



California Regional Water Quality Control Board

Santa Ana Region



ida S. Adams
Secretary for
Environmental Protection

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

Arnold Schwarzenegger
Governor

September 17, 2009

Mr. Jeff Horn
Project Planner
Riverside County Planning Dept.
P. O. Box 1409
Riverside, CA 92502-1409

COMMENTS ON CONDITIONAL USE PERMIT (CUP) No. 3627, PROPOSED GREENWASTE COMPOSTING OPERATIONS, APN 452-080-052, 17490 BRIDGE STREET, SAN JACINTO, RIVERSIDE COUNTY

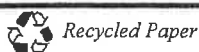
Dear Mr. Horn:

We have reviewed CUP No. 3627 for the proposed organic waste composting operations in San Jacinto. The CUP indicates that greenwaste, horse bedding, and cow manure are proposed for composting at the above-referenced agricultural-zoned property, most of which is located within a 100-year flood plain.

Based on our review and the information provided, we have the following comments:

1. The proponent is required to file a Report of Waste Discharge and obtain approval from the Land Disposal Section of the Regional Board for the proposed mixed waste composting operations.
2. The proposed composting facility must be designed, constructed, and maintained to protect it from inundation, and to contain onsite runoff resulting from a 25-year, 24-hour frequency storm. The composting pads and the runoff retention pond must be designed, constructed, and maintained to impede water infiltration. Because the proposed facility is located within the 100-year flood plain, it must be designed, constructed, and maintained to protect it from inundation resulting from a 100-year, 24-hour frequency storm.
3. The proposed facility must be designed, constructed, and operated to ensure that the base of any runoff containment structures shall be a minimum of five (5) feet above the highest anticipated elevation of underlying groundwater.

California Environmental Protection Agency



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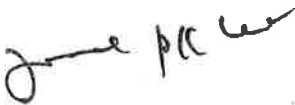
Mr. Jeff Horn
Riverside County Planning Dept.

- 2 -

September 17, 2009

If you have any questions, please contact me at (951) 782-3291.


Sincerely,



Joanne Lee
Water Resources Control Engineer
Land Disposal Section

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Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 1, 2009

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

RE: Plot Plan No. 24009

Proposal: The PP proposes the on-site composting, storing, and sale of green waste material for commercial and wholesale uses.

APN: 425-080-052

Dear Mr. Horn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Ramona Expressway, south of Bridge Street, east of Central Avenue, and west of Gilman Springs Road, in the San Jacinto Valley Area Plan.

The Department has the following comments:

1. The Department recommends consulting with the Department of Environmental Health, Local Enforcement Agency (LEA), to determine if a Solid Waste Facility Permit (SWFP) is required. If a SWFP is required, then the Project Site must be identified in the Non-Disposal Facility Element (NDFE) of the Countywide Integrated Waste Management Plan. This would require an amendment to the NDFE. In order to amend the NDFE, a recommendation of approval by the Local Task Force (LTF) is needed, followed by adoption of the NDFE amendment by the County Board of Supervisors.
2. The Department is responsible for ensuring the County's compliance with AB 939, the State's mandate of 50% solid waste diversion from landfills. As such, the Department requests the applicant provide detailed information regarding the proposed composting operation to include: material type, tonnage, and source of material.
3. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Thank you for the opportunity to review this proposal. Please continue to include the Department in future transmittals regarding this project. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner IV

Cc: Sam Martinez, Supervising Environmental Health Specialist, LEA

PD#61345v52



WHITTIER FERTILIZER
ONE STOP LANDSCAPE SUPPLY CENTER

January 8, 2008

To: Riverside County Planning Department
4080 Lemon Street
P.O. Box 1409
Riverside, Ca 92502-1409

From: Bob Osborn -- President
Whittier Fertilizer Company

Attention: Mr. Derek Hull
Principal Planner

Whittier Fertilizer Company has been a family owned business in the City of Pico Rivera, Ca since 1930. The family patriarch, then a dairyman's son, began composting the herd's manure and spreading it as a natural fertilizer in the numerous citrus and avocado orchards in the area.

As the years went by a small store was started to service a wider variety of customers. In the 1950's a bagging plant was completed and the company was able to supply a complete line of organic soils and amendments in both bag and bulk. Now, with over 50 employees, the company has grown to become a major supplier of all landscaping needs to nurseries, the professional trade and to local homeowners.

In 1994 we joined with the City of Pico Rivera by signing a contract to receive and compost green waste picked up at curbside by our local trash hauler to divert materials from the landfill and help the city comply with AB 939. This has also provided us with a good composted organic base for many of our organic products.

At about the same time we began purchasing products from Frank Fuentes. These products included bark fines, wood shavings, worm castings, perlite, soils, sand, and manure from horses, cows, and chickens. We now count heavily upon him as most of our formulations include both our green waste products and his organic materials. The reliability and dependability of Mr. Fuentes to deliver us quality products has been a key to the growth and expansion of our business.

Because of the working relationship developed between Frank Fuentes and Whittier Fertilizer Company, we plan to team up and expand our markets into the Inland Empire. Mr. Fuentes is ideally located for such a venture. Our vision is to create a complete landscape supply center similar to the one at the Pico Rivera location. There is a tremendous demand for the services we plan to implement.

(562) 699-3481
P.O. BOX 598, PICO RIVERA, CA 90660
9441 KRUSE ROAD, PICO RIVERA, CA 90660

Green Waste Recycling -- With over 14 years of experience in composting green waste, we have the knowledge and markets to continue expansion.

Manure Recycling -- Animal waste continues to be an issue for numerous public agencies and water boards. Our experience and history shows that we have the ability to manage materials and process them for sale in an environmentally sound way.

Organic Bagging -- With over 100 nurseries and 500 additional homeowner and professional accounts as current customers, we will be able to expand our markets beyond the Los Angeles/Orange County area.

Retail Landscape Store -- Many new communities are growing in the area and need the products and services we provide. A "one stop" store would benefit professionals and homeowners alike.

We believe our business plan will succeed because it is a win-win situation for both the public and private sectors. With increased demand to recycle reusable resources, agencies can look to us to help divert materials in a regulated environment. With these materials we can continue to make products that can be used in landscapes throughout Southern California.



EarthWorks
Soil Amendments, Inc.

*****FAX TRANSMISSION*****

DATE: January 22, 2008

FAX: 492-0811

TO: Frank Fuentes @ Fuentes Farms

FROM: Lefo Phororo

RE: Soil Amendments

PAGES: 1

Attn: Derek Hull, Principal Planner, County of Riverside, Planning Department

This fax transmittal serves as confirmation that Fuentes Farms and EarthWorks Soil Amendments have had a business relationship for approximately ten years. Fuentes Farms has supplied EarthWorks with amendments and trucking, and continues to do both on a daily basis. Currently, Fuentes Farms provides EarthWorks with approximately 350 truckloads of various finished products that EarthWorks sells into the landscape industry. Fuentes Farms is an integral part of EarthWorks' business.

If you have any questions or need further information, please don't hesitate to contact us.

Thank you.

1725 Agua Mansa Road
Riverside, CA 92509
www.ewsa.com



(951) 782-0260
(888) SOIL 2 YOU
fax (951) 782-0268

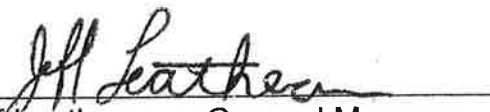


Valley-Wide Recreation & Park District
P.O. Box 907, San Jacinto, CA 92581
(951) 654-1505

ORDINANCE 460 – PARKLANDS

CONDITIONAL USE PERMIT NO. 3627

1. If there are any dwelling units planned, a Quimby (park) fee must be assessed on each residential unit.



Jeff Leatherman, General Manager
Valley-Wide Recreation and Park District

August 31, 2009

DEPARTMENT OF FISH AND GAME

Eastern Sierra - Inland Desert Region 6
San Jacinto Wildlife Area
Scott Sewell - Wildlife Habitat Supervisor
17050 Davis Road
Lakeview, California 92567
Office # (951) 928-0580
Fax # (951) 928-1196



January 23, 2008

Mr. Derek Hull
Riverside County Planning Department
4080 Lemon Street
Riverside, CA. 92502

Dear Mr. Hull

I'm writing this letter to you and your Department in support of Mr. and Mrs. Frank Fuentes and their soil amendment and nursery supply business. Mr. and Mrs. Fuentes business is located directly adjacent to our San Jacinto Wildlife Area. They have been our neighbor for 6 years and have remained in excellent status with us. The Department and I support the Fuentes's operation and would like to encourage the County of Riverside Planning Department to additionally support and help the Fuentes's in their business endeavors.

The Fuentes's business has been consistent with our department's goal of keeping open space and local soils of southern California available. The Fuentes's understand and comply with all of our Departments requests to ensure the highest quality of public safety, access, and right of ways.

The Fuentes business is not a distraction to the local area and is kept orderly. The soils and shavings are odorless and the dust is kept to a minimum. In fact, the Fuentes's business helps the local communities with local products and helps dispose of products that would normally be disposed of and add to the local overwhelming landfills. We would like to keep the Fuentes business as a neighbor and part of our local landscape of the Departments San Jacinto Wildlife Area.

A handwritten signature in black ink, reading "Scott R. Sewell", is written in a cursive style.

Scott Sewell
Wildlife Habitat Supervisor I
San Jacinto Wildlife Area



A  Sempra Energy company

Southern California Gas Company
1981 W. Lagonia Avenue
Redlands, CA 92374-9720

Mailing Address:
PO Box 3003, SC8031
Redlands, CA 92373-0306

August 31, 2009

**Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92522**

Attention: Jeff Horn

Re: Conditional Use Permit No. 3627 – EA42133

Dear: Mr. Horn

Thank you for the opportunity to review your plans for the above-referenced project. We have no comments or recommendations to submit on this particular development project.

If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Gerlach".

Lynn Gerlach
Technical Services Supervisor
South Inland Region



California Regional Water Quality Control Board

Santa Ana Region



inda S. Adams
Secretary for
Environmental Protection

3737 Main Street, Suite 500, Riverside, California 92501-3348
Phone (951) 782-4130 • FAX (951) 781-6288
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Project Planner
Riverside County Planning Dept.
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Riverside, CA 92502-1409

COMMENTS ON CONDITIONAL USE PERMIT (CUP) No. 3627, PROPOSED GREENWASTE COMPOSTING OPERATIONS, APN 452-080-052, 17490 BRIDGE STREET, SAN JACINTO, RIVERSIDE COUNTY

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California Environmental Protection Agency



Recycled Paper

Mr. Jeff Horn
Riverside County Planning Dept.

