BMP's should be selected to achieve maximum sediment removal and represent the best available technology that is economically achievable. BMP's to be implemented as part of this mitigation measure should include, but not be limited to, the following:

- ❖ Temporary erosion control measures such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other groundcover shall be employed for disturbed areas.
- ❖ Storm drain inlets on the site and in downstream offsite areas shall be protected from sediment with the use of BMP's acceptable to EMWD, local jurisdictions and the California Regional Water Quality Control Board, Santa Ana Region.
- ❖ Dirt and debris shall be swept from paved streets in the construction zone on a regular basis, particularly before predicted rainfall events.
- ❖ No disturbed surfaces shall be left without erosion control measures in place between October 15 and April 15.
- ❖ Controls on construction site dewatering shall be implemented. If possible, water generated as part of construction dewatering shall be discharged onsite such that there would be no discharge to surface waters. If discharge to surface waters were unavoidable, EMWD shall obtain coverage under the NPDES General Dewatering Permit prior to commencement of construction. The provisions of this permit are sufficiently protective of water quality to ensure that impacts to surface waters would remain below significance thresholds. During dewatering activities, all permit conditions shall be followed. EMWD shall routinely inspect the construction site to verify that the measures specified in the permit are properly implemented. EMWD shall immediately notify the contractor if there were a noncompliance issue and require immediate compliance.

Noise

EMWD will include the following in its construction contract documents:

- ❖ Grading activities shall be restricted to the hours between 7 a.m. and 8 p.m.
- ❖ All other construction activities shall be restricted to the hours between 6 a.m. and 8 p.m. during weekdays and 7 a.m. and 8 p.m. on weekends and holidays.
- ❖ All equipment used during construction shall be muffled and maintained in good operating condition. All internal combustion engines shall be fitted with well maintained mufflers in accordance with manufacturers' recommendations.
- ❖ As soon as a firm construction schedule is known for the Letterman Booster Station, EMWD shall notify all affected residents and the Moreno Valley Unified School District of the possible inconvenience.

EMWD will establish a noise complaint response program and will respond to any noise complaints received during construction of this project by measuring noise levels at the affected receptor site.

*Mitigated Negative Declaration
Eucalyptus and Letterman Booster Stations
Eastern Municipal Water District*

Should the noise levels exceed an LDn (day-night average level) of 65 dB(A) exterior or 45 dB(A) interior, EMWD will implement adequate measures (which might include portable sound attenuation walls, use of quieter equipment, shift in construction schedule to avoid the presence of sensitive receptors) to reduce noise levels to the greatest extent feasible.

Appendix B

Eastern Information Center Letter

EASTERN INFORMATION CENTER
CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM
Department of Anthropology, University of California, Riverside, CA 92521-0418
(951) 827-5745 - Fax (951) 827-5409 - eickw@ucr.edu
Inyo, Mono, and Riverside Counties

June 4, 2008
RS #4212

Robert A. Gerry
Peak & Associates, Inc.
3941 Park Drive, Suite 20, #329
El Dorado Hills, CA 95762

Re: Cultural Resources Records Search for the Nason and Dracaea Booster Station Relocation Project

Dear Mr. Gerry,

We received your request on June 2, 2008, for a cultural resources records search for the Nason and Dracaea Booster Station Relocation project located in Section 9, T.3S, R.3W, SBBM, in the Sunnymead area of Riverside County. We have reviewed our site records, maps, and manuscripts against the location map you provided.

Our records indicate that five cultural resources studies have been conducted within a quarter-mile radius of your project area. None of these studies involved the project area. Four additional studies provide overviews of cultural resources in the general project vicinity. All of these reports are listed on the attachment entitled "Eastern Information Center Report Listing" and are available upon request at 15¢/page plus \$40/hour.

No cultural resources properties are recorded within the boundaries of the project area. Our records indicate that five properties have been recorded within a quarter-mile radius of the project area. Copies of the records are included for your reference.

The above information is reflected on the enclosed map. Areas that have been surveyed are highlighted in yellow. Numbers marked in blue ink refer to the report number (RI #). Cultural resources properties are marked in red; numbers in black refer to Trinomial designations, those in green to Primary Number designations. National Register properties are indicated in light blue.

Additional sources of information consulted are identified below.

Robert A. Gerry
June 4, 2008
Page 2

National Register of Historic Places: no listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE): no listed properties are located within the boundaries of the project area.

Office of Historic Preservation (OHP), Historic Property Directory (HPD): no listed properties are located within the boundaries of the project area.

Note: not all properties in the California Historical Resources Information System are listed in the OHP ADOE and HPD; the ADOE and HPD comprise lists of properties submitted to the OHP for review.

Copies of the relevant portions of the 1942 USGS Perris 15', and the 1901 USGS Elsinore 30' topographic maps are included for your reference.

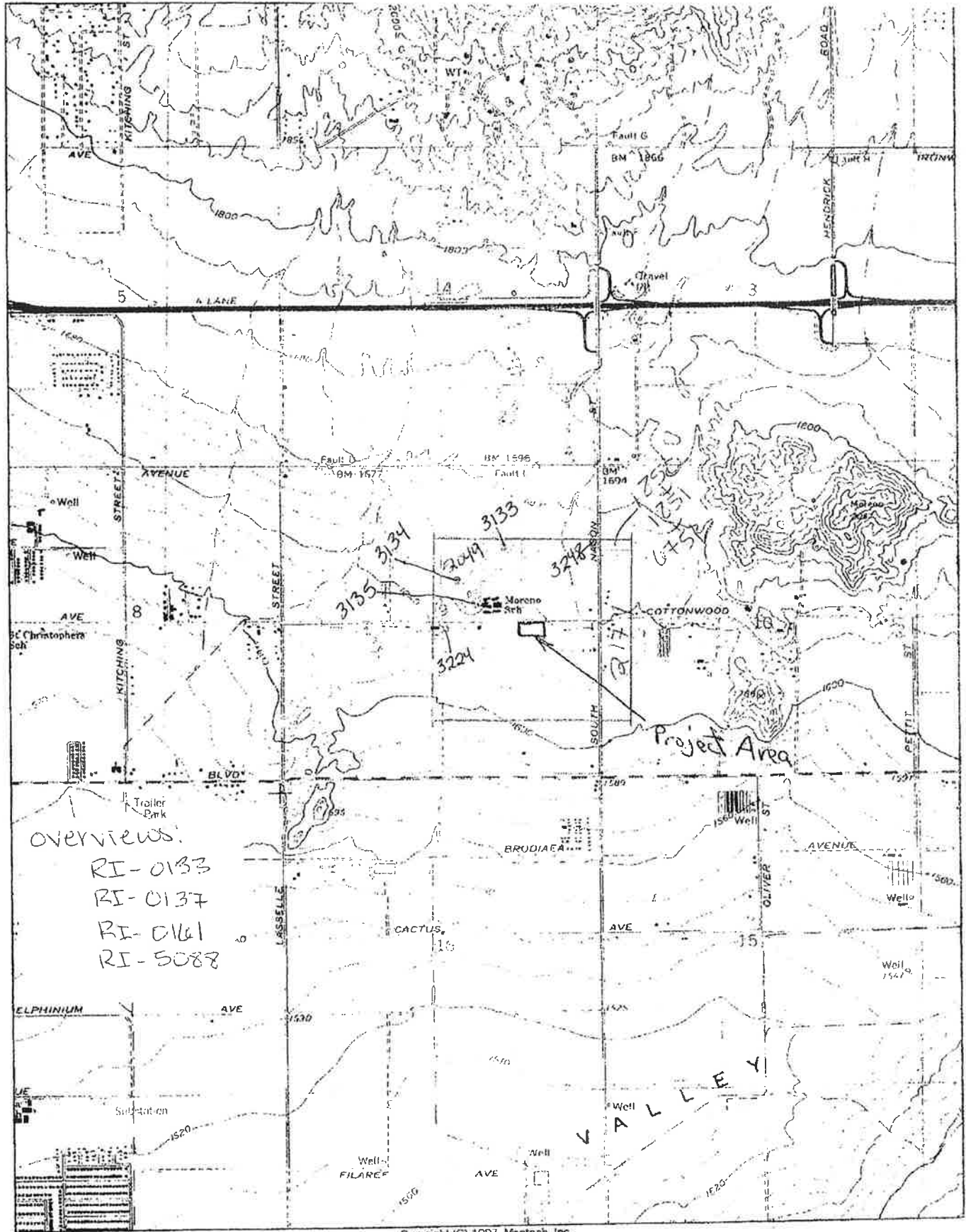
As the Information Center for Riverside County, it is necessary that we receive a copy of all cultural resources reports and site information pertaining to this county in order to maintain our map and manuscript files. Confidential information provided with this records search regarding the location of cultural resources outside the boundaries of your project area should not be included in reports addressing the project area.

