

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

309 B



REVIEWED BY EXECUTIVE OFFICE

DATE 10/23/13MM
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 23, 2013

SUBJECT: **CONDITIONAL USE PERMIT NO. 3674** – Applicant: Ken Newman – First/First Supervisorial District – Location: Northeast corner of Harvill Avenue and Orange Avenue – REQUEST: An aggregate material recycling facility, consisting of broken concrete, asphalt, and reinforced concrete, on 10.8 gross acres of a 14.5 acre parcel. [\$0]

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on at the Planning Commission meeting on September 18, 2013.

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42465** 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,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3674**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

The project was approved at the Planning Commission meeting on September 18, 2013. An

Carolyn Syms Luria
Carolyn Syms Luria
Planning Director

Initials:
CSL:pr

(Continued on next page)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: November 5, 2013
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

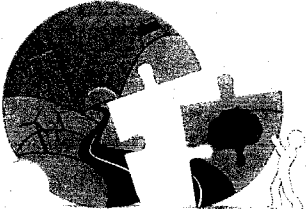
District: 1/1

Agenda Number:

1-2

update memo was prepared by staff and submitted to the Planning Commission outlining letters received from Eastern Municipal Water District and South Coast Air Quality Management District, revised exhibits, and the addition (10.PLANNING.41, 10.PLANNING.42, 20.PLANNING.6) and modification (10.EVERY.3) of conditions of approval. At the meeting, Commissioner Leach expressed concerns with the negative aesthetics of the site if the user were to ever abandon the project. As such, at the direction of the Commissioner, staff created a new condition (10.PLANNING.43) putting into place securities to ensure a clean-up of the site once operations are complete.

No public testimony or concerns arose at the hearing.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Original Mitigation Declaration or Notice of Determination was returned to County Clerks for posting on.

11/14/13
Date

KL
Initial

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
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.

EA42465, Conditional Use Permit No. 3674
Project Title/Case Numbers

Paul Rull, Project Manager
County Contact Person

951-955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Ken Newman
Project Applicant

3713 Alamo Street, Suite 201, Simi Valley CA 93063
Address

Northeast corner of Harvill Avenue and Orange Avenue
Project Location

Aggregate material recycling facility (recycling broken concrete, asphalt and reinforced concrete) on 10.8 acres of a 14.5 property.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 11-5-13 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,156.25 + \$64.00).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. Mitigation Monitoring and Reporting Plan/Program WAS NOT 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, 12th Floor, Riverside, CA 92501.

[Signature]
Signature

Board Assistant
Title

11-5-13
Date

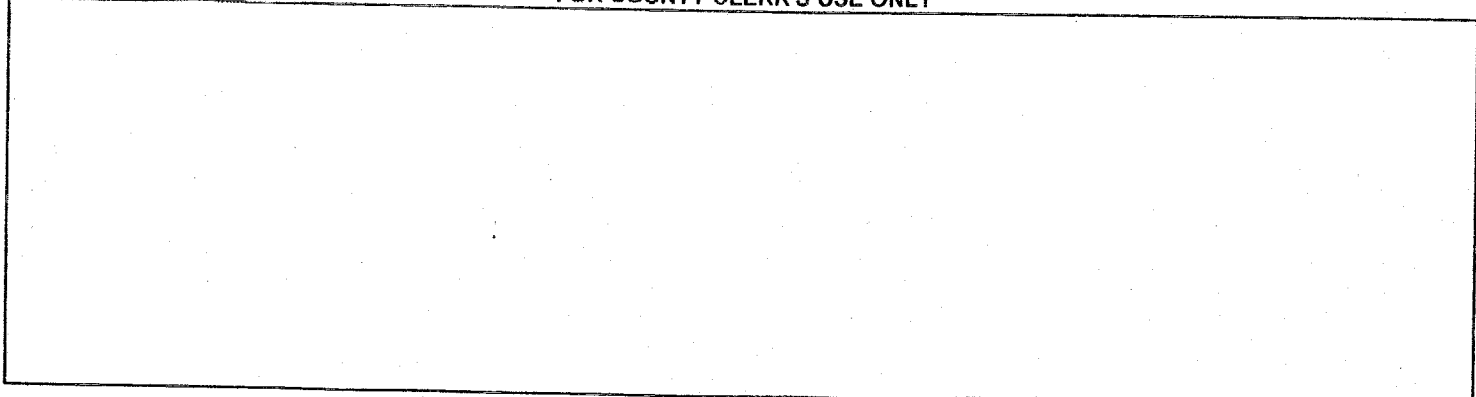
Date Received for Filing and Posting at OPR: _____

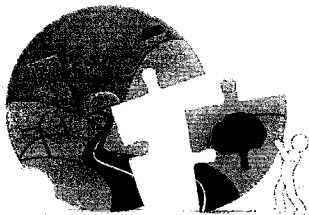
M/dm
Revised 8/26/2013
\\Planning Case Files-Riverside office\CUP03674\DH-PC-BOS Hearings\DH-PC\NOD Form.docx

Please charge deposit fee case#: ZEA42465 ZCFG5838 \$64.00

NOV 05 2013 F2

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3674

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: Paul Rull Title: Project Planner Date: August 1, 2013

Applicant/Project Sponsor: Ken Newman Date Submitted: August 11, 2011

ADOPTED BY: Planning Commission

Person Verifying Adoption: [Signature] Date: 11-5-13

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

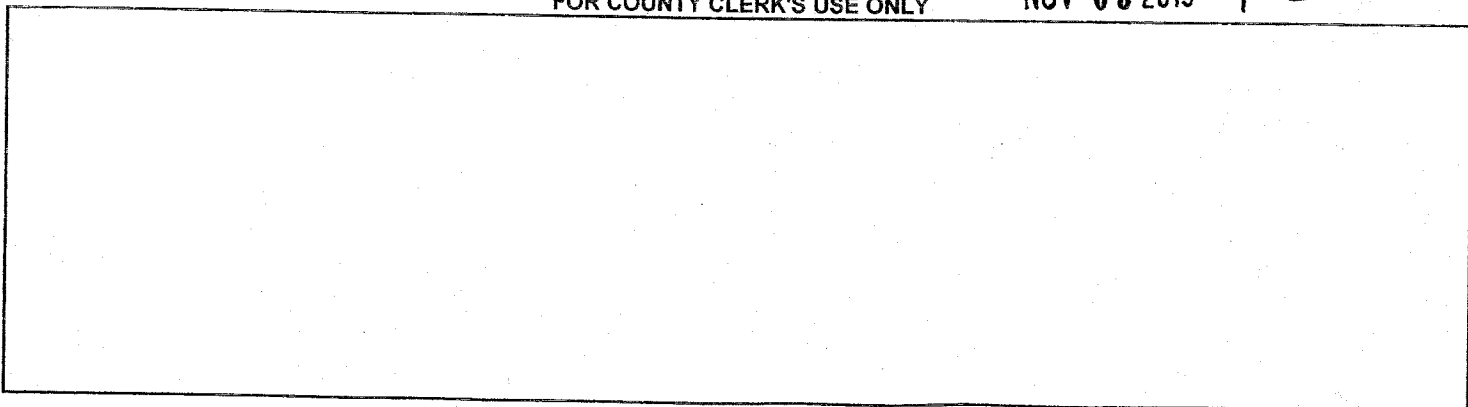
Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP03674\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42465 ZCFG5838 \$64.00