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September 17, 2009

If you have any questions, please contact me at (951) 782-3291.

Sincerely,

Joanne Lee
Water Resources Control Engineer
Land Disposal Section

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California Environmental Protection Agency



Recycled Paper

County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: September 16, 2009

TO: Jeff Horn, Project Planner
FROM: Alice Beasley, EHS IV
RE: LEA Conditions for CUP 3627

Please add the following Local Enforcement Agency (LEA) comments and conditions to CUP 3627.

1. A green material composting facility that has up to 12,500 cubic yards of feedstock, compost, or chipped and ground material on-site at any one time shall comply with the Enforcement Agency (EA) Notification requirements set forth in Title 14, California Code of Regulations, Division 7, Chapter 5.0, Article 3.0 (commencing with section 18100).
2. All compostable material handling operations and facilities shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Enforcement Agency (EA) with the EA Notification or permit application.
3. The application package shall be submitted to:

Riverside County Department of Environmental Health
Attention: Alice Beasley
P.O. Box 1280
Riverside, CA 92502
4. Only green material as defined by Title 14, section 17852 (a) (21) shall be accepted on this site. Green material feedstock includes, but is not limited to, yard trimmings, untreated wood wastes, natural fiber products, construction and demolition wood waste, manure and paper products. Green material does not include food material, biosolids, mixed solid waste, material processed from commingled collection, wood containing lead-based paint or wood preservative, mixed construction or mixed demolition debris.
5. In order for a feedstock to be considered green material, as defined in section 17852 (a) (21), the following requirements shall be met:

- The feedstock shall undergo load checking to ensure that physical contaminants are no greater than one (1.0) percent of total weight. Load checking shall include both visual observation of incoming waste loads and load sorting to quantify percentage of contaminating materials.
 - A minimum of one percent of daily incoming feedstock volume or at least one truck per day, whichever is greater, shall be inspected visually. The load shall be rejected if physical contaminants are greater than one percent of total weight.
6. The composting facility shall meet the state minimum standards for general operating, sampling requirements, and general record keeping requirements pursuant to Title 14, CCR, Chapter 3.1, Article 6, 7, and 8.
7. "Disposal" means:
- Stockpiling of compostable material onto land for a combined period of time greater than six months, or agricultural and green material for twelve months on prime agricultural land as defined in Government Code section 51201, unless the RWQCB in consultation with the LEA makes a written finding that the material may remain within the operations area for a period of time greater than specified.



RIVERSIDE COUNTY FIRE DEPARTMENT

In cooperation with the
California Department of Forestry and Fire Protection

2300 Market Street, Suite 150 • Riverside, California 92501 • (951) 955-4777 • Fax (951) 955-4886

John R. Hawkins
Fire Chief

Proudly serving the
unincorporated
areas of Riverside
County and the
Cities of:

- Banning
- ◆
- Beaumont
- ◆
- Calimesa
- ◆
- Canyon Lake
- ◆
- Coachella
- ◆
- Desert Hot Springs
- ◆
- Indian Wells
- ◆
- Inn
- ◆
- Lake Elsinore
- ◆
- La Quinta
- ◆
- Moreno Valley
- ◆
- Palm Desert
- ◆
- Perris
- ◆
- Rancho Mirage
- ◆
- San Jacinto
- ◆
- Temecula

Board of Supervisors

- Bob Buster,
District 1
- John Tavaglione,
District 2
- Jeff Stone,
District 3
- Roy Wilson,
District 4
- Marion Ashley,
District 5

Date: 9-21-09/ 1-20-09 See sections in Blue

Re: CUP 3627

To: **Ralph L. Schilcher, Jr.** Senior Designer
Albert A. Webb Associates
3788 McCray St | Riverside, CA 92506
T. 951.248-4230 | F. 951.788.1256
ralph.schilcher@webbassociates.com | www.webbassociates.com

The following calculations were based the Joules per unit mass or potential BTU output of the compost Manure per pound. In addition to this the size and body of material, high ambient temperatures, thermal insulation properties, fibrous nature and porosity of material, critical stacking temperature and length of time undisturbed are all factors that must be considered.

Special cases: When water is present in spontaneous combustible material, special considerations apply. First it is necessary to note that endothermic evaporation would be partly expected to partly offset some of the heat generation by the exothermic reactions taking place. We are also looking for a spatially uniform temperature within the stacks to indicate a well-stirred body.

There is quite a few ways to try to achieve our objectives and unfortunately, none of which are simplistic in nature

Specific Heat:

The specific heat of a substance defines the amount of heat it absorbs as its temperature increases. It is expressed as the amount of thermal energy required to raise unit mass of a substance by 1 degree, and its units are J/kg·K. Water has a specific heat of 4200 J/kg·K. Specific heats vary over a considerable range from 460 J/kg·K for steel to 2400 J/kg·K for oak. Values of specific heat are relevant to fire protection because they define the amount of heat required to raise the temperature of a material to a point of danger or the quantity of heat that must be

82-675 Highway 111, 2nd Floor • Indio, California 92201 • (760) 863-8886 • Fax (760) 863-7072
39493 Los Alamos Road • Murrieta, California 92563 • (951) 600-6160 • Fax (951) 600-6164

removed to cool a burning solid to below its firepoint. One reason for the effectiveness of water as an extinguishing agent is that its specific heat is higher than that of most other substances (4200 J/kg·K).

Latent Heat and Heat of Gasification:

A substance absorbs heat when it is converted from a solid to a liquid or from a liquid to a gas. This thermal energy is called latent heat. Conversely, heat is released during conversion of a gas to a liquid or a liquid to a solid.

Latent heat is the quantity of heat absorbed by a substance passing between liquid and gaseous phases (latent heat of vaporization) or between solid and liquid phases (latent heat of fusion). A small number of compounds (e.g., naphthalene) go directly from the solid phase to the vapor phase without any chemical change, a transition known as sublimation. This is associated with a latent heat of sublimation. Latent heats are measured in joules per unit mass (J/kg). The latent heat of fusion of water (normal atmospheric pressure) at the freezing or melting point of ice (0°C) is 333.4 kJ/kg; the latent heat of vaporization of water at its boiling point (100°C) is 2257 kJ/kg. The large heat of vaporization of water is another reason for the effectiveness of water as an extinguishing agent. It requires 3 MJ to convert 1 kg of ice at 0°C to steam at 100°C. The latent heats of most other common substances are substantially less than that of water. Thus, the heat absorbed by water evaporating from the surface of a burning solid is a major factor in reducing its temperature and thus reducing the rate of pyrolysis and preventing flame spread to adjacent hot surfaces.

The term *heat of gasification* (L_g in Equation 1) is used to describe the amount of energy that is required to produce unit mass of flammable vapor from a combustible solid that is initially at ambient temperature. Unlike sublimation, chemical decomposition (pyrolysis) of the parent molecules occurs during the process. Heat of gasification is very important because it determines the amount of flammable vapor supplied to a fire in response to a given supply of heat to the pyrolyzing surface.

The composting process benefits from the ability of the mix of ingredients and microbes to be self-heating. This property drives compost drying, physical degradation, and especially the regulated requirements of pathogen kill and vector attraction reduction. All the operator has to do to kick off the heating cycle is furnish the compost biology with appropriate environmental and nutritional requirements. In turn, this vigorous biology loses about a third of the energy produced as heat - and it is this heat we count on to make the composting process successful. But it is also this heat that can get operators in trouble.

Microbially generated heat - or what I call a "Biological Fire" - is the match that can lead to spontaneous combustion, a chemical fire with smoking embers, and at worst, flames. While surface fires nearly always are caused by human or external situations, spontaneous combustion is the result of failing to control the internal pile temperature. In both cases, the source of this energy is oxidation of organic matter, or volatile solids. Water, carbon dioxide, energy and other gases are given off, leaving a residue. In the case of the composting process, waste energy is generated as heat, and the residue is compost.

For spontaneous combustion to occur, heat from both biological oxidation and chemical oxidation is needed. The biology of the process can bring the temperature up through 55°C to assure pathogen kill, but will continue to rise into the 70°C to 80°C range, where chemical oxidation takes over as the predominant energy source and biological death occurs. Unless immediate action reduces this temperature, a compost fire is very likely. In short, both biological and chemical oxidation - combined with retention of the heat in a pile - are required for spontaneous combustion.

A FEW ENERGY DEFINITIONS

Before going any further, three terms need to be defined: BTU, temperature versus heat energy, and heat capacity. One BTU is the quantity of energy required to heat one pound of water one degree Fahrenheit. In other words, when you pick up a pint of beer, and hold it in your hand for a bit, by the time that beer has been warmed 1°F, you have transferred 1 BTU of energy to the beer. That's a BTU.

Next are temperature and heat. Temperature is a sensory measurement, how it "feels," and can be measured with a thermometer. Heat, on the other hand, is based on how much work, such as warming compost, can be done - the "quantity" of energy. For example, a match flame is really hot, but a bathtub full of warm water has a lot more heat energy if you are trying to warm up your body.

Heat capacity is the amount, or quantity, of energy per unit mass that a material will "soak up" before its temperature changes. For example, water needs to absorb one BTU to experience a temperature change of 1°F. In contrast, when organic matter soaks up one BTU, its temperature will rise 4°F. This is one reason why dry clothes warm up faster than damp or wet clothes. And, of course, why overly wet compost piles may be slow to warm up, an important consideration during cold weather when heat demands to achieve regulatory-required temperatures are greatest.

The next step is to connect this energy or thermodynamics information to the composting process. Perhaps 75 percent of the half billion BTUs in the 400 ton compost mix example used above will be released in the first two weeks of composting. It takes about 500,000 BTUs to raise the temperature of the 400 tons of compost 1°F. Putting this together suggests that if the heat is released uniformly and no heat is lost from the pile (an unlikely scenario), a theoretical temperature change of about 54°F per day for two weeks is calculated. So there is plenty of heat available to get the pile into the danger zone. But few piles get so hot so fast. One reason of course is that the temperature achieved would quickly and completely sterilize the pile of compost thus eliminating any heat generated by microbes. Other factors also will minimize temperature increases.