Sincerely,



Rachel Williams
Information Officer

Enclosures



Appendix C

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program Eucalyptus and Letterman Booster Stations

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring program. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring program must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, the following MITIGATION MONITORING AND REPORTING CHECKLIST has been prepared for the Eucalyptus and Letterman Booster Stations. This Mitigation Monitoring and Reporting Checklist is intended to provide verification that all applicable Conditions of Approval relative to significant environmental impacts are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented, 2) recordation of the actions taken to implement each mitigation, and 3) retention of records in the Eucalyptus and Letterman Booster Stations project file.

This Mitigation Monitoring and Reporting Program delineates responsibilities for monitoring the Project, but also allows Eastern Municipal Water District (EMWD) flexibility and discretion in determining how best to monitor implementation. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Reporting consists of establishing a record that a mitigation measure is being implemented and generally involves the following steps:

- ❖ EMWD distributes reporting forms to the appropriate persons for verification of compliance.
- ❖ Departments/agencies with reporting responsibilities will review the Environmental Impact Report, which provides general background information on the reasons for including specified mitigation measures.
- ❖ Problems or exceptions to compliance will be addressed to EMWD as appropriate.
- ❖ Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- ❖ Responsible parties provide EMWD with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance

may be documented through existing review and approval programs such as field inspection reports and plan review.

- ❖ EMWD or Applicant prepares a reporting form periodically during the construction phase and an annual reporting summarizing all project mitigation monitoring efforts.
- ❖ Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the Mitigation Monitoring and Reporting Program, if required, would be made in accordance with CEQA and would be permitted after further review and approval by EMWD. Such changes could include reassignment of monitoring and reporting responsibilities, program redesign to make any appropriate improvements, and/or modification, substitution or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162. No change will be permitted unless the Mitigation Monitoring and Reporting Program continues to satisfy the requirements of Public Resources Code Section 21081.6.

Mitigation Monitoring and Reporting Program Checklist Eucalyptus and Letterman Booster Stations

Mitigation Measure	Project Records	Prior to Construction	Project Manager	By: _____ Date: _____
<p>Aesthetics</p> <ul style="list-style-type: none"> ❖ EMWD will construct the Eucalyptus Booster Station building out of split-faced block masonry material and incorporate a landscaping plan to soften the facility's appearance to the surrounding neighbors. ❖ EMWD will construct the Letterman Booster Station building out of split-faced block masonry material and incorporate a landscaping plan to soften the facility's appearance to the surrounding neighbors. 	<p>Project Records</p>	<p>Prior to Construction</p>	<p>Project Manager</p>	<p>By: _____ Date: _____</p>
<p>Air Quality</p> <p>EMWD will include the following mitigation measures in its standard construction specifications to reduce the air quality impacts:</p> <ul style="list-style-type: none"> ❖ Maintain construction equipment engines by keeping them properly tuned and maintained according to manufacturer's specifications. ❖ Use alternative fuels or clean and low-sulfur fuel for equipment. ❖ Do not idle diesel trucks onsite for more than 5 minutes at a time. ❖ Require construction equipment that meet or exceed Tier 3 emission standards and equip construction equipment with CARB verified oxidation catalysts and particulate traps. ❖ Spread soil binders on site, where appropriate, unpaved roads and staging areas. ❖ Water site and equipment every three hours during active construction periods. ❖ Sweep all streets at least once per day using SCAQMD Rule 1186 certified street sweepers or roadway washing trucks if visible soil 	<p>Project Records</p>	<p>Prior to Construction</p>	<p>Project Manager</p>	<p>By: _____ Date: _____</p>

Mitigation Monitoring and Reporting Program Checklist
 Eucalyptus and Letterman Booster Stations
 Eastern Municipal Water District

Mitigation Measure	Monitoring Process	Mitigation Frequency	Responsible Staff	Date
<p>materials are carried to adjacent streets.</p> <ul style="list-style-type: none"> ❖ Suspend grading activities during first and second stage smog alerts and during high winds in accordance with SCAQMD Rule 403 requirements. ❖ If necessary, wash off trucks leaving the site. ❖ Cover haul trucks. 				
<p>Cultural Resources Although no evidence of cultural resources was found at the project sites, it is always possible that cultural resources could be unearthed during excavation. Therefore, EMWD will include the following mitigation measures in its standard construction specifications:</p> <ul style="list-style-type: none"> ❖ If inadvertent discoveries of cultural resources are encountered at any time during construction, construction personnel shall avoid altering these materials and their context until a qualified archeologist has evaluated the situation and contacted the State Office of Historic Preservation and the closest Indian Tribe to the Project, (in this case the Soboba Band of Mission Indians). Project personnel shall not collect or retain cultural resources. Prehistoric resources include, but are not limited to: chert or obsidian flakes; projectile points; mortars and pestles; dark, friable soil containing shell and bone; dietary debris; heat-affected rock; or human burials. Historic resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits (glass, metal, wood, ceramics), often found in old wells and privies. ❖ If paleontological resources (e.g., fossils) are encountered at any time during construction of the project, construction personnel shall avoid altering these materials and their context until a qualified paleontologist has evaluated the situation. Project personnel shall not collect or retain paleontological resources ❖ In the event of an accidental discovery or recognition of any human remains, the County Coroner shall be notified and construction activities at the affected work site shall be halted, if the remains are 	<p>Site Inspection.</p>	<p>During Excavation.</p>	<p>Field Engineering Inspector.</p>	<p>By: _____ Date: _____</p>
<p></p>	<p>Site Inspection.</p>	<p>During Excavation.</p>	<p>Field Engineering Inspector</p>	<p>By: _____ Date: _____</p>
<p></p>	<p>Site Inspection.</p>	<p>During Excavation.</p>	<p>Field Engineering Inspector</p>	<p>By: _____ Date: _____</p>

*Mitigation Monitoring and Reporting Program Checklist
Eucalyptus and Letterman Booster Stations
Eastern Municipal Water District*

Project or Measure	Monitoring Methods	Monitoring Timing	Responsible Party
<p>found to be Native American, the Native American Heritage Commission shall be notified within 24 hours. The NAHC must identify a Most Likely Descendant(s) under Public Resources Code §5097.98 within 48 hours of receiving such notification. Guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains in accordance with the provisions of Health and Safety Code §7050.5 and Public Resources Code §5097.98.</p>			
Geology and Soils			
EMWD will conduct geotechnical studies to determine the required seismic design criteria, including liquefaction concerns, for its booster pump stations.	Project Records.	Prior to Construction.	Project Manager. By: _____ Date: _____
Hazards and Hazardous Materials			
To reduce potentially hazardous conditions and minimize the impacts from the handling of potentially hazardous materials, EMWD will include the following in its construction contract documents:			
❖ The contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains. In addition, the contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks.	Site Inspection.	During Construction.	Field Engineering Inspector. By: _____ Date: _____
❖ The contractor(s) shall prepare a <i>Health and Safety Plan</i> in compliance with the requirements of Chapter 6.95, Division 20 of the Health and Safety Code (§§ 25500—25532). The plan shall include measures to be taken in the event of an accidental spill.	Site Inspection.	During Construction.	Field Engineering Inspector. By: _____ Date: _____
Hydrology and Water Quality			
EMWD will require contractors to implement a program of best management practices (BMP's) and best available technologies to reduce potential impacts to water quality that may result from construction activities. As part of this process, multiple BMP's should be implemented to provide effective erosion and sediment control. These BMP's should be selected to achieve maximum sediment removal and represent the best available technology that is economically achievable. BMP's to be implemented as part of this mitigation measure should include, but not be			