FOR COUNTY CLERK'S USE ONLY

NOV 05 2013 1-2



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1107916

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: NEWMAN KEN
paid by: CK 14508 \$64.00
CA FISH AND GAME FOR EA42465
paid towards: CFG05838 CALIF FISH & GAME - NEG DECL
at parcel: 24100 ORANGE AVE PERR
appl type: CFG1

By GLKING Aug 11, 2011 16:21
posting date Aug 11, 2011

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

A* REPRINTED * R1307442

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: NEWMAN KEN
paid by: MC 05428Z \$54.75
CA FISH AND GAME FOR EA42465
paid towards: CFG05838 CALIF FISH & GAME - NEG DECL
at parcel: 24100 ORANGE AVE PERR
appl type: CFG1

By _____ Aug 07, 2013 13:24
MGARDNER posting date Aug 07, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$54.75

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1201168

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

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

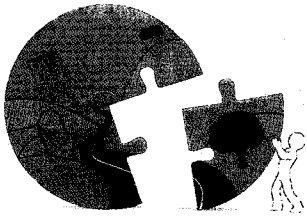
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: NEWMAN KEN
paid by: MC 01571Z
CA FISH AND GAME FOR EA42465
paid towards: CFG05838 CALIF FISH & GAME - NEG DECL
at parcel: 24100 ORANGE AVE PERR
appl type: CFG1
\$2,101.50

By MGARDNER Feb 16, 2012 10:31
posting date Feb 16, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

309B

DATE: September 23, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Conditional Use Permit No. 3674

(Charge your time to these case numbers)

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

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

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

Notice of Determination and Negative Declaration Forms
California Department of Fish and Wildlife Receipt (CFG5838)

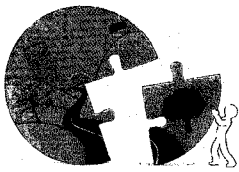
Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases

**3 Extra Sets were taken to:
Clerk of the Board**

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"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 18, 2013
COUNTY OF RIVERSIDE BOARD CHAMBERS**

I. AGENDA ITEM 3.2

CONDITIONAL USE PERMIT NO. 3674 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ken Newman – First/First Supervisorial District – Location: Northeast corner of Harvill Avenue and Orange Avenue – Zoning: Manufacturing-Heavy. (Quasi-judicial)

II. PROJECT DESCRIPTION:

To operate an aggregate material recycling facility on 10.8 acres of a 14.5 gross acre parcel. The aggregate recycling facility, consisting of broken concrete, asphalt and reinforced concrete, is located on 10.8 gross acres of the project site.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Spoke in favor of the proposed project

- David Moore, 3601 9th Street, Riverside 92501 (951) 346-0800 dmoore@naicapital.com

No one spoke in a neutral or in opposition to the proposed project.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Leach, 2nd by Commissioner Sloman

A vote of 5-0

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42465**; and,

APPROVED **CONDITIONAL USE PERMIT NO. 3674**, subject to added conditions of approval submitted at hearing.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

Agenda Item No.: 3.2
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First/First
Project Planner: Paul Rull
Planning Commission: September 18, 2013

CONDITIONAL USE PERMIT NO. 3674
Environmental Assessment No. 42465
Applicant: Ken Newman
Engineer/Representative: David Moore

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit (CUP) proposes to operate an aggregate material recycling facility, consisting of broken concrete, asphalt and reinforced concrete, on 10.8 gross acres of a 14.5 acre parcel. The remaining project area, which consists of two existing vacated industrial warehouse buildings, is not a part of this project. The aggregate recycling facility will process up to 100,000 tons of material annually. More specifically, the facility will receive 15 loads per day, on average, of broken asphalt and concrete until the stockpile reaches 50,000 tons of material. The stockpiling will take approximately 6-8 months to receive enough feedstock material before the crushing operation begins. The crushing operation includes heavy equipment, conveyors and crushing machines which will be operated by four employees (and one office employee), and will operate for approximately 30 days to crush all the material. The crushed aggregate is then stockpiled on site, sold and hauled away by unrelated hauling firms. The facility will be open Monday through Friday from 7:00 a.m. to 4:00 p.m., with emergency work hours operating Monday through Sunday from 3:30 p.m. to 7:00 a.m.

The project site is located in the Community of Mead Valley in Western Riverside County; more specifically, on the northeast corner of Harvill Avenue and Orange Avenue.

ISSUES OF POTENTIAL CONCERN:

No issues of concern.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Community Development: Business Park (0.25 – 0.60 Floor Area Ratio), Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), City of Perris |
| 3. Existing Zoning (Ex. #2): | Manufacturing-Heavy |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing Heavy (M-H), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), Light Agriculture (A-1), City of Perris |
| 5. Existing Land Use (Ex. #1): | Aggregate recycling facility, vacated industrial brick manufacturing buildings |
| 6. Surrounding Land Use (Ex. #1): | Industrial milling facility, Salvation Army warehouse distribution facility, vacant land, single-family residences on large lots |
| 7. Project Data: | Total Acreage: 14.5 gross acres |

D.M.

Total Used Acreage: 10.8 gross acres
Total Parcels: 1

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42465**, 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,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3674**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD: LI) on the Mead Valley Area Plan.
2. The proposed use, an aggregate recycling facility, is consistent with the Community: Development Light Industrial (CD: LI) designation, which allows for a wide variety of industrial and related uses.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Community Development: Business Park (0.25 – 0.60 Floor Area Ratio), Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), and the City of Perris.
4. The zoning for the subject site is Manufacturing-Heavy (M-H).
5. The proposed use, an aggregate recycling facility, is a permitted use, subject to the approval of a conditional use permit, in the Manufacturing-Heavy zone under Section 12.2.c.(17) (Recycling Processing Facilities.)
6. The proposed use, an aggregate recycling facility, is consistent with the development standards set forth in the Manufacturing-Heavy zone.
7. The project site is surrounded by properties which are zoned Manufacturing Heavy (M-H), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), Light Agriculture (A-1), and the City of Perris.
8. Other industrial uses have been constructed and are operating in the project vicinity such as a milling facility north of the project, and a Salvation Army distribution warehouse south of the project.
9. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

10. This project is within the City Sphere of Influence of Perris. Notification of the proposed project was sent to the City of Perris. No comments have been received.
11. Environmental Assessment No. 42465 identified the following potentially significant impacts:
 - a. Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.
12. The project has been reviewed by the Mead Valley Municipal Advisory Committee, and they had no issues or concerns.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Heavy (M-H) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. March Joint Powers Authority Jurisdiction.
 - c. A WRCMSHCP criteria cell.
 - d. A Tribal Land.
 - e. A General Plan Policy Overlay Area.
 - f. A Specific Plan.
 - g. A Zoning Overlay Area.
 - h. An Agricultural Preserve.
 - i. A flood zone.
 - j. A fault zone.
 - k. A High Fire Area.
 - l. An Historic Preservation District
 - m. California Gnatcatcher, Quino Checkerspot Butterfly habitat.