In reality, this heat is lost from compost piles in a variety of ways. Two important losses come through pile aeration. Heat generated within the pile evaporates water. In our example, about 70 million BTUs may be absorbed by evaporation. Second, either natural or mechanical ventilation carries heat evaporated moisture out of the pile, releasing it to the environment. Without this ventilation, excessive heat buildup is possible.

RECIPE FOR A COMPOST FIRE

So what situation(s) can lead to a fire? Here's what can happen with a low moisture, large pile with little air exchange, combined with water getting into the pile in a place where there is enough air to support biological activity and chemical oxidation, but not enough to cool the pile.

An old, dry compost pile, or a pile of overs screened out of the finished product, is a case in point. Water seeping into the dry compost can restart microbial activity and initiate reheating. A "macropore" or crack from the hot spot to the surface often develops into a vent, or chimney. Air movement up through this vent draws more oxygen into the hot spot where heat is being generated, rapidly escalating the transition from a biological fire to smoke and glowing embers. Appearance of this hot, humid air at the surface can be an important indicator that heating is taking place inside the pile. Similarly the deep seated nature of the burning started by spontaneous ignition can be difficult to extinguish completely, often re-igniting days after apparent extinction.

Vents can be identified in the cooler times of the day when the condensing mist from the vent shows up most easily. As the mist emerges from the pile, condensation on the surface discolors the compost around the vent. Sometimes, mushrooms may be growing there. Walk the top of your piles weekly and look for these vents. Insert your temperature probe right down into the vent to look for excessive temperatures as an early warning sign.

Probing the vent will give us an indication of the hottest temperatures within the pile. While detecting an internal temperature of 80°C to 90°C does not guarantee a compost fire, probability of a fire rapidly escalates at this temperature.

RULES FOR FIRE PREVENTION

Rule #1. Set up a meeting with your local fire department. Discuss compost fires, and agree on guidelines on how to handle compost fires once they begin. **You have already begun this process.**

Rule #2. Assure adequate ventilation of the pile to release heat and increase evaporation of water, a heat absorbing process. Ventilation can be achieved by turning the pile or using a mechanical aeration system. Ventilation can also be improved by constructing narrower, shallower windrows or piles, generally less than 6-feet deep. **This is already being accomplished by what is stated on the plans.**

Rule #3. Avoid pile depths greater than 12-feet, and watch for vents in deep piles. Use these vents to monitor internal pile temperatures. **This is also stipulated with the depth of the piles.**

Rule #4. Locate the hot spot before it turns into a fire. Monitor temperature of all piles on a weekly basis, seeking out the hottest spot in the pile. For this proactive monitoring, we are totally uninterested in the average pile temperature (a useless bit of information at this point). **We need to know the hottest spot in the pile.**

Rule #5. If you have a fire, it needs to be located in the pile. That is usually accomplished by very carefully using a large wheel loader to open up the pile. A fire hose should be available as the loader removes material to spray directly onto burning embers - or a burning loader. The fire department or an in-house fire brigade should be on stand-by as the pile is opened. Don't underestimate the damage - physical or political - a smokey fire can do.

Rule #6. As Smokey the Bear knows best, only you can prevent [compost] fires. **Prevention is the only adequate solution to avoiding dangerous and expensive fires at compost facilities.**

With this being said the following theoretical evaluation is performed.

1 cubic foot of Manure weighs 62.4 lbs approximately with a 60 to 70% moisture content. This evaluation is based on this moisture content being consistent and shall be required to be monitored in accordance with Title 14 of the California Code of Regulations.

The largest contingent pile was used of 15,000 cuft (62.4lbs) = 468 tons or 936000 lbs roughly

10,000 BTU per pound, 655,200 pounds of moisture leaving 280,800 lbs of dry material of which 70 percent was volatile solids 196,000lbs. Eighteen percent, or about 35,380.8 or 17.6904 tons, of the volatile solids are considered biodegradable. Some sources suggest that oxidation of volatile solids, whether chemical or biological, generates about 10,000 BTUs per pound

$10,000 \times 35,380.8 = 353,808,000$ BTU per 15,000 cubic feet area potentially under the right conditions about 80,000,000 btu will be released through evaporation leaving 273,808,000 BTU max potential.

1 gallon of Water absorbs approximately 9,330 BTUs

$273,808,000$ BTU divided by 9,330 BTU per lb of water absorbed = 29,347.9 gallons

This formula is assuming all heat will be absorbed by the water applied and that penetration will be achieved by application. This is also good if none of the water is producing run off and do to the reasonability of such applications cannot be realistically applied the following shall occur.

Wet water is probably the best application to provide proper penetration into the pile do to water having a high cohesion ability and is tougher to the hot spots deep in the pile. The product is designed to help fight stubborn, smoldering fires in upholstery, bedding, paper, hay, brush and compost. Treated water penetrates more quickly, extinguishing the blaze with only 1/3 as much water. For increasing the wetting ability of water used in fire fighting, use 1 gallon to up to 500 gallons of water.

CONCLUSION:

Title 14 CCR Section 17419.2. Water Supply.

A safe and adequate water supply for drinking and emergency use (i.e.: first aid) shall be available.

- 1. The water storage shall be in the amount of 29,300 gallons reduced by 2/3rds to reflect the phasing exhibit 1/6/2010. This was also determined based on current operations site and newly proposed site location. The above amount shall consist of a stand alone tank with specific location for access and built to department information bulletin to be provided upon approval of project by Mr. Wagner. This shall pertain to phase I of the**

project with further evaluation to be considered at the start of phase II. Operating permit shall ensue all phases to be written by the Assistant Fire Marshal at permit issuance.

2. The pile heights shall be no greater than six feet, with accumulative piles no greater than 15,000 cubic feet.
3. A plan indicating yard hydrants and hose station shall be determined by the Assistant Fire Marshal. (Shall not be required at this time)
4. Tank and Hydrant setup shall be set up with sufficient drafting capabilities and at no point shall a yard hydrant be higher than the discharge side of the tank.
5. There shall be no more than 324,000 cubic feet of material on site at any given time.
6. Constant monitoring of hot pockets are to be done with no pocket achieving a reading greater than 140 degrees and then pile would be required to be turned.
7. Pile aisle widths shall be no less than 10 feet.
8. Title 14 CCR Section 17415.2. Fire Fighting Equipment.
Each Facility shall have fire suppression equipment continuously available, properly maintained and located as required by the local fire authority.

When stockpiling chips or compost be sure to plan for the possibility of fires. Fires can be a problem in outdoor composting operations. Because the inside of the windrows should be damp, compost normally burns poorly. However, if the material does dry out and gets too hot, combustion can occur. Organic material can ignite spontaneously at moisture contents between 25 and 45 percent. This sometimes happens to stored hay or silage, and can happen to compost as well. First, however, the material has to heat to over 200EF (92EC), which typically requires a pile over 12 feet high. Keeping the windrows under 10 feet high, and turning the compost when temperatures exceed 140EF (60EC), is good compost management and provides fire protections as well. In the event of fire, whether by spontaneous combustion or vandalism, the site must have delivery capacity and an adequate water supply. Maintain clear aisles between windrows to provide easy access in case of fire.

Emergency response kit

Compost facilities should consider creating an emergency response kit as part of their overall fire prevention plan. The kit should be designed for easy access and portability. In an emergency, the kit could be placed on a front-end loader or forklift and rushed to the fire scene. Each facility should evaluate its own emergency response needs to build their kit.

1. 400 feet of fire hose (1 1/2 inch diameter)
2. One 1 1/2 inch fire hose Y
3. Two 1 1/2 inch diameter fire hose nozzles
4. One fire hydrant wrench
5. Two ABC 20-pound fire extinguishers, additional extinguishers will most likely be conditioned depending on the size of the operation.
6. Keys for the necessary equipment.
7. Response card with instructions for fire pump operation and an emergency call list (if one is to be available).
8. Depending on size of operation a Fire Brigade should be established.

9. Always call 911 immediately.

These requirements are for emergency response and necessary Fire protection measures. This list in no way should be considered as a complete list for approval of the project. Additional conditions in regards to access, road base measures, clearances, Knox applications, hydrant distributions, signage and other mitigations should be established with the Fire Marshal. All other requirements remaining within this document, including changes shall be required. Changes not required will be as indicated.

Respectfully,
Todd Letterman RCFD
Fire Protection Engineer, CET, CFPS

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUPO3627 DATE SUBMITTED: 7.30.09

EA 42133 GFG 05486

APPLICATION INFORMATION

Applicant's Name: Frank & Melinda Fuentes E-Mail: melindafuentes27@aol.com

Mailing Address: 698 Dearoff Drive
Hemet, CA 92544
City State ZIP

Daytime Phone No: (951) 378-8740 Fax No: (951) 492-0811

Engineer/Representative's Name: Albert A. Webb Associates E-Mail: sam.farjo@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 320-6017 Fax No: (951) 788-1256

Property Owner's Name: Frank & Melinda Fuentes E-Mail: melindafuentes27@aol.com

Mailing Address: 698 Dearoff Drive
Hemet, CA 92544
City State ZIP

Daytime Phone No: (951) 378-8740 Fax No: (951) 492-0811

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

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

ADDITIONAL OWNER FOR CUP SUBMITTAL APN:425-080-052, 057, 060

LG Holding Company, LLC
1156 N. Mountain Avenue
Upland, CA 91786

E-Mail: andy.petitjean@lewisop.com

Daytime Phone No.. (909) 946-7540

Fax No. (909) 949-6795

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

FRANK FUENTES, MELINDA FUENTES
PRINTED NAME OF APPLICANT

Francisco Fuentes *Melinda Fuentes*
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

FRANK FUENTES MELINDA FUENTES
PRINTED NAME OF PROPERTY OWNER(S)

Francisco Fuentes *Melinda Fuentes*
SIGNATURE OF PROPERTY OWNER(S)

NUEVO DEVELOPMENT COMPANY, LLC

PRINTED NAME OF PROPERTY OWNER(S)

PLEASE SEE ATTACHED SIGNATURE PAGE

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 425-452-080-052, 057, 060

Section: 36 Township: 35 Range: 2W
1 45 2W

Approximate Gross Acreage: 57.41

General location (nearby or cross streets): North of Central Avenue, South of

Gilman Springs Road, East of Bridge Street, West of Slegers Street

Thomas Brothers map, edition year, page number, and coordinates: 2008, PG 389 Grid E7
2008, PG 749 Grid J5