Mitigation Monitoring and Reporting Program Checklist
 Eucalyptus and Letterman Booster Stations
 Eastern Municipal Water District

Mitigation Measure	Activity	Frequency	Responsible Party	By: _____ Date: _____
limited to, the following:	Site Inspection.	During Construction.	Field Engineering Staff.	By: _____ Date: _____
❖ Temporary erosion control measures such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other groundcover shall be employed for disturbed areas.	Site Inspection.	During Construction.	Field Engineering Staff.	By: _____ Date: _____
❖ Storm drain inlets on the site and in downstream offsite areas shall be protected from sediment with the use of BMP's acceptable to EMWD, local jurisdictions and the California Regional Water Quality Control Board, Santa Ana Region.	Site Inspection.	During Construction.	Field Engineering Staff.	By: _____ Date: _____
❖ Dirt and debris shall be swept from paved streets in the construction zone on a regular basis, particularly before predicted rainfall events.	Site Inspection.	During Construction.	Field Engineering Staff.	By: _____ Date: _____
❖ No disturbed surfaces shall be left without erosion control measures in place between October 15 and April 15.	Site Inspection.	During Construction.	Field Engineering Staff.	By: _____ Date: _____
❖ Controls on construction site dewatering shall be implemented. If possible, water generated as part of construction dewatering shall be discharged onsite such that there would be no discharge to surface waters. If discharge to surface waters were unavoidable, EMWD shall obtain coverage under the NPDES General Dewatering Permit prior to commencement of construction. The provisions of this permit are sufficiently protective of water quality to ensure that impacts to surface waters would remain below significance thresholds. During dewatering activities, all permit conditions shall be followed. EMWD shall routinely inspect the construction site to verify that the measures specified in the permit are properly implemented. EMWD shall immediately notify the contractor if there were a noncompliance issue and require immediate compliance.	Site Inspection.	During Construction.	Field Engineering Staff.	By: _____ Date: _____

*Mitigation Monitoring and Reporting Program Checklist
Eucalyptus and Letterman Booster Stations
Eastern Municipal Water District*

Mitigation Measure	Monitoring Frequency	Responsibility	Date Completed
Noise			
EMWWD will include the following in its construction contract documents:			
❖ Grading activities shall be restricted to the hours between 7 a.m. and 8 p.m.	Site Inspection.	Field Engineering Inspector.	By: _____ Date: _____
❖ All other construction activities shall be restricted to the hours between 6 a.m. and 8 p.m. during weekdays and 7 a.m. and 8 p.m. on weekends and holidays.	Site Inspection.	Field Engineering Inspector.	By: _____ Date: _____
❖ All equipment used during construction shall be muffled and maintained in good operating condition. All internal combustion engines shall be fitted with well maintained mufflers in accordance with manufacturers' recommendations.	Site Inspection.	Field Engineering Inspector.	By: _____ Date: _____
❖ As soon as a firm construction schedule is known for the Letterman Booster Station, EMWWD shall notify all affected residents and the Moreno Valley Unified School District of the possible inconvenience.	Project Records.	Project Engineer.	By: _____ Date: _____
EMWWD will establish a noise complaint response program and will respond to any noise complaints received during construction of this project by measuring noise levels at the affected receptor site. Should the noise levels exceed an LDn (day-night average level) of 65 dB(A) exterior or 45 dB(A) interior, EMWWD will implement adequate measures (which might include portable sound attenuation walls, use of quieter equipment, shift in construction schedule to avoid the presence of sensitive receptors) to reduce noise levels to the greatest extent feasible.	Project Records.	Project Engineer.	By: _____ Date: _____

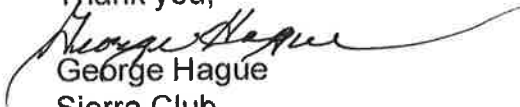
1-11-11

Good afternoon Supervisors,

The below finding and required landscape plan for CUP 3627 makes sense when it is just across the street for the San Jacinto Wildlife Reserve(SJWA). It states that "the project is required to provide a landscaping plan which shall ensure that no invasive species listed in Table 6-2 of the MSHCP are utilized on site." The San Jacinto Wildlife Area which is a major MSHCP Reserve is not identified as such in the documents trying to pass for a Mitigated Negative Declaration. Therefore the responsible agencies do not have this knowledge when they respond to what the County submitted. In fact they should be given the threatened/endangered and species of concern which are to not only be protected at the SJWA, but are also helped to recover at this special place. With all the plant species brought to this location to be composted there is no way you are going to prohibit those which you have in the landscaping plan. Even the manure will bring seeds and plant species to this location which could be ~~envison~~ ^{introduced} to the SJWA. The winds will easily distribute these unwanted plants/seeds to the SJWA.

I also was not told of CUP 3627 going before the Planning Commission until less than two weeks before the November 3rd hearing and then only because I initiated contact. I can share more than 10 emails with Jeff Horn on this project which go back to 2009. I was not given the proper time to comment, nor in our opinion given the proper documents.

Thank you,



George Hague
Sierra Club
Moreno Valley Group
Conservation Chair

26711 Ironwood Ave
Moreno Valley, Ca 92555

16.1

January 11, 2011
Statement of Tom Paulek, Conservation Chair
Friends of the Northern San Jacinto Valley
Riverside County Board of Supervisor
Agenda Item 16.1 – Appeal of CUP 3627

- Tom Paulek – I'm the Conservation Chair for the Friends of the Northern San Jacinto Valley.
- The Friends organization was formed in 1991.....Our primary purpose and focus has been and is to work towards the conservation of the San Jacinto Valley – the San Jacinto Wildlife Area and Mystic Lake area of western Riverside County..
- The County of Riverside has thus far charged the Friends Group \$1066.28 to bring this Appeal, of yet another faulty land use decision by the Riverside County Planning Commission, to the attention of our elected representatives the Riverside County Board of Supervisors.
- On October 18th of last year, I requested a copy of the proposed Mitigated Negative Declaration for CUP 3627 from the Planning Department in order to review and comment on the Mitigated Negative Declaration prior to the November 3rd Planning Commission public hearing on CUP 3627.
- The Riverside County Planning Department responded to my request by sending me copy of the project EA/Initial Study (CEQA:15063) prepared by the Planning Department staff.
- Apparently NO ACTUAL California Environmental Quality Act (CEQA) Mitigated Negative Declaration document for CUP 3627 has been prepared by the Riverside County Planning Department. Nor has an actual Mitigated Negative Declaration been provided to the public for review and comment. Apparently NO ACTUAL Mitigated Negative Declaration was sent to the State Clearinghouse for State Agency review. Apparently NO ACTUAL CEQA Mitigated Negative Declaration was before the Riverside County Planning Commission for their review and consideration prior to their Approval of CUP 3627. Apparently NO ACTUAL CEQA Mitigated Negative Declaration is available today to the Board of Supervisors for the consideration of CUP 3627 and this Appeal
- Project impacts relative to Air Quality, Biological Resources, Hydrology and Water Quality warrant both cumulative and specific impact analysis. The oral and written testimony of Susan Nash at the public hearing today provides further clarification concerning these impacts. Additionally state agency and comment letters from the public provide substantial evidence of significant unmitigated project impacts and this information was before the Planning Commission at the time of approval of CUP 3627.