3. The project site is located within:
 - a. March Air Reserve Base Airport Influence Area.
 - b. The City of Perris sphere of influence.
 - c. Zone B of Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar)).
 - d. An area of Low Liquefaction Potential.
 - e. An area Susceptible to Subsidence.
 - f. An area of High Paleontological Sensitivity.
 - g. The Stephens Kangaroo Rat Fee Area.

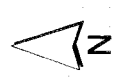
4. The subject site is currently designated as Assessor's Parcel Number 305-090-048.

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Date Prepared: 8/13/13
Date Revised: 08/30/13

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP 6674
VICINITY/POLICY AREAS

Supervisors' Offices
 District 1

Date Drawn: 7/17/13
 Vicinity Map



Zoning Area: North Perris
 Township/Range: T4SR3W
 Section: 18

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lraa.co.riverside.ca.us/index2.htm>

Assessors Bk. Pg. 305-09
 Thomas Bros. Pg. 777 E5
 Edition 2009



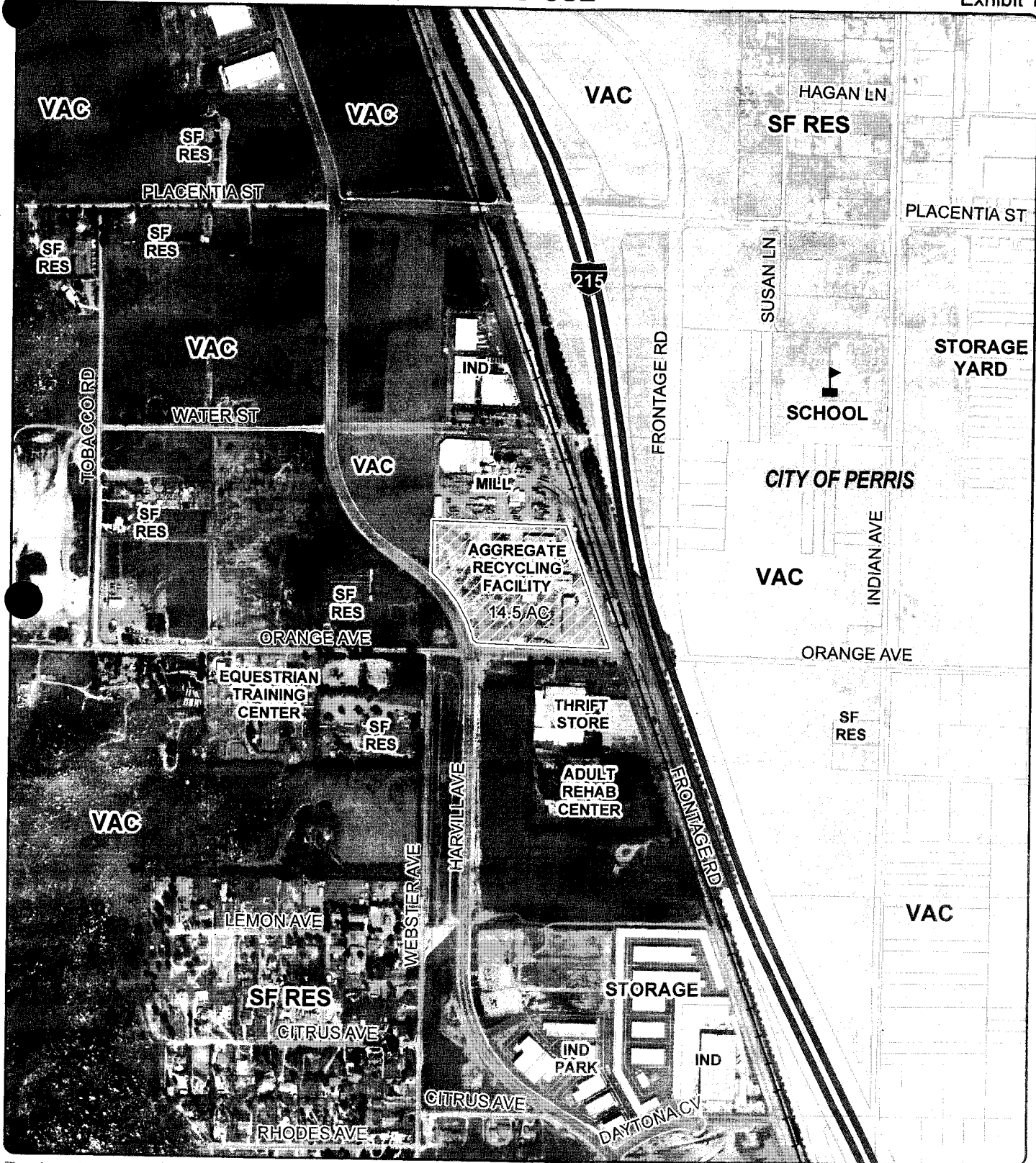
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03674