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 25, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept of Bldg & Safety 2nd Floor
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
Riverside Transit Agency

Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
5th District Supervisor
5th District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
San Jacinto Unified School Dist.
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS District #8
Reg. Water Qlty. Control Brd. (Santa Ana)

South Coast Air Qlty. Mgmt. Dist. (SCAQMD)
Eastern Information Center (UCR)
California Fish and Game
U.S. Fish and Wildlife
U.S. Postal Service (San Bernardino)
Rural Community United c/o Aida Martin
Friends of Nuevo Community c/o Kaye H.
Sue Nash
Friends of Northern San Jacinto Valley

CONDITIONAL USE PERMIT NO. 3627 – EA42133 – 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 – 40.7 Gross Acres – Heavy Agriculture -10 Acre Minimum (A-2-10) Zoning - **REQUEST: The Conditional Use Permit proposes to process manure and organic waste compost into fertilizer. Development includes onsite grinding facilities, a 1440 sq. ft. modular office, 1.81 acres for windrows, 0.34 acres for finished product, 0.15 acres for equipment storage, 8.34 acres of drainage improvements, a private road, and 10 surface parking spots, one designated for persons with disabilities. 27.03 acre will remain undeveloped, most-which lie with the boundaries of a Flood Plain. - APN: 425-080-052 - Related Cases: PP24009, CUP03512.**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 17, 2009.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Jeff Horn, Project Planner**, at (951) 955-5719 or email at jhorn@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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 6/30/2010,

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

APN (s) or case numbers CUPO3627 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 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

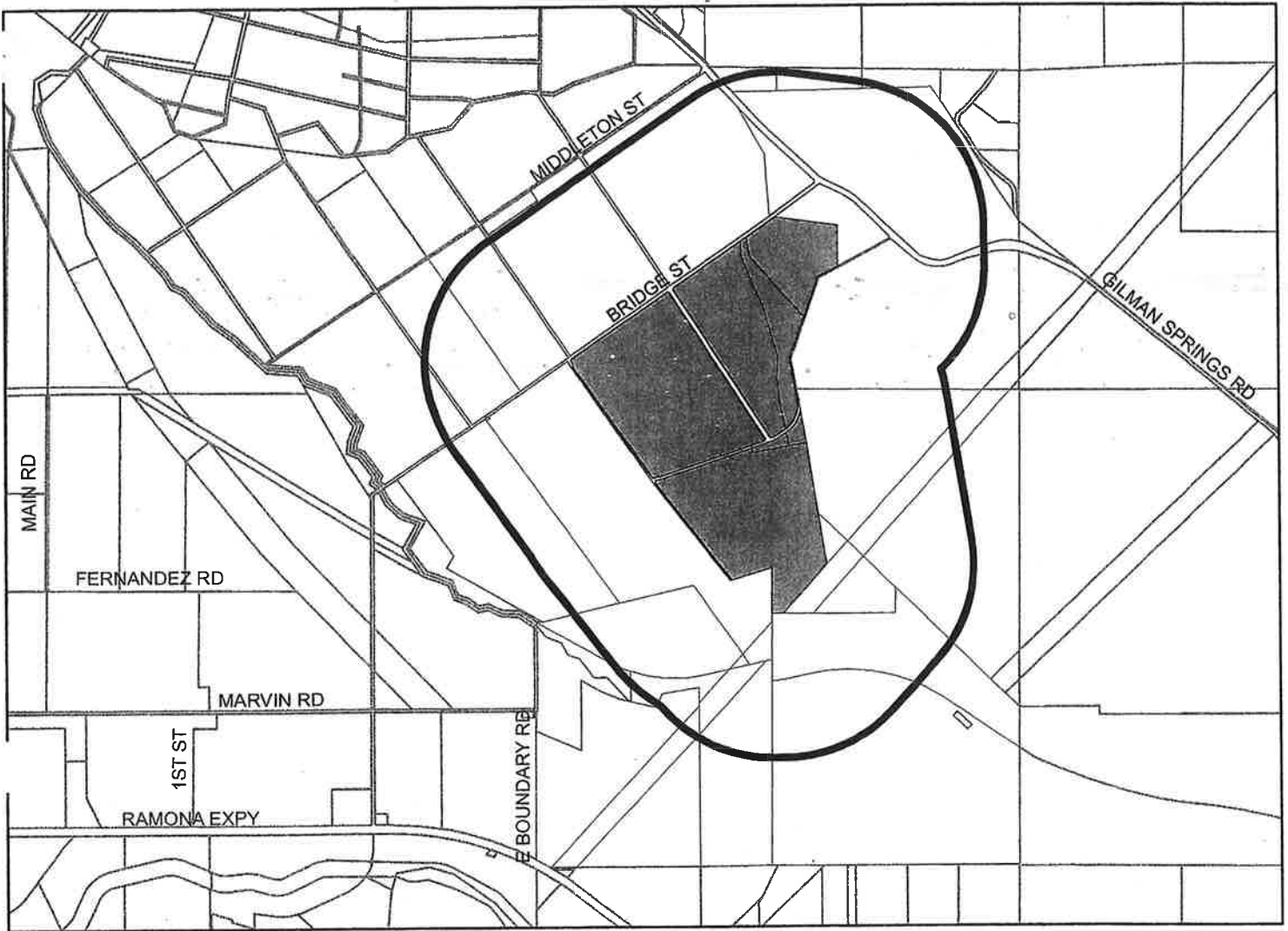
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

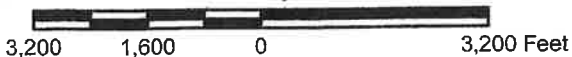
✓ 7/1/10 
EXPIRES: 12/30/11

2400 feet buffer



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 423-150-004 | 423-150-005 | 423-220-005 | 425-080-064 | 425-080-050 | 425-070-004 | 423-240-023 | 423-240-024 | 423-240-001 | 425-070-002 |
| 425-070-023 | 425-080-015 | 425-080-016 | 425-080-018 | 425-080-019 | 425-080-032 | 425-080-033 | 425-080-038 | 423-240-026 | 425-080-068 |
| 425-080-068 | 425-080-067 | 425-080-067 | 425-080-067 | 425-080-057 | 425-070-019 | 425-070-021 | 425-070-020 | 425-070-022 | 425-070-027 |
| 425-070-030 | 425-080-034 | 423-220-004 | 423-240-002 | 423-230-010 | 425-070-014 | 425-070-026 | 425-070-025 | 425-070-024 | 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.



ATTN: Nate Picket
 CALTRANS District #8
 464 W. 4th St., 6th Floor
 Main Stop 728
 San Bernardino, CA 92401-1400

Centralized Correspondence,
 Southern California Gas Company
 P.O. Box 3150
 San Dimas, CA 91773

East Sierra and Inland Deserts, Reg. 6
 California State Dept. of Fish & Game
 3602 Inland Empire Blvd., # C220
 Ontario, CA 91764

ATTN: Elizabeth Lovsted
 Eastern Municipal Water District
 2270 Trumble Rd.
 P.O. Box 8300
 Perris, CA 92570

ATTN: Division Manager
 Ecological Service,
 U.S. Fish & Wildlife Service
 6010 Hidden Valley Rd.
 Carlsbad, CA 92011

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

Friends of Nuevo Community Council
 22010 Polley St.
 Nuevo, CA 92567

Processing & Distribution Center,
 U.S. Postal Service
 1900 W. Redlands Blvd.
 San Bernardino, CA 92403-9997

ATTN: Executive Officer
 Reg. Water Quality Control Board #8
 Santa Ana
 3737 Main St., Suite 500
 Riverside, CA 92501-3348

ATTN: Michael McCoy
 Riverside Transit Agency
 1825 3rd St.
 P.O. Box 59968
 Riverside, CA 92517-1968

ATTN: Aida Martin
 Rural Community United
 P.O. Box 760
 Aguanga, CA 92536

San Jacinto Unified School District
 2045 S. San Jacinto Ave.
 San Jacinto, CA 92583-5626

ATTN: Steve Smith
 South Coast Air Quality Mngmt. Dist.,
 Los Angeles County
 21865 E. Copley Dr.
 Diamond Bar, CA 91765-4178

Southern California Edison
 2244 Walnut Grove Ave., Rm 312
 P.O. Box 600
 Rosemead, CA 91770

ATTN: Jeffrey R. Leatherman,
 General Manager
 Valley-Wide Recreation & Park District
 901 W. Esplanade
 P.O. Box 907
 San Jacinto, CA 92582

Applicant/Owner:
 Frank & Melinda
 689 Dearoff Dr.
 Hemet, CA 92544

Eng-Rep:
 Alber A Webb Associates
 3788 McCray St.
 Riverside, CA 92506

Applicant/Owner:
 Frank & Melinda
 689 Dearoff Dr.
 Hemet, CA 92544

Eng-Rep:
 Alber A Webb Associates
 3788 McCray St.
 Riverside, CA 92506

APN: 423220005, ASMT: 423220005
 DEPT OF FISH & GAME WILDLIFE CONSERVATION
 C/O WILLIAM L GALLUP
 1807 13TH ST STE 103
 SACRAMENTO CA 95814

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

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

APN: 425080032, ASMT: 425080032
 LAUDA FAMILY LTD PARTNERSHIP
 C/O BERTRAND LAUDA
 35750 RAMONA EXY
 SAN JACINTO CA 92582

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

APN: 425080033, ASMT: 425080033
 LAUDA FAMILY LTD PARTNERSHIP
 C/O BERTRAND LAUDA
 35750 RAMONA EXPY
 SAN JACINTO CA 92582

APN: 425070004, ASMT: 425070004
 GEORGE R PHILLIPS
 990 WILSHIRE BLV NO 1500
 S ANGELES CA 90017

APN: 425080038, ASMT: 425080038
 LAUDA FAMILY LTD PARTNERSHIP
 C/O BERTRAND LAUDA
 35750 RAMONA EXY
 SAN JACINTO CA 92582