- The failure of the Planning Department to prepare a legally adequate Mitigated Negative Declaration represents an evasion of the County of Riverside's CEQA duties and is a disservice to the public as well as the project applicant. Last week and yesterday, I provided each member of the Board of Supervisors a copy of a recent Mitigated Negative Declaration prepared by the Eastern Municipal Water District in order to exemplify what constitutes a legally adequate Mitigated Negative Declaration under CEQA.
- Based on our experiences, it is clear the Riverside County CEQA Implementation Procedures, particularly those for Mitigated Negative Declarations, are deficient and are in need of correction. The Friends Group has concluded the current county CEQA Implementation Procedures by design are intended to hinder and deter public participation in the land use decision making process.
- In addition, the fact that it cost a citizen of Riverside County \$1066.28 to bring a faulty Planning Commission decision to the attention of our elected representatives is another disservice to the public seeking to participate in the CEQA environmental review of Riverside County land use projects.
- With respect to CUP 3627, we are requesting the Board of Supervisor continue the consideration of this project pending the preparation and public review of a legally adequate CEQA Mitigated Negative Declaration. In the alternative, should the Riverside County Planning Department be unable to substantiate the use of a Mitigated Negative Declaration a Draft Environmental Impact Report should be prepared and circulated for public review.
- Thank you for your attention.



Tom Paulek
Friends of the Northern San Jacinto Valley

Lewis Community Developers

Lewis Community Developers is a registered business name for Lewis Operating Corp., a real estate broker licensed with California DRE; Broker License No. 01252241
1156 North Mountain Avenue / P. O. Box 670 / Upland, California 91785-0670
Telephone: (909) 946-7540 FAX: (909) 949-6763

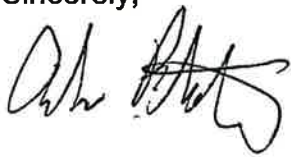
January 10, 2011

Matt Straite
County Planner
Riverside County Planning Department
4080 Lemon Street
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Straite,

Lewis Community Developers is pleased to announce its support of Frank and Melinda Fuentes and their family business. I personally know the Fuentes and have witnessed the evolution of their organic green waste operation. They acquired property along Bridge Street so they could move their operation out of the San Jacinto River floodplain. Clearly, Frank and Melinda represent a small business that is pursuing responsible development and sustainable business practices during tough economic times and we applaud that effort.

Sincerely,



Andrew Petitjean
Vice President - Planned Community Development



Western Riverside County Agriculture Coalition

January 6, 2011

Clerk of the Board
4080 Lemon Street, 1st Floor
P.O.Box 1147
Riverside, CA 925021147

RE: Conditional Use Permit No. 3627

The Western Riverside County Agriculture Coalition (WRCAC) consists of agricultural and dairy operators in Riverside County, primarily addressing agricultural issues in the San Jacinto watershed. The WRCAC Board of Directors supports and encourages the approval of the Conditional Use Permit No. 3627 by Melinda Fuentes for a facility that will process organic green waste and manure (horse and cow) into fertilizer and soil amendments.

The dairy operators face challenging new environmental regulations requiring a salt offset program for manure beginning in their new permit in 2012. Manure that is processed and leaves the San Jacinto watershed will significantly reduce the quantity of manure that dairymen need in developing the salt offset plan.

Additionally, manure processed and leaving the watershed will reduce nutrient loads and assist in reducing TMDL dairy future allocations. We assume that the project has looked at any water quality issues and adequately addresses manure staging in close proximity to the flood plain.

Again, WRCAC supports and encourages the approval of the Conditional Use Permit No. 3627 by Melinda Fuentes for a facility that will process organic green waste and manure (horse and cow) into fertilizer and soil amendments.

Respectfully submitted

Pat Boldt
WRCAC Executive Director
January 6, 2011



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on.

1/12/11
asp

Kb
initial

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA42133, Conditional Use Permit No. 3627

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: Matt Straite Title: Project Planner Date: October 1, 2010

Applicant/Project Sponsor: Melinda Fuentes Date Submitted: July 30, 2009

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Karen Barton Date: January 11, 2011

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

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, 9th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite at 951-955-8631.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03627\DH-PC-BOS Hearings\Mitigated Negative Declaration cup03627 BOS.docx

Please charge deposit fee case#: ZEA42133 ZCFG5486

01.11.11 16.1

FOR COUNTY CLERK'S USE ONLY

Harper-Ihem, Kecia

From: Mares, David [DMARES@rctlma.org]
Sent: Thursday, January 06, 2011 10:53 AM
To: Straite, Matt; Harper-Ihem, Kecia
Subject: RE: Request for Continuance Appeal of CUP 3267

Done

I see no problem with a continuance of this item. Kecia can you accept this email as a request from Supervisor Ashley's office as a request to continue Item 16.1 on the 1/11/11 BOS agenda to 2/15/11?

From: Straite, Matt
Sent: Thursday, January 06, 2011 10:40 AM
To: Mares, David; Harper-Ihem, Kecia
Subject: FW: Request for Continuance Appeal of CUP 3267

Kecia and Dave,

Is it possible to continue the appeal to CUP03627?

Matt Straite
Riverside County Planning
4080 Lemon Street 12th Floor
P.O. Box 1409
Riverside, CA 92501
951-955-8631



From: Kuenzi, Darcy [<mailto:DKUENZI@rcbos.org>]
Sent: Wednesday, January 05, 2011 4:15 PM
To: Straite, Matt; Neal, Greg; Clack, Shellie
Subject: Request for Continuance Appeal of CUP 3267

Hi Matt,

After meeting with Sue Nash, Tom Pollack and George Hague earlier this afternoon, I just spoke with Sue Nash in a follow up conversation and she has requested a 30 Day continuance of the appeal.

Can you please confirm and then notify the Clerk of the Board before Tuesday?

Many thanks,
Darcy

Darcy Kuenzi, Legislative Assistant
Riverside County Supervisor Marion Ashley, 5th District
4080 Lemon St., 5th Floor
Riverside, CA 92502
(951) 955-1050
www.countyofriverside.us

*01.11.2011
16.1*

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Matt Straite
Riverside County Planning
4080 Lemon Street 12th Floor
P.O. Box 1409
Riverside, CA 92501
951-955-8631



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Many thanks,
Darcy

Darcy Kuenzi, Legislative Assistant
Riverside County Supervisor Marion Ashley, 5th District
4080 Lemon St., 5th Floor
Riverside, CA 92502
(951) 955-1050
www.countyofriverside.us

**Friends of the Northern San Jacinto Valley
P.O. Box 9097
Moreno Valley CA 92552**

January 10, 2011

Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street -5th Floor
Riverside CA 92501

Re: Board of Supervisors Meeting January 11, 2011; Agenda Item 16.1: Appeal of Approval of Conditional Use Permit (CUP) No. 3627- Intent to Adopt Mitigated Negative Declaration.

Appeal of the Planning Commission's Approval of Conditional Use Permit No. 3627. The Friends of the Northern San Jacinto Valley request the Board of Supervisors grant this Appeal of the approval of CUP 3627 (facility to process organic green waste and manure into fertilizer and soil amendments), vacate the Planning Commission's approval and continue the consideration of CUP 3627 pending the preparation and public review of a legally adequate CEQA Mitigated Declaration for CUP 3627. In the alternative, should the Planning Department be unable to substantiate the use of a Mitigated Negative Declaration for CUP 3627, a EIR should be prepared and circulated for public review.