LAND USE

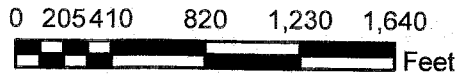
Supervisor Jeffries
District 1

Date Drawn: 7/17/13
Exhibit 1



Zoning Area: North Perris
Township/Range: T4SR3W
Section: 18

Assessors Bk. Pg. 305-09
Thomas Bros. Pg. 777 E5
Edition 2009



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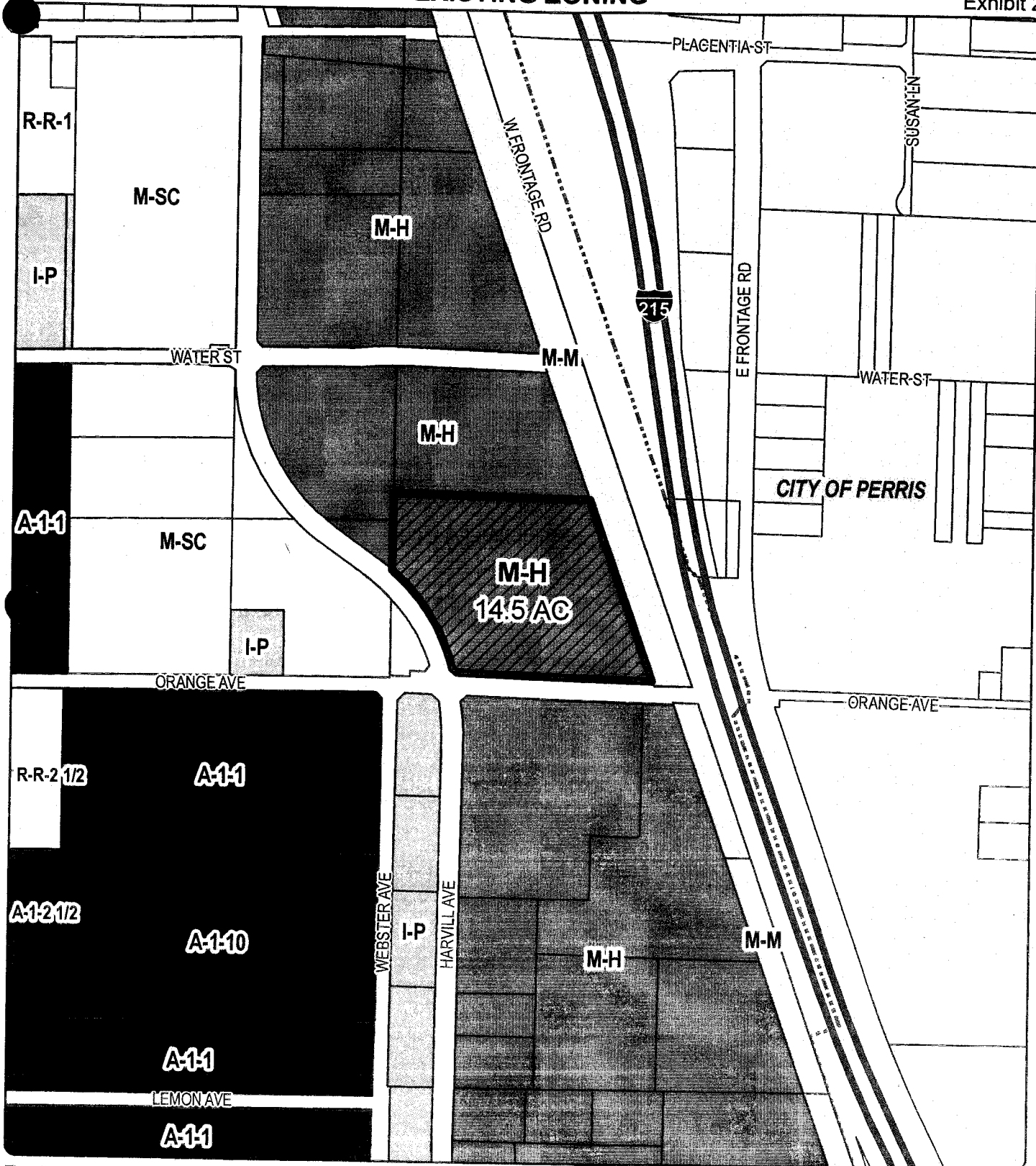
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03674

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 7/17/13
Exhibit 2

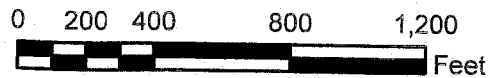


Zoning Area: North Perris
Township/Range: T4SR3W
Section: 18



Assessors Bk. Pg. 305-09
Thomas Bros. Pg. 777 E5
Edition 2009

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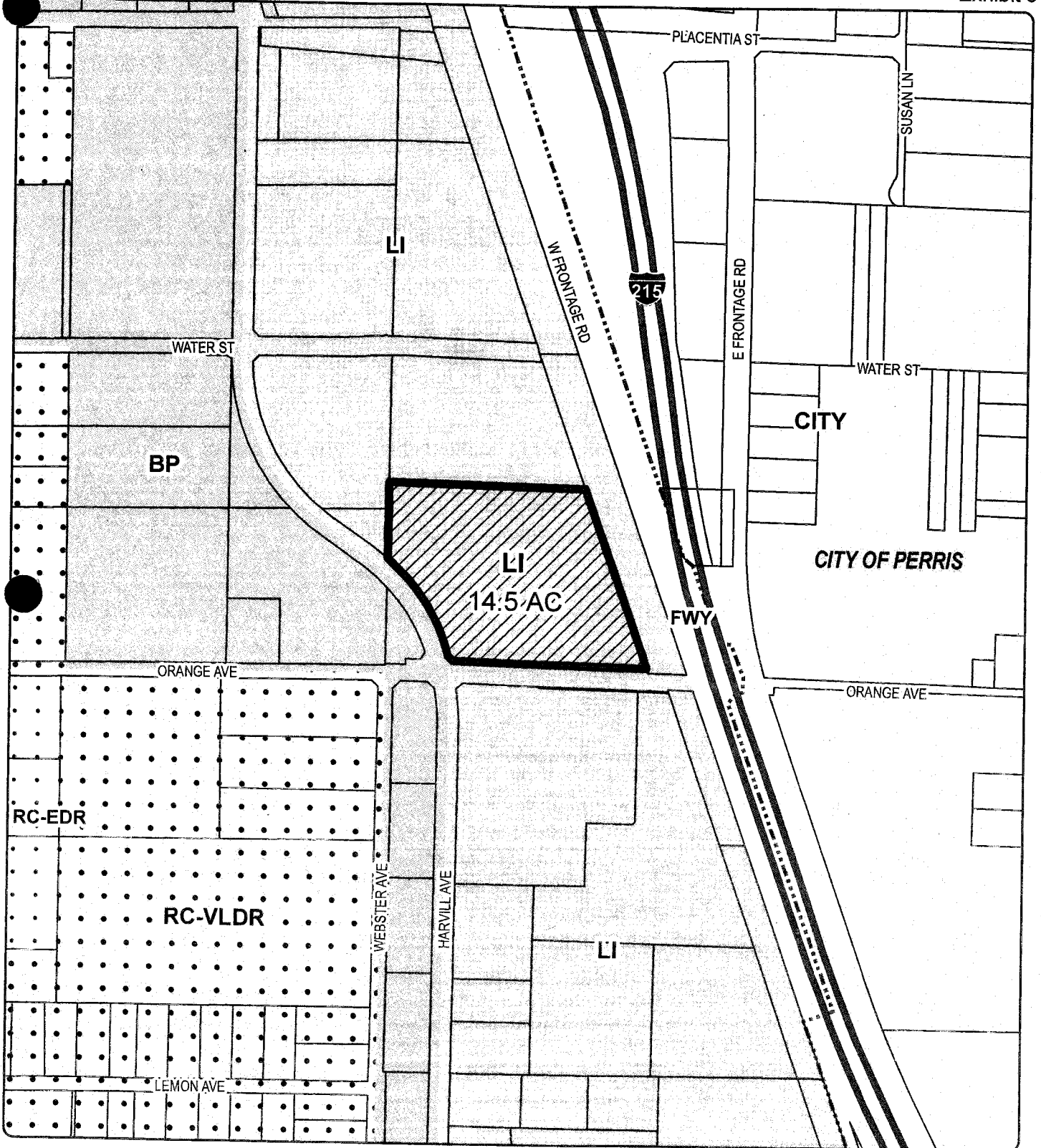
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03674