APN: 423240001, ASMT: 423240001
 KENNEDY HILLS ENTERPRISES
 STE 260
 6621 E PACIFIC COAST HWY
 LONG BEACH CA 90803

APN: 423240026, ASMT: 423240026
 LAUDA FAMILY LTD PARTNERSHIP
 C/O BERTRAND LAUDA
 35750 RAMONA EXPY
 SAN JACINTO CA 92582

APN: 425070023, ASMT: 425070023
 LAKEVIEW PROP
 C/O JOYCE AMATO
 11292 WESTERN AVE
 STANTON CA 90680

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

APN: 425080015, ASMT: 425080015
 LAUDA FAMILY LTD PARTNERSHIP
 C/O BERTRAND LAUDA
 35750 RAMONA EXY
 SAN JACINTO CA 92582

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

APN: 425070019, ASMT: 425070019
CARDO ALMEJO, ETAL
562 MCGOWANS PASS
MURRIETA CA 92563

APN: 425080034, ASMT: 425080034
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

APN: 423230010, ASMT: 423230010
STATE OF CALIF
C/O DAVID MEANS
1807 13TH ST STE 103
SACRAMENTO CA 95814

APN: 425070024, ASMT: 425070024
SYBRANDY INV CO
C/O SIMON SYBRANDY
245 ANON CT
CHINO CA 91710

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

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director
Planning Department
Carolyn Syms Luna · Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42133, Conditional Use Permit No. 3627

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

2010091074

State Clearinghouse Number (if submitted to the State Clearinghouse)

Melinda Fuentes, 698 Deardoff Drive Hemet, CA 92544

Project Applicant

Address

Northerly of Ramona Expressway, southerly of Bridge St. and west of Gilman Springs Road

Project Location

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 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.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 3, 2010, and has made the following determinations regarding that project:

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

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


Signature

Project Planner

Title

10/1/10

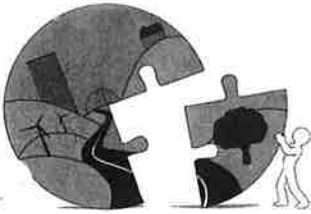
Date

Date Received for Filing and Posting at OPR: _____

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

Please charge deposit fee case#: ZEA42133 ZCFG5486

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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: Planning Commission

Person Verifying Adoption: Matt Straite Date: November 3, 2010

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 Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42133 ZCFG5486

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R0902820

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

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

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

Received from: FUENTES FRANCISCO \$64.00
paid by: CK 30323
FISH & GAME FEE FOR EA42133
paid towards: CFG05486 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 02, 2009 11:45
SBROSTRO posting date Mar 02, 2009

| Account Code | Description | Amount |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$64.00 |

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * I1002274

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

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

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

Received from: FUENTES FRANCISCO \$2,010.25
paid by: VI 042885
FISH & GAME FEE FOR EA42133
paid towards: CFG05486 CALIF FISH & GAME: DOC. FEE
at parcel:
appl type: CFG3

By _____ Aug 09, 2010 11:02
JCMITCHE posting date Aug 09, 2010

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

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

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 30, 2010

REVIEWED BY EXECUTIVE OFFICE

DATE

Jennifer Sargent

Departmental Concurrence

SUBJECT: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF 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 Acre Min.) and Open Space: Conservation (OS:C) - Location: Northerly of Ramona 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 totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1,440 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 spaces including one accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain.

RECOMMENDED MOTION:

DENIAL of the APPEAL TO CONDITIONAL USE PERMIT NO. 3627; and,

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42133, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc *ms*

(continued on attached page)

Dep't Recomm.: Policy
Per Exec. Ofc.: Policy
 Consent
 Consent

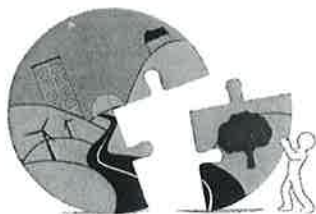
Prev. Agn. Ref. 11/30/10: Item No.1.5 | **District:** Third | **Agenda Number:**

APPROVAL of **CONDITIONAL USE PERMIT NO. 3627**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

The Project was approved by the Planning Commission on November 3, 2010 and set for the Board of Supervisors' Receive and File agenda for November 30, 2010. The appeal was filed on November 29, 2010, prior to the Board of Supervisors' meeting.

Planning Staff finds that the justification for the appeal is unjustified (see attachment for detailed analysis). Planning Staff continues to recommend approval of the project as outlined in the recommendations below.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: December 16, 2010

TO: Clerk of the Board of Supervisors

01.11.2011

FROM: Planning Department - Riverside Office p.m.

SUBJECT: APPEAL OF PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3627 – Intent to Adopt a Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise and The Californian

Need Director's signature by December 16, 2010
This item is pre-scheduled for the January 11, 2011 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5486)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director



APPLICATION FOR APPEAL

DATE SUBMITTED: November 29, 2010

Appeal of application case No(s): Conditional Use Permit 3627

Name of Advisory Agency: Riverside County Planning Commission
List all concurrent applications

Date of the decision or action: November 3, 2010

Appellant's Name: Tom Paulek, Conservation Chair E-Mail: atpaul44@earthlink.net

Mailing Address: Friends of Northern San Jacinto Valley / P O Box 4036
Idyllwild CA 92549
City State ZIP

Daytime Phone No: (951) 368-4525 Fax No: () NA

*Set for Hrg.
01.11.2011
Ali*

| ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED | HEARING BODY TO WHICH APPEAL IS BEING MADE | APPEAL TO BE FILED WITH |
|--|--|--|
| Planning Director | <ul style="list-style-type: none"> Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. Planning Commission for: all other decisions. | <ul style="list-style-type: none"> Clerk of The Board for: Appeals before the Board of Supervisors. Planning Department for: Appeals before the Planning Commission. |
| Planning Commission | Board of Supervisors | Clerk of the Board of Supervisors |

| TYPE OF CASES BEING APPEALED | FILING DEADLINE |
|---|--|
| <ul style="list-style-type: none"> Change of Zone denied by the Planning Commission Commercial WECS Permit Conditional Use Permit Hazardous Waste Facility Siting Permit Public Use Permit Variance Specific Plan denied by the Planning Commission Substantial Conformance Determination for WECS Surface Mining and Reclamation Permit | Within 10 days after the notice of decision appears on the Board of Supervisors Agenda. RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS PAID DATE: <u>11-29-2010</u> AMOUNT: <u>983.28</u> REC'D BY: <u> </u> |

Riverside Office · 4080 Lemon Street, 9th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 · Fax (951) 955-3157
 Form 295-1013 (8/27/07)

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

Murrieta Office · 39493 Los Alamos Road.
 Murrieta, California 92563
 Fax (951) 600-6145

2010-11-104233

APPLICATION FOR APPEAL

| | |
|--|---|
| <ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) | Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda. |
| <ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map | Within 15 days after the notice of decision appears on the Board of Supervisor's agenda. |
| <ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event | Within 10 days after date of mailing or hand delivery of decision of the Planning Director. |
| <ul style="list-style-type: none"> • Environmental Impact Report | Within 10 days of receipt of project sponsor or Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda. |
| <ul style="list-style-type: none"> • Plot Plan • Second Unit Permit • Temporary Use Permits • Accessory WECS | Within 10 calendar days after the date of mailing of the decision. |
| <ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan | Within 7 days after the notice of decision appears on the Board of Supervisor's agenda. |
| <ul style="list-style-type: none"> • Revised Permit | Same appeal deadline as for original permit. |
| <ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit | Within 10 days after the date of the decision by the Planning Director. |
| <ul style="list-style-type: none"> • Revocation of Variances and Permits | Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda. |

PLEASE STATE THE REASONS FOR APPEAL.

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

APPLICATION FOR APPEAL

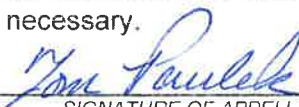
See Attachment:

APPEAL TO THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OF THE NOVEMBER 3, 2010 RIVERSIDE
COUNTY PLANNING COMMISSION APPROVAL OF CUP 3627.

Use additional sheets if necessary.

Tom Paulek

PRINTED NAME OF APPELLANT



SIGNATURE OF APPELLANT

November 29, 2010

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.

ATTACHMENT

APPEAL TO THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OF THE NOVEMBER 3, 2010 RIVERSIDE COUNTY PLANNING COMMISSION APPROVAL OF CUP 3627:

On October 18, 2010, I sent the following email to Mr. Straite, Riverside County Planning Department (Attachment #1):

As the Conservation Chair for the Friends of the Northern San Jacinto Valley, I would like to review and comment on the proposed Mitigated Declaration for CUP 3627 prior to the November 3, 2010 Riverside County Planning Commission public hearing on this project. Can you send me a copy of the Mitigated Negative Declaration for CUP 3627. Also has a copy of the Mitigated Negative Declaration been sent to the State Clearing House for review pursuant to the California Environmental Quality Act.

Mr. Straite responded by sending me a copy of the project EA/Initial Study (CEQA Guidelines 15063/ See Attachment #2). Apparently NO Actual CEQA Mitigated Negative Declaration document for CUP 3627 has been prepared by the Riverside County Planning Department and provided to the public for review. Apparently NO Actual Mitigated Negative Declaration document 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 on November 3, 2010. Apparently NO Actual CEQA Mitigated Declaration document is available to the Riverside County Board of Supervisor for their consideration of CUP 3627 and this Appeal.

The EA/Initial Study the Riverside County Planning Department is representing to be an Actual CEQA Mitigated Negative Declaration indicates this project will potentially have Significant Impact in the areas of:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hydrology and Water Quality
- Recreation
- Utilities/Service Systems

In addition, contrary to the unsubstantiated assertion in the Planning Department EA/Initial Study this project does have environmental impacts that are individually limited, but cumulatively considerable. Project effects relative to Air Quality, Biological Resources, Hydrology and Water Quality warrant cumulative and specific impact analysis. Additionally, state agency and comment letters from the public indicate that substantial evidence of significant unmitigated project impacts were before the Planning Commission at the time of approval of CUP 3627 on November 3, 2010 (See Attachment #3/Memorandum 11/3/10 to Planning Commission from Matt Straite, Project Planner).

ATTACHMENT

The consequence of the Riverside County Planning Departments failure to prepare an Actual Mitigated Negative Declaration document is that the potentially significant impacts of CUP 3627 received little or no CEQA impact analysis. In addition little or no impact avoidance measures or impact specific mitigation measures were identified for CUP 3627. Rather the consideration of project mitigation measures were either exempted or deferred to some future date / permit process.