Friends believe the Planning Commission approval of CUP 3627 was an evasion of the County of Riverside's responsibilities to properly implement the California Environmental Quality Act (CEQA) Friends believe the Mitigated Negative Declaration (MND) approved by the Planning Commission is insufficient for the following reasons:

- (1) Public Resources Code section 21003(b) states that the California Legislature finds and declares that it is the policy of the state that documents prepared pursuant to CEQA be organized and written in a manner that will be meaningful and useful to decision makers and to the public. The way in which this, and all, MND's in Riverside County are organized and written is done in a way that makes it difficult, if not impossible, for the public to make meaningful comments on this and other Mitigated Negative Declarations during the public review process.
- (2) Neither the public, the State Clearinghouse, the Trustee/Responsible agencies nor the Planning Commission had an actual physical complete "proposed Mitigated Negative Declaration" to review before this project was approved. The

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public only received the Initial Study, to which was added after each item which the County determined had a significant impact, a brief discussion of mitigation measures and mitigation monitoring, with a reference to the conditions of approval, which were not included. The 1 page form document labeled "Mitigated Negative Declaration" was also not included. There were no maps provided. There were no separate pages which stated the Mitigation Measures and no separate pages which listed and diagrammed the Mitigation Monitoring and Reporting Program. This required anyone reading the Initial Study to first go through the Conditions of Approval and read the actual condition referred to, to determine if the language in the Initial study was identical, then to cut and paste all of the mitigation together with the cut and pasted conditions of approval. An Initial Study missing the actual the Conditions of Approval, the statement that this is a MND, the list of mitigation measures and mitigation monitoring, is not a "Mitigated Negative Declaration" as required by CEQA Guidelines section 15071, 15072, 15073 and 15074.

- (3) Before the November 3, 2010, Planning Commission hearing, Friends went to the County Planning Commission Web page to view and print the staff report and all the documents attached, so that we could view the final document being presented to the planning commission and to make adequate comments. The way this web site is set up, it is impossible to print "current page" and since the pages are not numbered, it is impossible to print the pages on which CUP 3627 appears out of the 836 pages in this document. This is not making the MND available for public review and comment.
- (4) After comments were received from the public and public agencies regarding CUP 3627, it appeared that several changes were made to the conditions of approval in response to comments letters received from the Santa Ana Regional Water Quality Board and others. This is because the mitigation measures and monitoring and the conditions of approval are not exactly identical. Therefore, it is impossible for the public, Trustee/Responsible Agencies to determine if or when changes were made. Unlike an EIR, changes to the mitigation measures and/or conditions of approval are not underlined or italicized in MND's. It is impossible, therefore, for the public, Trustee/Responsible Agencies to determine whether the project should be recirculated (Guidelines 15073.5) or Findings made (Guidelines 15074.1).

(5) In many cases, the mitigation measures in the Initial Study simply defer mitigation to a later date. This deferral is not permitted under CEQA:

(a) The October 29, 2010, letter submitted by the California Regional Water Quality Control Board, Santa Ana Region states in part:

- ✦ The Initial Study conditions should detail specific permanent BMPs that will be utilized at this time, rather than deferring the disclosure of BMP information until grading plans are considered. The BMPs should be discussed in a preliminary Water Quality Management Plan (WQMP) appended to the draft MND or, if appropriate, a draft Environmental Impact Report.
- ✦ Prior to approval of the MND, a jurisdictional delineation (JD) should be conducted to determine if the project is subject to USACE jurisdiction. The JD may find surface waters isolated from waters of the US that therefore are outside of federal jurisdiction. These so-called "isolated waters" are nevertheless waters of the State and if the Project would impact them, impacts and required mitigation should be evaluated in the draft MND.

(6) The November 8, 2008, letter submitted by Michael A. McKibben, PhD.(attached to his November 2, 2010 comment letter) raised issues which were not identified or mitigated in the Initial Study.

- ✦ Mystic Lake encroached upon the project site in 1993 and will further inundate the project site in future wet climate years due to tectonic subsidence of the San Jacinto Valley.

(7) The October 26, 2010, CA Department of Toxic Substances Control letter included several items which should have been included in the final MND.

- ✦ The MND should identify and determine whether current or historic uses at the project area may have resulted in any release of hazardous wastes/substances.
- ✦ For all identified known or potentially contaminated sites within the proposed project area, the MND should evaluate whether conditions at the site may pose a threat to human health or the environment.
- ✦ The MND should identify the mechanism to initiate any required investigation and/or remediation for any site that may be contaminated, and the government agency to provide appropriate regulatory oversight.

(8)The November 2, 2010, letter submitted by the South Coast Air Quality Management District stated that several required items were omitted from the Initial Study.

- ✦ Constructional and operational air quality impacts were not estimated in the Draft MND.
- ✦ The Initial Study does not cite compliance with applicable AQMD rules that affect operators of new or existing co-composting operations.
- ✦ The proposed grinder engine and screening equipment may be subject to applicable AQMD permit requirements.
- ✦ The final MND should discuss the influence of complying with SCAQMD Rule 403—Fugitive Dust and Rule 402—Nuisance (odors).

(9)A copy of the HANS 1383 and 2012 determination must be included in the MND. Maps of the WRC-MSHCP mitigation must be included in the MND (p. 13/44)

- ✦ The San Jacinto Wildlife Area, an MSHCP reserve, is adjacent to the project site. A map showing the location of the SJWA in relation to the site and the flow of water from the site into Mystic Lake must in included in the MND. The potential impacts and mitigation for the impacts to the SJWA must be included in the MND. Certain impacts include, but are not limited to, invasive weeds and their seeds migrating by wind and water onto the SJWA from the grinding activities. The SJWA is the only location for many MSHCP endangered plants. The water quality impacts to the groundwater under the reserves and their wells, as well as the water quality impacts to Mystic Lake, Canyon Lake and Lake Elsinore were not identified and mitigated.
- ✦ The mitigation for Biological impacts to the MSHCP reserves states (at p. 13/44 of the initial study) "Biological mitigation. Per section 6.1.4 of the WRCMSHCP, no nuisance runoff shall be directed off site into adjacent conservations areas. The final project exhibit for approval [by the PC??] must clearly show *how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas*. This condition is to be monitored by EPD visiting the site prior to issuance of building permits and *confirm that adequate water quality treatment has been implemented for flows which enter the conservation areas*.
- ✦ This mitigation and monitoring plan is absurd. There is no discussion of how visiting the site will show how the site will be drained ... and not a clue how EPD is going to assure that adequate water quality treatment has been implemented for the flows which were not supposed to be on the SJWA in the first place. As stated above, without a copy of the HANS 1383 and 2012 determination, it is

impossible to determine how this mitigation measure will prevent significant impacts to MSHCP protected species.

(10) The Initial Study/Environmental Assessment notes the project site is within a MSHCP "Criteria Area" and it has been determined through HANS 1383 and 2012 that no conservation easement is required. This important conservation issue is left unsubstantiated in the Initial Study and the public, Trustee and Responsible agencies are directed to review the HANS files at Environmental Programs Department (EPD). Upon requesting an opportunity to review the HANS file we were told to complete a formal Public Records Act request (which is not available online and can only be obtained in person) which would require review by the County Counsel office. Only after County Counsel review and approval, is the public, a Trustee or Responsible Agency allowed to review the HANS files in the presence of a County employee. This is clearly an example of the County of Riverside evasion of its CEQA duties to the public, Trustee and Responsible Agencies.

(11) A proposed Mitigated Declaration for CUP 3627 which is ***organized and written in a manner that will be meaningful and useful to decision makers and to the public must be recirculated to the state clearinghouse and public.*** Only then can the public and responsible agencies make further meaningful comments on this project.



Susan Nash
Board Member
Friends of the Northern San Jacinto Valley



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 27, 2010

PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: APPEAL OF CUP 3627

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **one (1) time on Friday, December 31, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Monday, December 27, 2010 8:56 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: APPEAL for CUP 3627

I have received for publication as soon as I have a proof I will email it to you for your review.