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 7/17/13
Exhibit 5

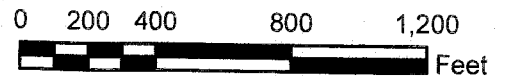


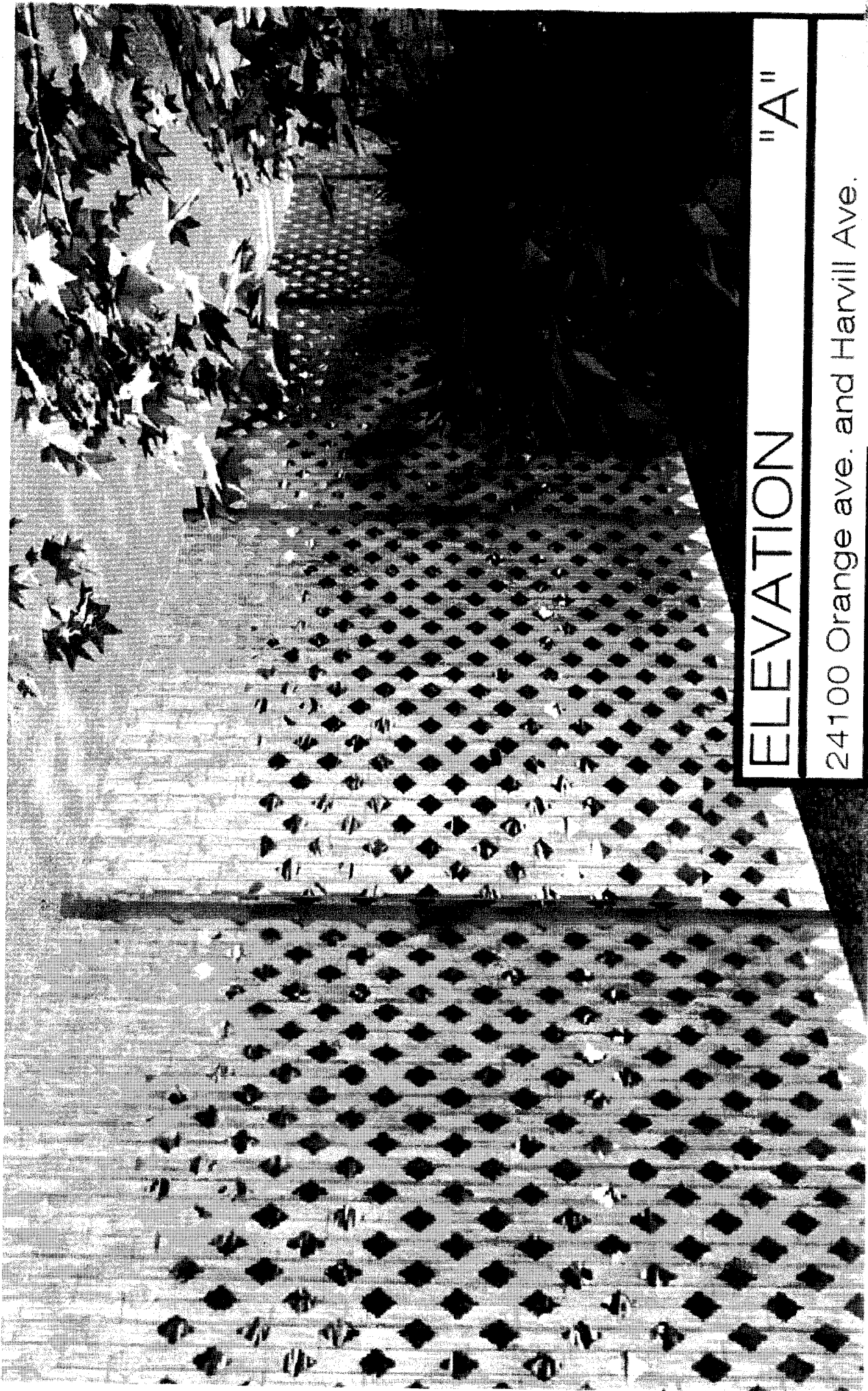
Zoning Area: North Perris
Township/Range: T4SR3W
Section: 18



Assessors Bk. Pg. 305-09
Thomas Bros. Pg. 777 E5
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>





ELEVATION

"A"

24100 Orange ave. and Harvill Ave.

CASE #: CUP3674 Amd.#2
EXHIBIT: S
DATED: 9/17/13
PLANNER: P. RULL

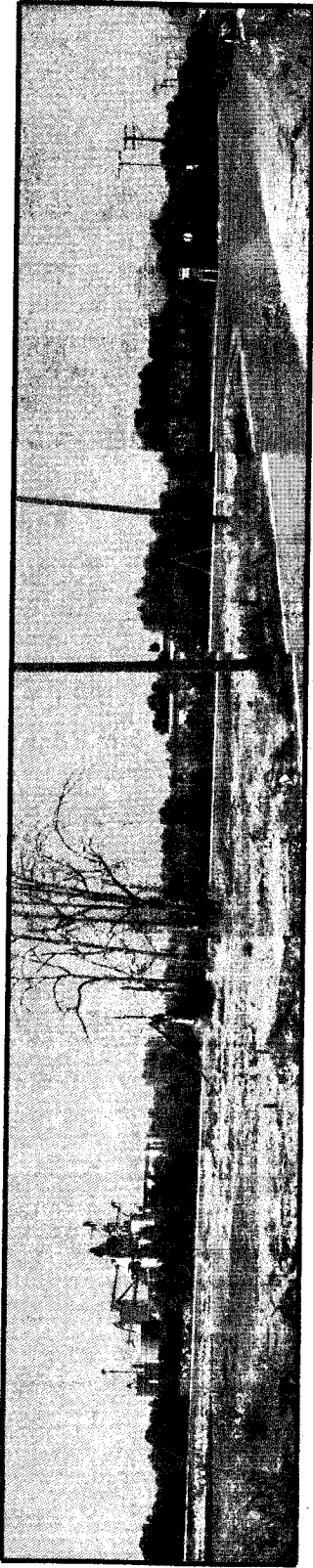


IMAGE 1

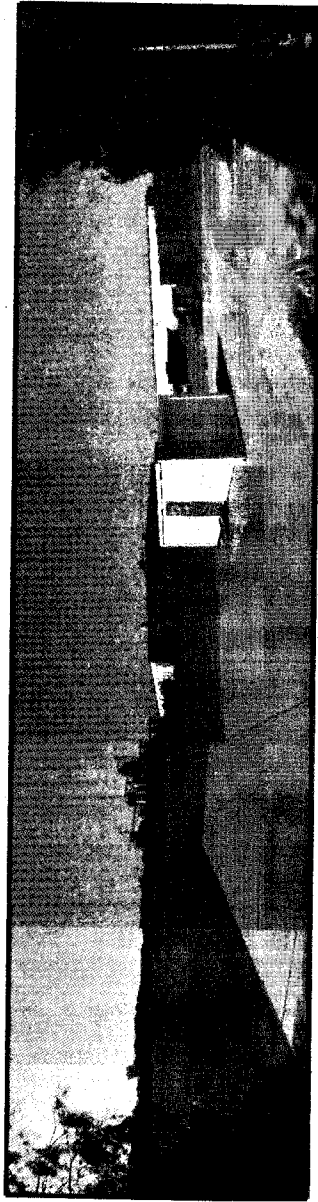


IMAGE 2

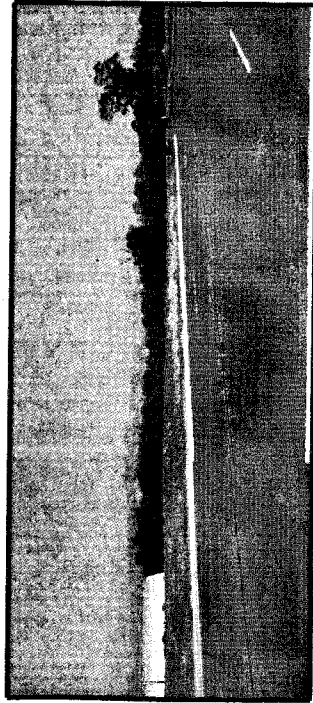
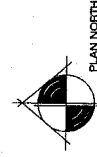