The faulty implementation of the California Environmental Quality Act (CEQA) by the Riverside County Planning Department poorly serves the public interest and fails to provide the public, state Trustee, and Responsible agencies a legally adequate CEQA document for review.

We are therefore requesting the Riverside County Board of Supervisors continue the consideration of CUP 3627 pending the preparation and public review of a legally adequate CEQA Mitigated Negative Declaration for CUP 3627. In the alternative, should the Riverside County Planning Department be unable to substantiate the use of a Mitigated Negative Declaration for CUP 3627 a Draft Environmental Impact Report should be prepared and circulated for public review.

Albert Paulek

ATTACHMENT # 1

From: Albert Paulek [atpaul44@earthlink.net]
Sent: Monday, October 18, 2010 9:15 AM
To: 'mstraite@rctlma.org'
Cc: 'Ann Turner-McKibben'; 'george Hague'; 'Susan Nash'
Subject: Conditional Use Permit No. 3627

Hello Mr. Straite:

As the Conservation Chair for the Friends of the Northern San Jacinto Valley, I would like to review and comment on the proposed Mitigated Negative Declaration (MND) for CUP 3627 prior to the November 3, 2010 Riverside County Planning Commission public hearing on this project. Can you send me an electronic copy or a hard copy of the MND for CUP 3627. Also has a copy of the MND been sent to the State Clearing House (SCH) for review pursuant to the California Environmental Quality Act and if so what is the SCH No. for the project.

Thank you for your courtesy.

Tom Paulek
Friends of the Northern San Jacinto Valley
P O Box 4036
Idyllwild, CA 92549

ATTACHMENT # 2

Albert Paulek

From: Straite, Matt [MSTRAITE@rctlma.org]
Sent: Monday, October 18, 2010 5:04 PM
To: 'Albert Paulek'
Cc: 'Ann Turner-McKibben'; 'george hague'; 'Susan Nash'
Subject: RE: Conditional Use Permit No. 3627
Attachments: EA42133.CUP03627.pdf

Certainly. The EA is attached. It has been sent to the State Clearinghouse, the number is 2010091074. Let me know if you need anything else.

Matt Straite
Riverside County Planning
4080 Lemon Street 9th Floor
P.O. Box 1409
Riverside, CA 92501
951-955-8631



From: Albert Paulek [mailto:atpaul44@earthlink.net]
Sent: Monday, October 18, 2010 9:15 AM
To: Straite, Matt
Cc: 'Ann Turner-McKibben'; 'george hague'; 'Susan Nash'
Subject: Conditional Use Permit No. 3627

Hello Mr. Straite:

As the Conservation Chair for the Friends of the Northern San Jacinto Valley, I would like to review and comment on the proposed Mitigated Negative Declaration (MND) for CUP 3627 prior to the November 3, 2010 Riverside County Planning Commission public hearing on this project. Can you send me an electronic copy or a hard copy of the MND for CUP 3627. Also has a copy of the MND been sent to the State Clearing House (SCH) for review pursuant to the California Environmental Quality Act and if so what is the SCH No. for the project.

Thank you for your courtesy.

Tom Paulek
Friends of the Northern San Jacinto Valley
P O Box 4036
Idyllwild, CA 92549

ATTACHMENT # 2

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42133
Project Case Type (s) and Number(s): CONDITIONAL USE PERMIT NO. 3627
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite, Project Planner
Telephone Number: (951) 955-8631
Applicant's Name: Melinda Fuentes
Applicant's Address: 698 Deardoff Drive Hemet CA 92544
Engineer's Name: Webb and Associates
Engineer's Address: 3788 McCray Street Riverside CA

I. PROJECT INFORMATION

A. Project Description: The Conditional Use Permit 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 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.

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

C. Total Project Area: 57.41 Gross Acres

| | | | |
|---|--------------|-------------------------------------|------------------------------------|
| Residential Acres: N/A | Lots: | Units: | Projected No. of Residents: |
| Commercial Acres: N/A | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Industrial Acres: 57 Gross Acres | Lots: | Sq. Ft. of Bldg. Area: 1,440 | Est. No. of Employees: 8 |
| Other: | | | |

D. Assessor's Parcel No(s): 425-080-064 and -068

E. Street References: Northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road

F. Section, Township & Range Description or reference/attach a Legal Description: SEC36,T3S,R2W, and SEC1,T4S,R2W.

G. Brief description of the existing environmental setting of the project site and its surroundings: Existing project area is characterized with open space and agricultural land uses. Topography of the site is generally flat ranging from 1,424 feet and 1,447 feet above sea level, and spans from the southwestern foothills of the San Jacinto Mountains to the northerly edge of the San Jacinto River.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C)
2. **Circulation:** Adequate circulation facilities exist and are provided. The project meets all other applicable circulation polices of the General Plan
3. **Multipurpose Open Space:** The project is located partially within WRCMSHCP Cell Group 'H' (Cell Numbers 1881, 1978, 2073) and Group 'N' (Cell Numbers 1977 and 2072). HANS 2012 has determined in a letter addressed to the project proponent on March 4, 2010 that no conservation is described for this criteria cell, previously determined by HANS 1383 and the RCA letter dated May 2, 2006.
4. **Safety:** A portion of the project site is located within the San Jacinto River floodplain and floodway. A portion of the site is located within the 100 year Flood Zone. The project proposes no permanent or habitable structures within the Flood Zone. The project has allowed for sufficient provision of emergency response and the project meets all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies
6. **Housing:** The project does not propose any new housing to be constructed and the proposed project meets all applicable Housing Element policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): San Jacinto Valley

C. Foundation Component(s): Agriculture (AG) and Open Space (OS)

D. Land Use Designation(s): Agriculture (AG:AG) (10 AC Min) and Conservation (OS:C)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: San Jacinto River

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Reche Canyon/Badlands to the north, San Jacinto River Policy Area to the west and San Jacinto Valley to the east, south, and west.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Controlled Development (W-2) to the north, and Heavy Agriculture - 10 Acre Minimum (A-2-10) to the east, south, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

Signature

Matt Straite, Project Planner
Printed Name

September 13, 2010

Date

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| AESTHETICS Would the project | | | | |
| 1. Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) The project parcel limits are located within 530 feet of Gilman Springs Road, a designated scenic highway. The active project area, in this case, the manure stockpiles, are located about 1200 feet from Gilman Springs Road. The General Plan specifies that scenic highways are required to maintain scenic elements within 50 feet of the approved right of way of the street or highway. The project limits are well beyond the 50 foot limits. Further, the uses permitted by this project are similar in character and intensity to those surrounding the project site and is consistent with the intent of the Gilman Springs Road Scenic Highway Corridor as expressed in the San Jacinto subsection of the General Plan. Therefore there is no impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, there are no prominent features existing on the site, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 2. Mt. Palomar Observatory | | | | |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Ordinance No. 655?

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

Findings of Fact:

- a) According to the RCIP, the project site is located 36.00 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.31) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.06). Lighting will be hooded and shielded in accordance with county requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. (COA 10.PLANNING.06). The low impact nature of the project will ensure the project will not create a new source of substantial light or glare and will not adversely affect day or nighttime views in the area. With the mitigations, the impacts will be less than significant.
- b) There are limited adjacent residences to the north and south and Open Space to the east and west. Any lighting associated with the proposed project must comply with Ordinance No. 655 due to its proximity to Palomar Observatory.

Mitigation: No mitigation measures are necessary

Monitoring: No mitigation measures are necessary

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located in area designated as Farmland of Local Importance per the Riverside County General Plan. The proposed use, a compost facility, is a permitted use within the project site's Heavy Agriculture (A-2-10) zoning classification. Since the project will not include permanent housing or non-agricultural development, the project would not convert this property to non-agricultural uses; therefore the impacts would be less than significant.
- b) No agricultural uses are being conducted at the project site and the project site is not under a Williamson Act contract, therefore the impacts will be less than significant.
- c) The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"); or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use as the project site is zoned Heavy Agriculture (A-2-10). The project must comply with all aspects of County Ordinance 625 and shall be required to inform users regarding the adjacent agricultural uses. The impacts would be less than significant.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 5. Forest | | | | |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The project site and surrounding area are designated as agricultural land. Therefore the project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).
- b) The project site and surrounding area are designated as Prime Farmland and Farmland of Local Importance. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use.
- c) The land uses surrounding the project site do not include active forest land and are primarily agricultural. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. Air Quality Impacts | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors which are located within | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 1 mile of the project site to project substantial point source emissions? | | | | |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, Title 14

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day).

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is surrounded by lands that are designated Open Space: Conservation (OS:C) to the north and west, Agriculture (AG) to the south, and Open Space: Rural (OS:R) and Open Space: Mineral Resources (OS:M) to the east. The surrounding land uses do not contain any existing or support the future development of any sensitive receptors, therefore the proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. However, the proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include a single-family home located one-mile to the north along Gilman Springs Road.

Additional air emissions will be emitted by construction equipment and fugitive dust will be generated during grading, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 10.BS GRADE.5). This is a standard condition of approval and not considered CEQA for mitigation purposes.

- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- g) The proposed project has the potential to result in or create objectionable odors. Condition of Approval 60.PLANNING.29, and 60.PLANNING.15 require that prior to the issuance of the grading permit, the applicant shall prepare, implement and maintain a site-specific odor impact

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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minimization plan. A complete plan shall be submitted to Environmental Health- Local Enforcement Agency (LEA) with the 'Enforcement Agency Notification' (a required notification based on the proposed use) or permit application and shall include the following:

(a) All compostable material handling operations and facilities shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Enforcement Agency with the Enforcement Agency Notification or permit application.

(b) Odor impact minimization plans shall provide guidance to on-site operation personnel by describing, at a minimum, the following items. If the operator will not be implementing any of these procedures, the plan shall explain why it is not necessary.

(1) An odor monitoring protocol which describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors; and,

(2) A description of meteorological conditions effecting migration of odors and/or transport of odor-causing material off-site. Seasonal variations that effect wind velocity and direction shall also be described; and,

(3) A complaint response protocol; and,

(4) A description of design considerations and/or projected ranges of optimal operation to be employed in minimizing odor, including method and degree of aeration, moisture content of materials, feedstock characteristics, airborne emission production, process water distribution, pad and site drainage and permeability, equipment reliability, personnel training, weather event impacts, utility service interruptions, and site specific concerns; and,

(5) A description of operating procedures for minimizing odor, including aeration, moisture management, feedstock quality, drainage controls, pad maintenance, wastewater pond controls, storage practices (e.g., storage time and pile geometry), contingency plans (i.e., equipment, water, power, and personnel), biofiltration, and tarping.