Kimberly Solis

enterprisemedia

Publisher of The Press Enterprise

Kimberly Solis • Legal Advertising Department • 1-800-880-0345 • Fax: 951-368-9018

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Monday, December 27, 2010 7:52 AM
To: PE Legals
Subject: FOR PUBLICATION: APPEAL for CUP 3627

Hello! Attached is a Notice of Public Hearing for above-mentioned Appeal, for publication on Friday, Dec. 31, 2010. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

December 27, 2010

THE CALIFORNIAN
ATTN: LEGALS
28765 SINGLE OAK DR., STE. 100
TEMECULA, CA 92590

E-MAIL: tswenson@nctimes.com
FAX: (951) 699-1467

RE: NOTICE OF PUBLIC HEARING: APPEAL OF CUP 3627

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **one (1) time on Friday, December 31, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Tammi Swenson [TSwenson@nctimes.com]
Sent: Monday, December 27, 2010 9:12 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: APPEAL for CUP 3627

Received...

HOLIDAY DEADLINES
CHRISTMAS / NEW YEAR 2010

PUB DATE	DEADLINE
Wednesday 12/22	Friday 12/17 12pm
Thursday 12/23	Friday 12/17 5pm
Friday 12/24	Monday 12/20 2pm
Saturday 12/25	Tuesday 12/21 12pm
Sunday 12/26	Tuesday 12/21 5pm
Monday 12/27	Wednesday 12/22 12pm
Tuesday 12/28	Wednesday 12/22 5pm
Wednesday 12/29	Thursday 12/23 2pm
Thursday 12/30	Thursday 12/23 5pm
Friday 12/31	Monday 12/27 2pm
Saturday 1/01	Tuesday 12/28 12pm
Sunday 1/02	Tuesday 12/28 5pm
Monday 1/03	Wednesday 12/29 12pm
Tuesday 1/04	Wednesday 12/29 5pm
Wednesday 1/05	Thursday 12/30 5pm

Tammi Swenson
Legal Advertising Representative
The Californian & The North County Times
Riverside County: (951)676-4315 ext 2604
San Diego County: (760)745-6611 ext 2604
tswenson@nctimes.com

From: Gil, Cecilia [<mailto:CCGIL@rcbos.org>]
Sent: Monday, December 27, 2010 7:53 AM
To: Tammi Swenson
Subject: FOR PUBLICATION: APPEAL for CUP 3627

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE A CONDITIONAL USE PERMIT IN THE HEMET/SAN JACINTO ZONING DISTRICT – SAN JACINTO VALLEY AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 11, 2011, at 1:30 P.M.** to consider the appeal filed by Tom Paulek on the Planning Commission decision to approve the application of Melinda Fuentes – Albert A. Webb Associates on **Conditional Use Permit No. 3627**, which proposes a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels totaling approximately 57.41 gross acres (“the project”). Development includes onsite grinder and screener equipment, a 1,440 sq. ft. modular office, a 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spaces including one accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain. The project is located northerly of Ramona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road in the Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42133**.

The proposed project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or e-mail at mstraite@rctlma.org.

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

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

Please send all written correspondence to:

Clerk of the Board
4080 Lemon Street, 1st Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated: December 27, 2010

Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on December 27, 2010, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

Notice of Public Hearing for: Appeal on CUP 3627

to be posted, pursuant to Government Code Section 21092 et seq, in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: January 11, 2011 @ 1:30 PM

SIGNATURE: _____ *Mcgil* _____ DATE: December 27, 2010
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann [MaMeyer@asrclkrec.com]
Sent: Monday, December 27, 2010 2:27 PM
To: Gil, Cecilia
Subject: RE: FOR POSTING: APPEAL for CUP 3627

RECEIVED AND POSTED

From: Gil, Cecilia
Sent: Monday, December 27, 2010 11:51 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FW: FOR POSTING: APPEAL for CUP 3627

Hello! Have you received this for Posting?

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

From: Gil, Cecilia
Sent: Monday, December 27, 2010 7:54 AM
To: Meyer, Mary Ann
Cc: Marshall, Tammie
Subject: FOR POSTING: APPEAL for CUP 3627

Hello! Attached is a Notice of Public Hearing for above-mentioned Appeal, for **POSTING**. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant to the
Clerk of the Board of Supervisors
951-955-8464

**THE COUNTY ADMINISTRATIVE CENTER IS CLOSED EVERY FRIDAY UNTIL FURTHER NOTICE.
PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING.**

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify
(NAME and TITLE)

that I am not a party to the within action or proceeding; that on December 27, 2010, I
mailed a copy of the following document:

Notice of Public Hearing for: Appeal on CUP 3627

to the parties listed in the attached labels, by depositing said copy with postage thereon fully
prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: January 11, 2011 @ 1:30 PM

SIGNATURE: Mcgil DATE: December 27, 2010
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 11/29/2010,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers 425-080-064 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

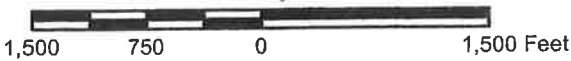
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

2400 feet buffer



Selected Parcels

425-080-064	425-080-050	423-240-001	423-240-024	423-240-023	423-240-026	425-080-016	425-080-067	425-080-067	425-080-067
425-080-057	425-080-067	425-080-068	425-080-068	423-230-010	423-220-004	423-240-002	423-240-027		



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

APN: 425080064, ASMT: 425080064
FRANCISCO FUENTES, ETAL
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080068, ASMT: 425080068
OSBORN FUENTES
C/O MELINDA FUENTES
698 DEARDROFF DR
HEMET CA 92544

APN: 425080050, ASMT: 425080050
FRANCISCO RAMIREZ, ETAL
5525 TROTH ST
MIRA LOMA CA 91752

APN: 423240002, ASMT: 423240002
STATE OF CALIF
C/O DAVID MEANS
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 423240023, ASMT: 423240023
KENNEDY HILLS ENTERPRISES
STE 260
6621 E PACIFIC COAST HWY
LONG BEACH CA 90803

APN: 423240027, ASMT: 423240027
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 425080016, ASMT: 425080016
LAUDA FAMILY LTD PARTNERSHIP
C/O BERTRAND LAUDA
35750 RAMONA EXPY
SAN JACINTO CA 92582

Tom Paulek, Conservation Chair
Friends of Northern San Jacinto valley
P.O. Box 4036
Idyllwild, CA 92549

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

APN: 425080057, ASMT: 425080057
NUEVO DEV CO
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

APN: 425080064, ASMT: 425080064
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1156 N MOUNTAIN AVE
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APN: 425080068, ASMT: 425080068
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C/O MELINDA FUENTES
698 DEARDROFF DR
HEMET CA 92544

APN: 425080050, ASMT: 425080050
FRANCISCO RAMIREZ, ETAL
5525 TROTH ST
MIRA LOMA CA 91752

APN: 423240002, ASMT: 423240002
STATE OF CALIF
C/O DAVID MEANS
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 423240023, ASMT: 423240023
KENNEDY HILLS ENTERPRISES
STE 260
6621 E PACIFIC COAST HWY
LONG BEACH CA 90803

APN: 423240027, ASMT: 423240027
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FACILITIES MGMT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 425080016, ASMT: 425080016
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C/O BERTRAND LAUDA
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ONTARIO CA 91764