IMAGE 3



IMAGE 4

PANORAMIC IMAGES





Commercial Real Estate Services, Worldwide.

tel 951-346-0800
fax 951-346-0801
dmoore@naicapital.com
DRE License #00763044

3601 9th Street
Riverside, CA 92501

David W. Moore
Senior Vice President

August 8, 2013

Mr. Paul Rull
County of Riverside, TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: CUP 3674
24100 Orange Road
Perris, CA

Mr. Rull:

Pursuant to the LDC meeting held on November 11, 2011, the following is a broader description of the business operation of the applicant, RAMCO:

Project overview:

RAMCO intends to operate an aggregate material recycling facility, (broken concrete, asphalt and reinforced concrete). The operation will utilize a portable office building, portable sanitation facility and bottled potable drinking water. No other improvements are contemplated and no truck scale nor any existing buildings will be used. The facility will be open Monday through Friday from 7:00 am to 4:00 pm to receive truck loads of material generated from primarily public roadway projects in the greater south Riverside County area. Any exception to the hours of operation will be situational and subject to required governmental receipt of material from projects that must be demolished at night. An example would be a bridge or other roadway that is demolished during non-peak traffic. All material received at the facility is being diverted from landfills and will be stockpiled on the proposed site in piles that will not exceed 30 feet in height.

Stockpile period:

During the stockpile period, there will be one office employee and one equipment operator at the facility to accept loads brought in by outside firms and coordinates the stockpiling to insure that the material meets RAMCO's strict guidelines of the type of material received. This significantly reduces/eliminates the receipt of trash, construction debris or toxic/hazardous materials. A water truck will be onsite to maintain the truck haul lanes to the stockpile area for dust control.

The facility will receive 15 loads per day, on average, of broken asphalt and concrete until the stockpile reaches 50,000 tons of material. The stockpiling will take approximately 6-8 months to receive enough feedstock material before it is feasible to mobilize the crushing operation, bring on-site and crush the stockpile.

Mr. Paul Rull
August 8, 2013
Page 2

Crushing operation:

Once the stockpile has reached the level described above, RAMCO mobilizes and brings in a "plant" to process material into spec product. The plant includes heavy equipment, conveyors and crushing machine. There will be one office employee and four plant operators during this time. The plant will operate during the hours referred to above and the period required to crush the material is approximately 30 days. The crushed aggregate will be stockpiled on site, sold and hauled away to its ultimate destination by unrelated hauling firms. In addition to the equipment brought on-site there will be one 40 ft. equivalent roll off container for collection of deleterious materials and one 40 ft. equivalent roll off container for the collection of steel to be recycled.

RAMCO is a green alternative by diverting aggregate material from landfills. They are the only crushing operation that will receive and process reinforced concrete. It is anticipated that they will have a total annual throughput of 100,000 tons of material, which in it's self significant in its self.

In addition, because the finished material sold is hauled to its final destination, the buyers pay retail sales tax on every load. RAMCO not only is an environmentally responsible company, but generates sales taxes that ultimately flow back to Riverside County coffers.

I want to reiterate that my client obtained a business license and was unaware that a CUP or development permit was required until receipt of the code violation. The architect and I had several meetings and discussions with Planning and they determined that a CUP would be required. In good faith, RAMCO proceeded with the CUP application and has spent approximately \$25,000.00 in fees, consulting and architectural services to date. The idea that Planning is unsure that a CUP can be applied this late in the game is disconcerting. I believe that Riverside County should allow my client to proceed with the CUP process and move the matter forward based on the above information.

Should you have any questions or require additional information please feel free to call me at 951-346-0800. Thank you in advance.

Sincerely,

NAI CAPITAL, Inc.



David W. Moore
Senior Vice President

CC: Mr. Ken Newman
Mr. Mike Beaver
Mr. Jack Lanphere

NAI Capital

Commercial Real Estate Services, Worldwide.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42465
Project Case Type (s) and Number(s): Conditional Use Permit No. 3674
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Ken Newman
Applicant's Address: 3713 Alamo Street, Suite 201, Simi Valley CA 93063

I. PROJECT INFORMATION

A. Project Description:

The Conditional Use Permit (CUP) proposes to operate an aggregate material recycling facility, consisting of broken concrete, asphalt and reinforced concrete, on 10.8 gross acres of a 14.5 acre parcel. The remaining project area, which consists of two existing vacated industrial warehouse buildings, is not a part of this project. The aggregate recycling facility will process up to 100,000 tons of material annually. More specifically, the facility will receive 15 loads per day, on average, of broken asphalt and concrete until the stockpile reaches 50,000 tons of material. The stockpiling will take approximately 6-8 months to receive enough feedstock material before the crushing operation begins. The crushing operation includes heavy equipment, conveyors and crushing machines which will be operated by four employees (and one office employee), and will operate for approximately 30 days to crush all the material. The crushed aggregate is then stockpiled on site, sold and hauled away by unrelated hauling firms. The facility will be open Monday through Friday from 7:00 a.m. to 4:00 p.m., with emergency work hours operating Monday through Sunday from 3:30 p.m. to 7:00 a.m.

B. Project Location: The project site is located in the Community of Mead Valley in Western Riverside County; more specifically, on the northeast corner of Harvill Avenue and Orange Avenue.

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

D. Total Project Area: 10.8 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 10.8	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 5
Other:			

E. Assessor's Parcel No: 305-090-048

F. Street References: Northeast corner of Harvill Avenue and Orange Avenue

G. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 3 West, Section 18

H. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Mead Valley area of the Mead Valley Area Plan on the northeast corner of Harvill Avenue and Orange Avenue. The project's immediate vicinity consists of vacant land, industrial uses, and sporadic large lot single family residences.