(c) The odor impact minimization plan shall be revised to reflect any changes, and a copy shall be provided to the LEA, within 30 days of those changes.

(d) The odor impact minimization plans shall be reviewed annually by the operator to determine if any revisions are necessary.

(e) The odor impact minimization plan shall be used by the LEA to determine whether or not the operation or facility is following the procedures established by the operator. If the LEA determines that the odor impact minimization plan is not being followed, the LEA may issue a Notice and Order (pursuant to section 18304) to require the operator to either comply with the odor impact minimization plan or to revise it.

(f) If the odor impact minimization plan is being followed, but the odor impacts are still occurring, the LEA may issue a Notice and Order (pursuant to section 18304) requiring the operator to take additional reasonable and feasible measures to minimize odors.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Mitigation: Prior to the issuance of the grading permit, the applicant shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Riverside County Department of Environmental Health- Local Enforcement Agency (LEA) with the Enforcement Agency Notification or permit application. (COA 60.PLANNING.29, and 60.PLANNING.15). Prior to the issuance of the first building permit a Department of Environmental Health (DEH) site evaluation shall be performed.

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

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

| | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

a) The project is located within the Criteria Area and specifically Cell Group 'H' (Cell Numbers 1881,1978, 2073) and Group 'N' (Cell Numbers 1977 and 2072) of the Western Riverside County

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Multiple Species Habitat Conservation Plan (WRCMSHCP). It has been determined through HANS (HANS 1383 and 2012) (a copy of the files are available for review at the Environmental Programs Department) that no conservation is required.

Per Section 6.1.4 of the WRMSHCP, no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval 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. (COA 60.EPD.01)

The Environmental Programs Department (EPD) shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas. (COA 80.EPD.01)

- b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.
- c) Implementation of the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California department of Fish and Game or U. S. Wildlife Service. Therefore, there will be no impact as a result of the project.
- d) Implementation of the project will not Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there will be no impact as a result of the project.
- e) The project as designed will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none exists on the project site. The conditions as mentioned above will require protection of any drainage that may occur offsite and will require review prior to any extensive grading, therefore the impacts will be less than significant.
- f) The site does not support waters, drainage features, riparian vegetation, or riparian, riverine, or vernal pool habitats. The project will not have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.
- g) Implementation of the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact as a result.

Mitigation: Per Section 6.1.4 of the WRMSHCP, no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval 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. (COA 60.EPD.01)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The Environmental Programs Department (EPD) shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas. (COA 80.EPD.01)

Monitoring: Monitoring shall occur through the Environmental Programs Department plan check process.

CULTURAL RESOURCES Would the project

8. Historic Resources

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist

Findings of Fact:

- a) The site does not contain a historical site and the project does not propose demolition of any potential historic resource, therefore there is no impact.
- b) The site does not propose changes of any nature to cause a substantial adverse change to any historical resource, therefore there is no impact.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

9. Archaeological Resources

| | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review

Findings of Fact:

- a-b) The project site has the potential to contain archaeological site or resources; therefore, archaeological monitoring is required. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (COA 60.PLANNING.02)

Additionally, Native American monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Special Interest Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (COA 60.PLANNING.03)

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. (COA 90.PLANNING.02)

- c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. (COA 10.PLANNING.01) This is a standard condition and not considered mitigation for CEQA purposes.
- d) There are no known existing religious or sacred uses within the potential impact area. The proposed project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Prior to grading permit issuance, the applicant must obtain a qualified archaeologist for monitoring services for any proposed grading with respect to potential impacts to cultural resources (COA 60.Planning.02). Prior to the issuance of grading permits, the developer/permit holder shall

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enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. These groups shall provide tribal monitoring should each tribe decide to participate. (COA 60.Planning.03) Prior to final inspection of the first building permit, a Phase IV Cultural Resources Monitoring Report shall be submitted (COA 90.PLANNING.02).

Monitoring: Monitoring shall take place through the Planning Department and Building and Safety Plan Check Process.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

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

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

a) Prior to the issuance of grading permits: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. (COA 60.PLANNING.01)

Prior to building final inspection, the applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (COA 90.PLANNING.01)

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Mitigation: Prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (COA 60.PLANNING.01). Prior to building final inspection, the applicant shall submit to the County Geologist the Paleontological Monitoring Report prepared for site grading operations at this site. (COA 90.PLANNING.01)

Monitoring: Monitoring shall take place through the Planning Department and County Geologist Plan Check Process.

GEOLOGY AND SOILS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

a-b) The project site's closest active fault (San Jacinto Fault - San Jacinto Segment, also known as the Claremont Fault) is located about 50 feet from the far northeast portion of the site and portions of the site lie within the State of California Earthquake Fault Zone (A-P Zone) for this fault. The potential for surface fault rupture at the site is possible. However, the currently proposed project indicates all proposed buildings are located outside of the A-P zone boundary and no known mapped faults are known to project through or toward the proposed habitable structures.

The seismic design of structures shall adhere to the seismic design parameters in the most recently adopted version of the Universal Building Code (UBC 2007). Due to the potential for this site to be affected by surface fault rupture, further studies should be performed for any buildings proposed within the AP-Zone after the building locations are firmly established. Appropriate structural setbacks from any active faults should be provided. Current project design places no structures for human occupancy within the AP-Zone. The depths of the required removals to mitigate the potential for settlement of the proposed structures should be further evaluated during future site specific geotechnical investigations (design level study). The actual depths of removal should be more accurately estimated during future site specific preliminary soils investigations and ultimately determined during the grading operation. (COA 10.PLANNING.37)

Mitigation: Through site design, the project places no structures for human occupancy within the AP-Zone. The seismic design of structures shall adhere to the seismic design parameters in the most recently adopted version of the Universal Building Code (UBC 2007). Due to the potential for this site to be affected by surface fault rupture, further studies should be performed for any buildings proposed

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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within the AP-Zone after the building locations are firmly established. Appropriate structural setbacks from any active faults should be provided. (COA 10.PLANNING.37)

Monitoring: Monitoring shall take place through the Planning Department and County Geologist Plan Check Process.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) The project site has a potential for liquefaction. A quantitative liquefaction analysis should be performed utilizing the data developed during the future site specific geotechnical investigation (design level study). (COA 10.PLANNING.37)

Mitigation: A quantitative liquefaction analysis should be performed utilizing the data developed during the future site specific geotechnical investigation (design level study). (COA 10.PLANNING.37)

Monitoring: Monitoring shall take place through the Planning Department and County Geologist Plan Check Process.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

Based on location in the seismically active Southern California region, the site is susceptible to ground shaking events. However, potential impacts would not be higher at the project site than elsewhere in the region. The project is conditioned to comply with all building codes which will ensure adequate protection against ground shaking events. These are not considered mitigation for CEQA purposes.

In addition, according to the County of Riverside General Plan, the proposed project site is not located within a significant seismic groundshaking zone. The proposed project will not result in significant impacts due to seismic ground shaking.

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Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", 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

Findings of Fact:

a) There is a potential for this site to be affected by seismically induced lateral spreading originating off-site in the abruptly rising topography to the northeast of the site. There is a low potential for seismically induced rockfall due to the absence of large, exposed, loose or unrooted boulders upslope of the site. Future development plans should incorporate further evaluation of landsliding/lateral spreads occurring on-site or potentially impacting the site from topographically higher areas immediately northeast of the site (design level study).

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: County Board of Supervisors Resolution No. 94-125, 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

Findings of Fact:

a) According to the Riverside County General Plan, the project site is not located within an area of potential ground subsidence. However, compliance with the County's UBC construction requirements would ensure the protection of structures. No significant adverse site stability impacts are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are necessary

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Monitoring: No monitoring measures are necessary

16. Other Geologic Hazards

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: On-site Inspection, Project Application Materials, GEO02194

Findings of Fact: There is a low potential for this site to be affected by seismically induced flooding from a reservoir failure up gradient from the site due to the absence of any such facilities. There is a potential for the site to be affected by a seismically induced seiche emanating from the nearby body of water locally known as Mystic Lake. The analysis shows the magnitude of the waves expected are such that the currently proposed grades should adequately raise the building areas above the level that would be impacted by this phenomena.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

17. Slopes

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, GEO02194

Findings of Fact:

a-c) Development of the proposed project will not substantially change the existing topography. The project does not propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet. The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

18. Soils

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, Universal Building Code (UBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- c) The proposal is serviced by sewer, and therefore will be affected by soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

19. Erosion

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

- a) Trenching, grading, and compacting associated with construction of structures, modification/relocation of underground utility lines, and landscape/hardscape installation could expose areas of soil to erosion by wind or water during these construction processes. A condition (COA 60.BS GRADE.7) has been placed on the project to comply with the National Pollution Discharge Elimination System (NPDES) during grading and/or construction activities. The project is conditioned (COA 10.BS GRADE.6) to provide erosion control on graded but undeveloped land. The Riverside County Geologist and the Building and Safety Department-

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. The addition of paved and landscaped areas would, over the long term, decrease the potential for erosion because fewer exposed soils would exist at the site. With the implementation of erosion controls the project will have a less than significant impact on soils. This is a standard condition of approval and are not considered mitigation for CEQA purposes.

- b) The project is not located on expansive soil, as defined in Table 18-1-B of the Uniformed Building Code (1994), creating substantial risks to life or property

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The proposed project is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: GHG Emissions and Climate Change Impact Analysis by Webb and Associates dates June 18, 2010.

Findings of Fact:

- a) Analysis by Albert A. Webb Associates indicates the project's annual GHG emissions will be 3,714.37 metric tons per year (MTY) of CO₂-equivalents (CO₂e). Pursuant to current County methodology, the proposed project's GHG emissions are below the draft CARB threshold for

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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industrial projects of 7,000 MTCO₂E/yr from non-transportation-related GHG emission sources. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Therefore, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Project Application Materials

Findings of Fact:

a-e) The project will not create a hazard to the public through the transport, use, or disposal of hazardous materials. The project will not store or utilize any hazardous materials that may be released into the environment. The project will not interfere with any emergency plan. The project is not located within one-quarter mile of any existing school and the project is not located on a known hazardous materials site.