APN: 425080057, ASMT: 425080057
NUEVO DEV CO
C/O LEWIS OPERATING CORP
1156 N MOUNTAIN AVE
UPLAND CA 91786

APN: 425080067, ASMT: 425080067
NUEVO DEV CO
C/O LEWIS OPERATING CORP
P O BOX 670
ONTARIO CA 91764

③ REMITTANCE ADDRESS
 POST OFFICE BOX 12009
 RIVERSIDE, CA 92502-2209
 FAX (951) 368-9026

① BILLING PERIOD 12/31/10 - 12/31/10
 ⑤ BILLING DATE 12/31/10
 ② TOTAL AMOUNT DUE 270.40
 ⑥ ADVERTISING/CLIENT NAME BOARD OF SUPERVISORS
 FOR BILLING INFORMATION CALL (951) 368-9713
 * UNAPPLIED AMOUNT ⑦
 ⑧ PAGE NO 1
 TERMS OF PAYMENT Due Upon Receipt

⑨ BILLED ACCOUNT NAME AND ADDRESS
 BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 P.O. BOX 1147
 RIVERSIDE CA 92502

⑥ BILLED ACCOUNT NUMBER 045202 | REP NO LE04

Statement #: 56576213 Amount Paid \$ _____ Your Check # _____

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

⑩ DATE	⑪ REFERENCE	⑫ ⑬ ⑭ DESCRIPTION-OTHER COMMENTS/CHARGES	⑮ SAU SIZE ⑯ BILLED UNITS	⑰ RATE	⑱ GROSS AMOUNT	⑳ NET AMOUNT
12/31	4260227 CO	CONDITIONAL USE PERMIT NO. 362 Class : 10 Ctext Ad# 10508974 Placed By : Cecilia Gil	208 L	1.30		270.40

*Planning
 16.1 of 1/11/11
 1 hr
 CUP 3627*

RECEIVED RIVERSIDE COUNTY
 CLERK/BOARD OF SUPERVISORS
 2011 JAN 11 PM 12:34

① *CURRENT NET AMOUNT DUE	② 30 DAYS	80 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	⑳ PLEASE PAY THIS AMOUNT
					270.40

THE PRESS-ENTERPRISE  P.O. BOX 12009
 RIVERSIDE, CA 92502-2209
 TELEPHONE (951) 368-9711
 (951) 368-9720 □ (951) 368-9713

ADVERTISING STATEMENT/INVOICE

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



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56576213	12/31/10 - 12/31/10	045202		BOARD OF SUPERVISORS

THE PRESS-ENTERPRISE

3450 Fourteenth Street
Riverside CA 92501-3878
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P.)**

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Conditional Use Permit No. 3627

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995, Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

12-31-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Dec. 31, 2010
At: Riverside, California



BOARD OF SUPERVISORS

P.O. BOX 1147
COUNTY OF RIVERSIDE
RIVERSIDE CA 92502

Ad #: 10508974

PO #:

Agency #: _____

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE A CONDITIONAL USE PERMIT IN THE HEMET/SAN JACINTO ZONING DISTRICT - SAN JACINTO VALLEY AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing of which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, January 11, 2011, at 1:30 P.M.** to consider the appeal filed by Tom Paulek on the Planning Commission decision to approve the application of Melinda Fuentes - Albert A. Webb Associates on **Conditional Use Permit No. 3627**, which proposes a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels totaling approximately 57.41 gross acres ("the project"). Development includes onsite grinder and screener equipment, a 1,440 sq. ft. modular office, a 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spaces including one accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain. The project is located northerly of Ramona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road in the Hemet/San Jacinto Zoning District - San Jacinto Valley Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for **Environmental Assessment No. 42133**.

The proposed project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or e-mail at mstraite@rcclma.org.

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

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

Please send all written correspondence to the Board of Supervisors at:

4080 Lemon Street, 1st
Floor
Post Office Box 1147
Riverside, CA 92502-1147
December 27, 2010
Kecia Harper-Ihem
Clerk of the Board
By: Cecilia Gil, Board
Assistant

Dated:

12/31

RIVERSIDE CO. BOARD OF SUPERVISORS
ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147
951-955-8464

AD NUMBER	PAGE NO.
2279587	1 of 1
BILL DATE	SALESPERSON
12/31/10	06
START DATE	STOP DATE
12/31/10	12/31/10

AD NUMBER	AD DESCRIPTION	CLASS	LINES
2279587	NOTICE OF PUBLIC HEARING NOTICE O	16000 LEGAL ADVERTISING	134 * 2

Publication	Insertions	Rate	Net Amount	Gross Amount
9 THE CALIFORNIAN	1	L1	\$0.00	
23 INTERNET	1	L1	\$0.00	
TOTAL AD CHARGE			\$178.12	
PAY THIS AMOUNT			\$178.12	\$178.62*
				*AFTER 01/30/11

*Planning
 16.1 of 01/11/11
 * CUP 3627*

RECEIVED BY RIVERSIDE COUNTY BOARD OF SUPERVISORS
 2011 JAN 10 PM 2:01





Purchase Order CUP 3627

Thank you for advertising with the North County Times. For legal affidavits, please call our Business Office at (760) 739-6660.

NORTH COUNTY TIMES
c/o LEE NEWSPAPERS
PO BOX 540
WATERLOO IA 50704-0540

NORTH COUNTY TIMES
c/o LEE NEWSPAPERS
PO BOX 540
WATERLOO IA 50704-0540

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Check # _____ Credit Card
    
 Acct #: _____
 Exp. Date: ____/____/____
 Name on credit card _____
 Signature _____

Please make checks payable to: **NORTH COUNTY TIMES**

Legal

Ad Number	2279587
Billing Date	12/31/10
Amount Due \$	178.12
Amount Enclosed \$	

 000055
RIVERSIDE CO. BOARD OF SUPERVISORS
ATTN: CECILIA GIL
P.O. BOX 1147
RIVERSIDE, CA 92502-1147

NORTH COUNTY TIMES
c/o LEE NEWSPAPERS
PO BOX 742548
CINCINNATI OH 45274-2548


PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to, or interested in the above entitled matter. I am an authorized representative of

THE CALIFORNIAN

An Edition of the North County Times

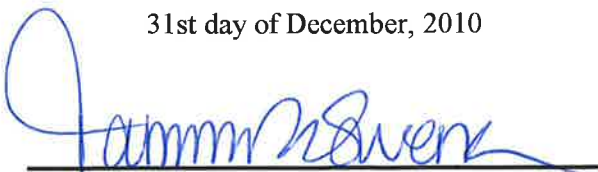
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

December 31 2010

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at TEMECULA, CALIFORNIA, this

31st day of December, 2010



Signature

Tammi E. Swenson
Legal Advertising Representative

Title

NOTICE OF PUBLIC HEARING Riverside County Board of Supervisors

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE A CONDITIONAL USE PERMIT IN THE HEMET/SAN JACINTO ZONING DISTRICT - SAN JACINTO VALLEY AREA PLAN, FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, January 11, 2011, at 1:30 P.M. to consider the appeal filed by Tom Paulek on the Planning Commission P.M. to consider the application of Melinda Fuentes - Albert A. Webb Association on Conditional Use Permit No. 3627, which proposes a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels totaling approximately 57.41 gross acres ("the project"). Development includes onsite grinder and screener equipment, a 1,440 sq. ft. modular office, a 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spaces including one accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain. The project is located northerly of Ramona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road in the Hemet/San Jacinto Zoning District - San Jacinto Valley Area Plan, Fifth Supervisorial District.

The Planning Commission approved the project, found that the project will not have a significant effect on the environment and recommended the adoption of a Mitigated Negative Declaration for Environmental Assessment No. 42133.

The proposed project case file may be viewed from the date of this notice until the public hearing, Monday through Thursday, from 7:30 a.m. to 5:30 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 or e-mail at mstrait@rctlma.org.