The topography of the area is relatively flat with no well-defined ridges or watercourses. The project site currently has an existing vacated industrial building and aggregate stockpiling area. Although the vacated industrial building is located on the project site, it is considered not a part of the proposed aggregate recycling facility. The surrounding properties consist of an existing milling industrial facility to the north, existing Salvation Army distribution warehouse to the south, I-215 freeway to the east, and vacated and vacant properties to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) General Plan land use designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** The sites western boundary parallels Harvill Avenue (Major 118-foot right of way). All potential impacts to the General Plan Circulation Element will be analyzed in this initial study.
3. **Multipurpose Open Space:** The site is within the Western Riverside County Multiple Species Habitat Conservation Plan. All potential impacts will be analyzed in this initial study.
4. **Safety:** The site is not within a known active fault zone, not within a high fire area, not within a flood plain, has a low potential for liquefaction, and is susceptible to subsidence. All potential safety issues will be analyzed in this initial study.
5. **Noise:** The proposed use is an industrial aggregate material recycling facility with surrounding industrial type uses such as a milling facility and distribution warehouses. There also exist single family residences in the nearby vicinity. The General Plan Noise Element classifies Residential Uses as noise-sensitive and discourages noise levels in excess of 65 CNEL. All potential noise impacts will be analyzed in this initial study.
6. **Housing:** The proposed use is an industrial aggregate material recycling facility. Impacts to housing will be analyzed in this initial study.
7. **Air Quality:** The proposed use is an industrial aggregate material recycling facility. Impacts to air quality will be analyzed in this initial study.

B. **General Plan Area Plan(s):** Mead Valley Area Plan

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Light Industrial.

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** None

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Mead Valley Area Plan

- 2. **Foundation Component(s):** Community Development and Rural Community
- 3. **Land Use Designation(s):** Light Industrial, Business Park, Very Low Density Residential.
- 4. **Overlay(s), if any:** None
- 5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** None
- 2. **Specific Plan Planning Area, and Policies, if any:** None

I. Existing Zoning: Manufacturing Heavy (M-H)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: Manufacturing Heavy (M-H), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), Light Agriculture (A-1)

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

August 21, 2013

Date

Paul Rull, Project Manager
Printed Name

For Carolyn Syms Luna, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Mead Valley Area Plan Local Circulation Policies, Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project is not located within a county eligible, state designated or state eligible scenic highway corridor. The nearest state eligible scenic highway is Highway 74 located approximately 2.5 miles south of the project. Therefore there will be a less than significant impact on scenic highway corridors.

b) The proposed aggregate recycling facility will not 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. The project is located on a previously disturbed and developed site with two vacated industrial buildings and aggregate stockpiling areas. There also exists to the north an existing milling facility and a distribution warehouse to the south. There are no scenic resources in the vicinity that would be impeded by the project.

However, the project has the potential to create aesthetically offensive views from the public view along Harvill and Orange Avenues. As part of the project operations, aggregate stockpiles approximately 30-foot high will be stored on-site, awaiting grinding before being hauled away for construction materials. Outdoor storage of materials is permitted in the Manufacturing-Heavy (M-H) zone. The project's storage of outdoor materials is consistent with the character of outdoor uses and storage at the existing milling industrial use to the north. There are existing trees along the perimeter of the project which will provide some visual screening from the adjacent streets. The project has been condition to mitigate aesthetically offensive visual impacts by providing additional screening to conceal the stockpiles from views from Harvill and Orange Avenues.

Additionally, portions of the subject property include the area designated as "not to be used," contain piles of debris which cause aesthetically offensive visual impacts. As a condition of this project's approval, that debris will be removed.

Mitigation: The project must provide visual screening to conceal the stockpiled materials stored outdoors to minimal visual impacts (COA 10.PLANNING.40) and remove the existing onsite debris piles from the subject property (COA 20.PLANNING.5).

Monitoring: Mitigation Monitoring will occur within 90 days of approval by the Planning Dept. and the Code Enforcement Dept. will ensure compliance for the life of the project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located approximately 38.4 miles from Mt. Palomar Observatory and within Zone B of Ordinance No. 655. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. The project is conditioned to submit lighting plans consistent with the requirements of Zone B development standards in the Riverside County Ordinance No. 655 (Conditions of Approval 80.PLNG.20). The lighting associated with the project will be low-pressure sodium vapor lights which will be fully shielded to control the amount of light directed upwards into the sky and reduce the light pollution emissions interfering with adjacent residential uses (Conditions of Approval 10.PLNG.8). The project will not create glare that would impede the vision of aircraft from March Air Reserve Base Airport, located in the nearby vicinity northeast of the project. Therefore, the project will have a less than significant impact.

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
3. Other Lighting Issues				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the	<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
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area?				
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany new temporary industrial development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. The project consists of one temporary office trailer which will create a minimum amount of lightning or glare. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. Standard conditions of approval addressing outdoor lighting have been applied to the CUP, but they are not considered unique mitigation pursuant to CEQA, therefore, the impact is considered less than significant.

b) Surrounding land uses include industrial and warehouse uses and single-family residential homes on large size lots. The project consists of one temporary office trailer which will create a minimum amount of lightning or glare. The amount of light that will be created is significantly below the average amount of existing levels of surrounding existing uses and is not considered substantial. Therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

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
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The proposed project is located on land designated as Urban-Built up land. The lands surrounding the project are also designated Urban-Built up land and local importance. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.
- b) The project site is surrounded by in-fill commercial-retail businesses and large-lot single-family residential homes. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.
- c) The proposed project is not located within 300 feet of agriculturally zoned property. The nearest agriculturally zoned property is approximately 330 feet southwest of the project which is zoned Light Agriculture-1 Acre Minimum (A-1-1). Therefore, no impact will occur.
- d) The project site will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impact would occur.

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

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

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore, the proposed project will not conflict with any forest land, and will have no impact.

b & c) The site has been utilized for industrial purposes for many years and there are no forest areas or non-made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, Air Quality Assessment prepared by Lilburn Corporation dated July 29, 2013

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designations, surrounding industrial businesses, and population estimates. The minimal increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant. The population proposed by this project will not obstruct the implementation of the 2012 AQMP.

b) Air quality impacts would occur during site operations and vehicle trips emissions. There will be no construction or grading activities which would be major sources of fugitive dust emissions. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by development in the Light Industrial land use designation.

The proposed facility will receive an average of 15-30 truck trips per day, until a stockpile of approximately 50,000 tons of material is reached. The applicant anticipates six to eight months to reach the 50,000 ton- stockpile. It is anticipated to take approximately 30 days to crush the material. The crushed aggregate will be sold to market. The applicant anticipates 60 days of crushing within one calendar year, not to exceed 100,000 tons of material a year. During the stockpiling period, a water truck will be onsite to maintain the truck haul lanes to the stockpile area for dust control. The Air Quality Assessment identified the following sources of operational air emissions:

- Truck Trips
- Onsite equipment
- Employees and delivery trucks
- Onsite generator
- Operational plan
- Fugitive dust

The Air Quality Assessment indicates that these operational emissions would not exceed SCAQMD thresholds, and would not generate odor or emit any toxic air contaminants (except for diesel exhaust which has been reviewed through the SCAQMD permit process). The proposed industrial use is consistent with surrounding existing land use designations, and where it is likely that vehicle trips will minimally increase, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and nature of the project.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

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.