Mitigation: No mitigation measures are necessary.

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Monitoring: No monitoring measures are necessary

23. Airports

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

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Findings of Fact:

a-d) The project is not located in an Airport influence area and will not have any effect on any airport operations.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

24. Hazardous Fire Area

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located within a hazardous fire area; therefore, implementation of the project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

HYDROLOGY AND WATER QUALITY Would the project

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| 25. Water Quality Impacts | | | | |
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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

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 creation of a greenwaste processing facility will not violate any water quality standards or waste discharge requirements. The project has been conditioned prior to grading and building permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCD for review. (COA 60.FLOOD RI.03 and 80.FLOOD RI.03). All proposed BMP's shall be shown on the grading plan. The

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit (COA 60.FLOOD RI.02 and 80.FLOOD RI.02). Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would comply by submitting a "Notice of Intent" (NOI), develop and implement a Storm Water Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site. Therefore, the impact is considered less than significant with mitigation incorporated.

- c) The project will be serviced with well water. Surface runoff has been designed to filtrate and should contribute to recharge the groundwater. The proposed development shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) Proposed site is not located within a 100-year zone and does not propose housing, therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- e) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f) The project will not otherwise substantially degrade water quality.
- g) The project proposes to construct new BMPs in the form of earthen berms and a 1.33 acre lined retention basin. The project has been conditioned prior to grading and building permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCD for review. (COA 60.FLOOD RI.03 and 80.FLOOD RI.03). All proposed BMP's shall be shown on the grading plan. The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit (COA 60.FLOOD RI.02 and 80.FLOOD RI.02). Therefore, the impact is considered less than significant with mitigation incorporated.

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

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits. (COA 90.FLOOD RI.04)

Mitigation: Prior to issuance of grading and building permits, a copy of the improvement plans, grading plans, N.P.D.E.S. compliance, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. (COA 60.FLOOD RI.03 and 80.FLOOD RI.03).

Prior to issuance of grading and building permits, a copy of the BMP improvement plans along with any necessary documentation shall be submitted to the District's Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit (COA 60.FLOOD RI.02 and 80.FLOOD RI.02).

Prior to issuance of building permits, the applicant shall submit a BMP maintenance plan, containing provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits. (COA 90.FLOOD RI.04)

Monitoring: The Riverside County Flood Control District will monitor the project conditions of approval prior to approval of the Final Map and Grading Plan Check processes

26. Floodplains

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

| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> | | |
|--|---|---|-------------------------------------|--------------------------|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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?

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

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

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

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

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.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" 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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 35. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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

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

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

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

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

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

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?

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?

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

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

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

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

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

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

treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review 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?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review, "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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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 |
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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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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:

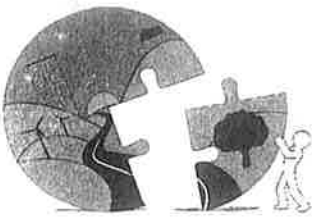
Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92505

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



Carolyn Syms Luna
Director

ATTACHMENT # 3
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Memorandum

DATE: 11/3/10
TO: Planing 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,

A handwritten signature in black ink that reads "Ian V. MacMillan".

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

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
Cc: 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-cited 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.

Christen, K., 2001, "*Chickens, manure, and arsenic*", Policy News - March 22, 2001, Environmental Science and Technology, available at:
<http://www.speciation.net/Public/News/2005/02/08/1304.html> (3 of 6) [10/19/2008 3:13:10 PM] Arsenic in chicken and chicken litter
http://pubs.acs.org/subscribe/journals/esthag-w/2001/mar/policy/kc_chicken.html

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Jackson, B.P., and P.M. Bertsch. 2001. Determination of arsenic speciation in poultry wastes by IC-ICP-MS. Environ. Sci. Technol. 35:4868–4873.

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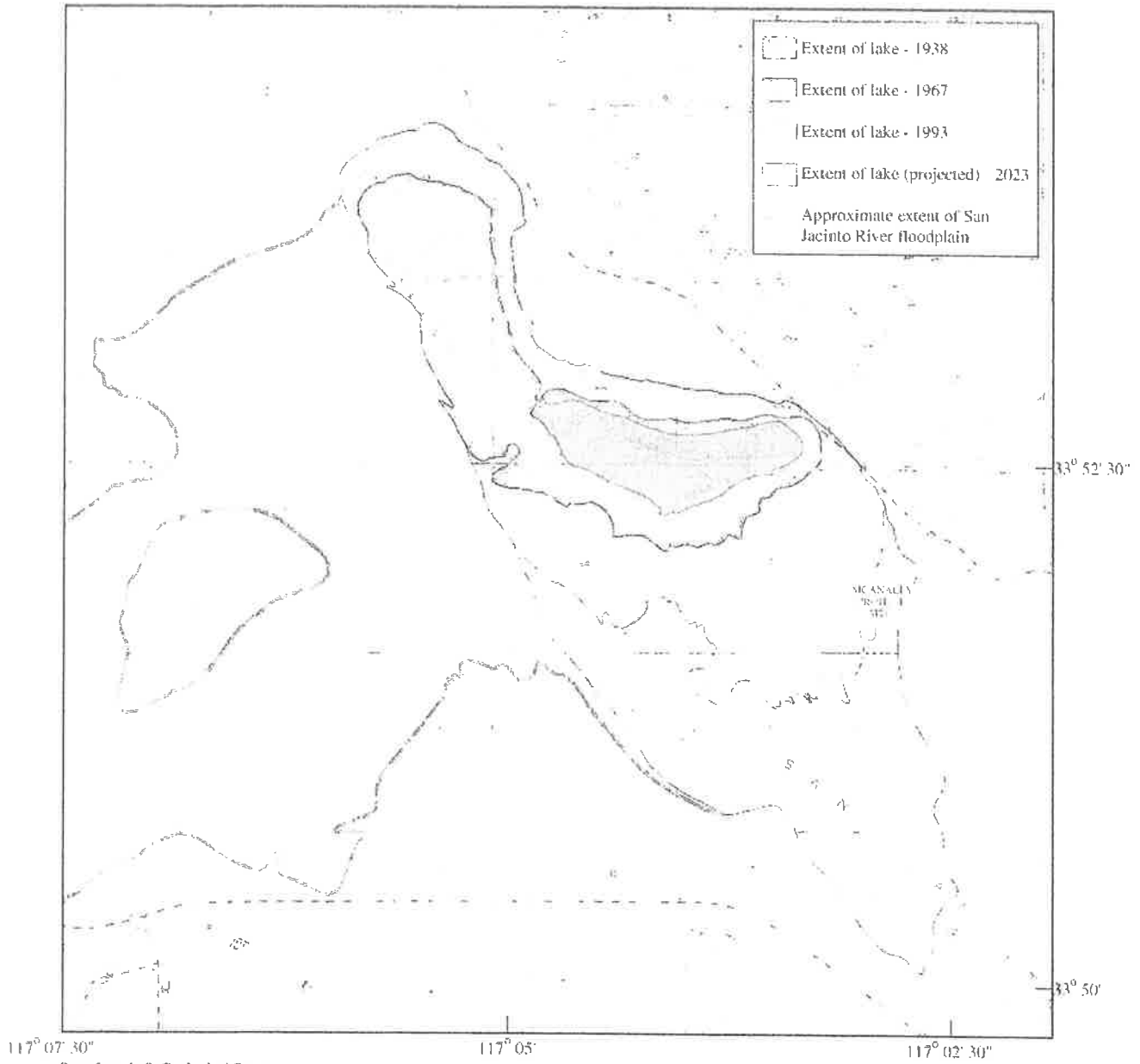
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<http://ehp.niehs.nih.gov/members/2003/6407/6407.html> also available as pdf at:
<http://ehp.niehs.nih.gov/members/2003/6407/6407.pdf>

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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:
http://va.water.usgs.gov/GLOBAL/Abst/hancock_agu_2000.htm

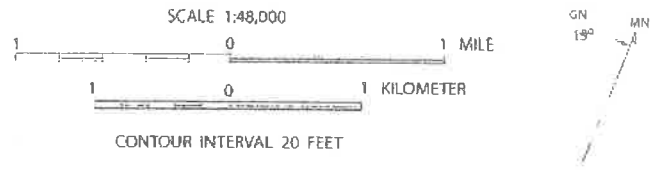
Momplaisir, G.M., C.G. Rosal, E.M. Heithmar "Arsenic Speciation Methods for Studying the Environmental Fate of Organoarsenic Animal-Feed Additives," U.S. EPA, NERL- Las Vegas, 2001; (TIM No. 01- 11). Available at:
<http://www.epa.gov/nerlesd1/chemistry/labmonitor/arsenic.pdf>

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

Document Details Report
State Clearinghouse Data Base

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 Agricultureal 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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

R1012733

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

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

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

Received from: FUENTES FRANK & MELINDA \$983.28
paid by: CK 1668
paid towards: CUP03627 GENERAL CONDITIONAL USE PERMIT
at parcel: 36505 FLORIDA AVE HEM
appl type: CUP1

By _____ Nov 29, 2010 11:25
MGARDNER posting date Nov 29, 2010

| Account Code | Description | Amount |
|--------------------|--------------------|----------|
| 200063130100230168 | CMP TRANS PLAN | \$28.00 |
| 100001000100777520 | CLERK OF THE BOARD | \$26.00 |
| 202033100200772210 | LMS SURCHARGE | \$19.28 |
| 100003120100777180 | PLANNING: APPEALS | \$910.00 |


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

SUSAN L. NASH
ALBERT T. PAULEK
P.O. BOX 4036
IDYLLWILD, CA 92549

90-7040 808
3222

1668


DATE Nov 29, 2010

PAY TO County of Riverside \$ 983.28
THE ORDER OF Nine Hundred and Eighty Three and 28/100 DOLLARS  Security Features Included. Details on back.

Guaranty 50

Guaranty IDYLLWILD BANKING CENTER
BANK 24-hour Customer Service 1.800.288.8822

MEMO

Appeal CYP-3627 A. T. Paulek 

MP

⑆322270408⑆ 3805043712⑆ 1668

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

2010-11-104233

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.