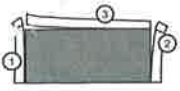
Any person wishing to testify in support of or in opposition to the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to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

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

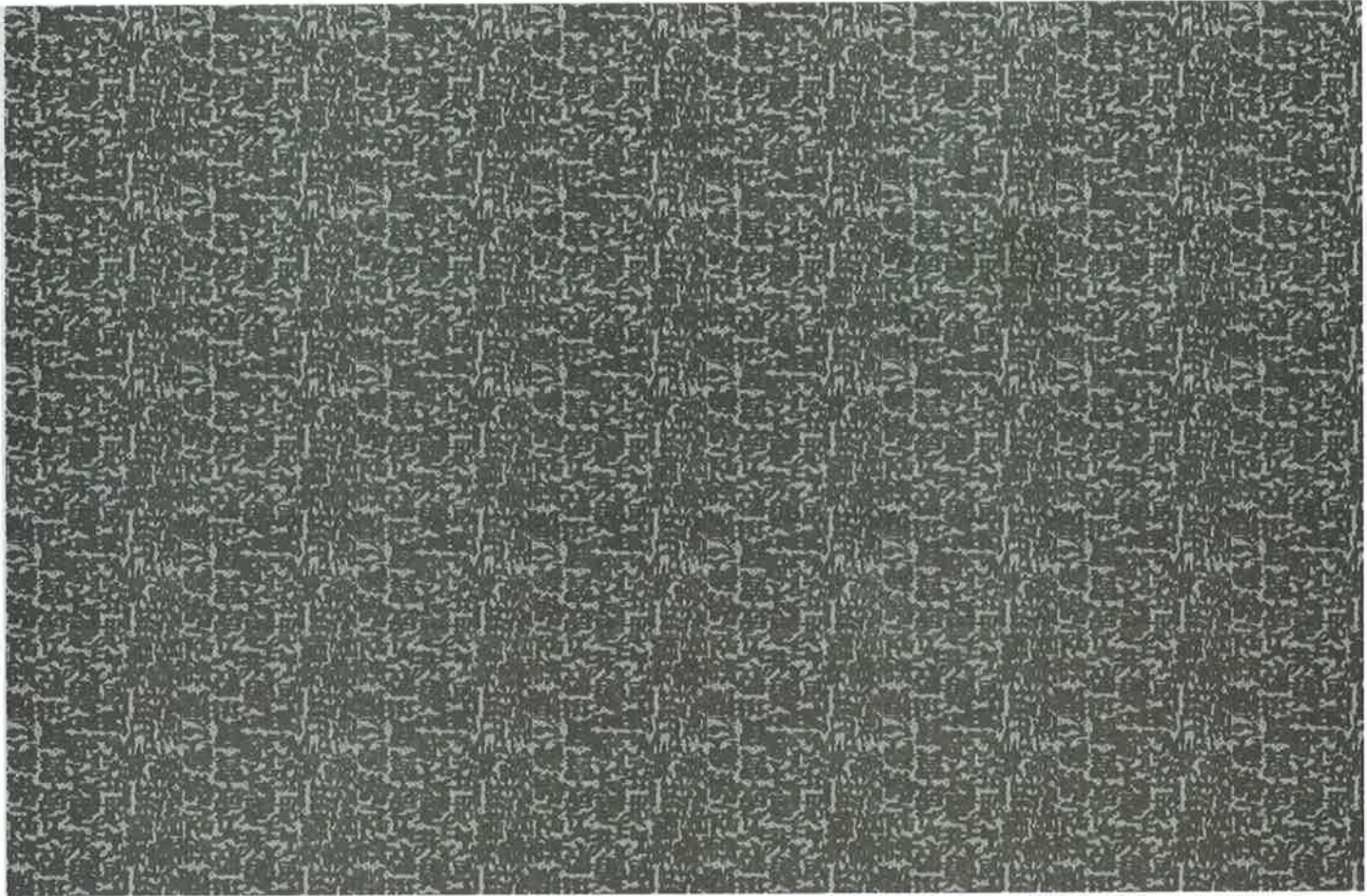
Please send all written correspondence to: Clerk of the Board
4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: December 27, 2010
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

PUB: December 31, 2010



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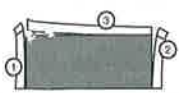
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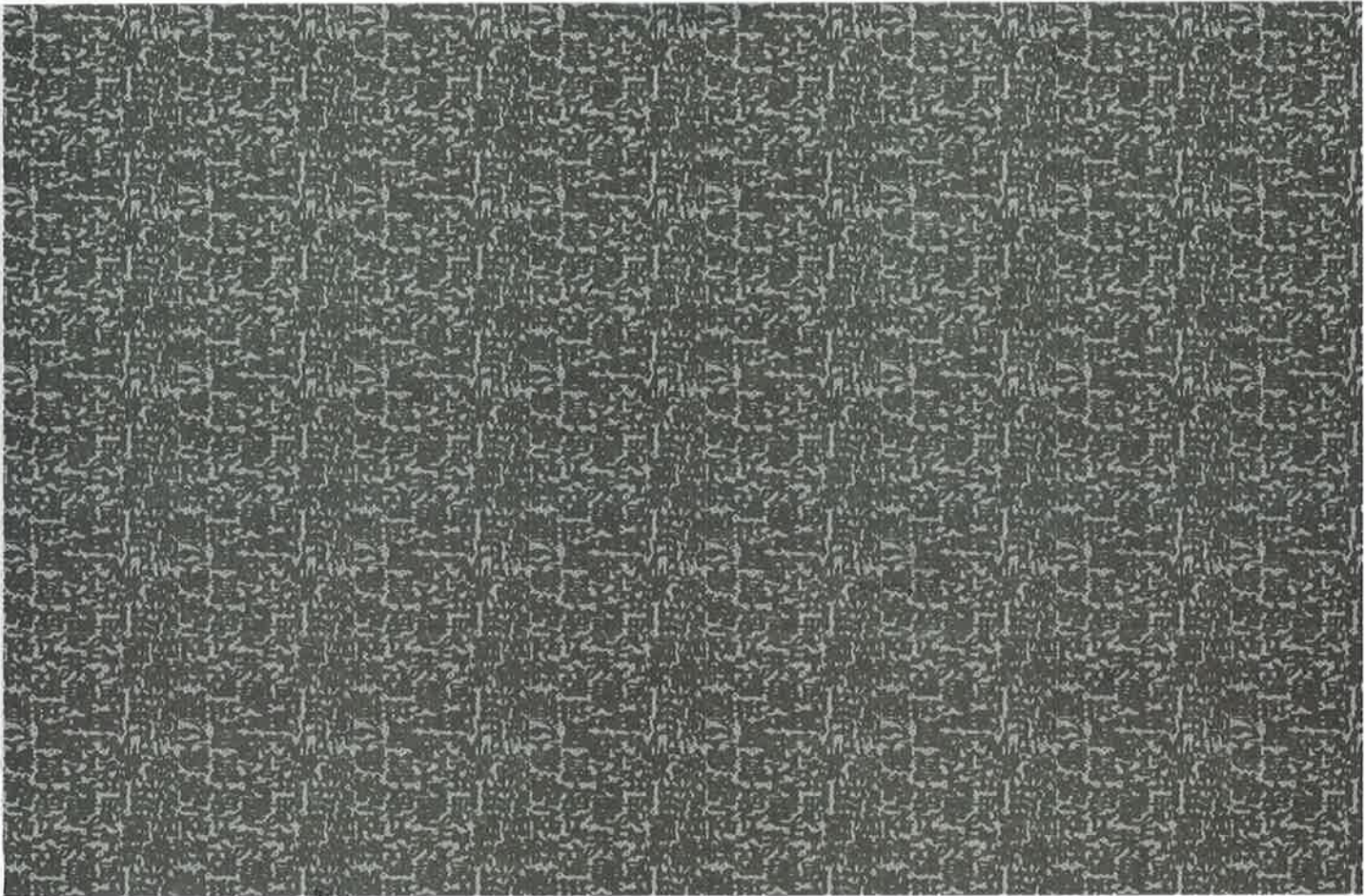
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