Surrounding land uses within 1 mile of the project include residential homes and Val Verde Elementary School, which are considered sensitive receptors; however, the project is not expected to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by industrial development in the Light Industrial land use designation. The proposed industrial use is consistent with surrounding existing land use designations, and where it is likely that vehicle trips will minimally increase, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and nature of the project. Therefore, impacts to sensitive receptors are considered less than significant.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, impacts are considered less than significant.

f) The project proposes to operate an aggregate material recycling facility on 10.8 gross acres. The proposed industrial use is not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of industrial businesses that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

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
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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?

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)?

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?

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?

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

Source: GIS database, WRCMSHCP, On-site Inspection, Environmental Programs Division review

Findings of Fact:

- a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. MSHCP Criteria Cell #2529 is located immediately west of the project on the opposite side of Harvill Avenue. A review and site visit was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.
- b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.
- c) A review by EPD indicated that no conservation is required, no riparian areas are present and no significant habitat exist onsite. The project site has been utilized as aggregate recycling facility and other industrial uses for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as 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, impacts will be less than significant.
- d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively developed and utilized with commercial and residential uses. Therefore, less than significant impacts to wildfire corridors are anticipated.
- g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site and therefore no impacts will occur.

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

Source: County Archaeologist Review, Project Application Materials

Findings of Fact:

a) A review by the County Archaeologist indicated that no historical resources existed on the project site. There are two vacant industrial buildings that currently exist on the project site, but they are not a part of the proposed aggregate recycling facility project. Therefore the proposed project will not alter or destroy an historic site, and the impacts are considered less than significant.

b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5. If any ground disturbance activities occur and unique cultural resources are discovered, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

- All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
- At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation. Conditions of Approval are not considered unique mitigation measures pursuant to CEQA. No mitigation is identified or required.

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
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9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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: County Archaeologist Review, Project Application Materials

Findings of Fact:

a) This project site has been disturbed with existing industrial activities. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have no impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required.

d) Given the historical uses on the subject property and the related surface disturbances, and the lack of any proposed ground disturbance, it can be concluded that this project will not restrict any existing or religious or sacred uses.

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
10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of Low Potential for Paleontological resources. This category indicates lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, if paleontological resources are discovered during site development, the project will be required to follow the steps outlined in the conditions of approval (Condition of Approval 10.PLANNING.3). Therefore, this project will have a less than significant impact.

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
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GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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?

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

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

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
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to RCLIS (GIS database), there is a low potential for this project site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

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
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13. Ground-shaking Zone

a) 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)

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has less than 15 percent slope. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

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
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is not located in an area susceptible to subsidence, and not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, the project will have a less than significant.

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
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17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography although it is anticipated that it will have a less than significant impact change to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will be connecting to existing sewer lines provided by the Eastern Municipal Water District.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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 site 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 (COA 10.BS GRADE.07).

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.

c) This project will not be requiring the installation of a septic tank and leach lines. The project will be connecting to existing sewer lines provided by Eastern Municipal Water District. The impact is therefore considered less than significant.

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
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)

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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Application Materials, Greenhouse Gas Assessment, prepared by Lilburn Corporation on August, 2012.

Findings of Fact:

a) A Greenhouse Gas Assessment, dated August, 2012, prepared for the subject property indicates the project's total annual GHG emissions would be 1,254.2 metric tons per year (MTY) of CO₂e equivalents (CO₂e). This total is below the threshold of 10,000 MTY CO₂e for industrial projects established by the South Coast Air Quality Management District (SCAQMD).

The project annual total of 1,254.2 MTY CO₂e includes both direct (area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions, no construction emissions are anticipated based on the project operations. Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Light Industrial) for the site. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

Source: Project Application Materials

Findings of Fact:

a) Development of the proposed project will not result in a significant increase in the use and disposal of hazardous substances. The proposed project is to be used for industrial recycling activity consistent with the existing Manufacturing-Heavy zone. This zone permits for certain land uses which might use hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. However, the project will not involve the transport, use or disposal of hazardous materials. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of an aggregate recycling facility which will primarily be stockpiling and crushing asphalt, concrete and reinforced concrete. The management of hazardous materials are subject to the Department of Environmental Health policies, however, they have determined that no hazardous materials are being proposed to be used or store on the site as part of the project. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has paved access for emergency response vehicles to utilize on Orange Avenue. Therefore, the project will have less than significant impact.

d) Val Verde Elementary school is located on the opposite side of the I-215 freeway, east of the project. The school is located just over one-quarter of a mile away from the project. The proposed project does not propose the transportation of substantial amounts of hazardous materials nor the emission or handling of hazardous materials. Therefore, the impact is considered to be less than significant.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

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
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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, Airport Land Use Commission webpage

Findings of Fact:

a) The project site is located within the March Air Reserve Base airport influence area, in particular, Area 2 compatibility zone. Area 2 compatibility zone indicates that industrial uses, like the proposed project, are acceptable in this area. The proposed use is consistent with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area 2 compatibility zone, and will not result in an inconsistency with an Airport Master Plan. Therefore, the impact is less than significant.

- b) The project site is located within the March Air Reserve Base airport influence area, in particular, Area 2 compatibility zone. Initial assessment conducted by the Airport Land Use Commission (ALUC) determined that this project does not require the need for ALUC review. Therefore, the impact is less than significant.
- c) The March Air Reserve Base is located approximately 2.5 miles north of the project; thus the project site is not located within two miles an airport. The proposed project will have 4 employees working onsite. The project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, the impact is less than significant.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, the impact is less than significant.

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
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24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant	Less than Significant	Less Than	No Impact
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impact	with Mitigation Incorporated	Significant Impact
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HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The site is subject to sheet flow runoff from the west, however, the project does not have any existing or proposed buildings or structures. While there is a lack of drainage infrastructure in the area, the existing street improvements such as curb and gutter on Harvill Avenue and Orange Street will provide some protection from flooding incidents. However, due to the existence of this site, and surrounding sites, the proposed project will not alter existing drainage patterns in the area. The site is located within the Perris Valley Area Drainage Plan, however, due to the limited amount of infrastructure is being installed, and no flood improvements will be required at this time (Condition of Approval 10.FLOOD.2). The site's grading has also been conditioned to be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points, and outlet conditions, otherwise a drainage easement is required (Condition of Approval 10.FLOOD.6). Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project may violate water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.16). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. To mitigate the project's impacts on water quality, a bioretention basin and porous pavement have been proposed and conditioned. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) Water service will be supplied by Eastern Municipal Water District. The proposed project will not 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). Therefore the impact is considered less than significant.

d) There are no significant planned stormwater drainage systems in this area of the County. The project is not proposing any additional impervious surfaces and will not be altering the drainage in any significant way. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. 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 map. Therefore, no impacts will occur.

f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impact will occur.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge (see 25b). Therefore, impacts are considered less than significant.

h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the topography. Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues. Therefore, impacts are considered less than significant.

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
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan 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) There are no streams or water features on-site. The project is not anticipated to 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. Therefore, the impact is considered less than significant.
- b) Since the project proposes no additional impervious surfaces, the existing absorption rates and the amount of surface runoff would not be affected. Therefore impact is considered less than significant.
- c) The nearest dam to the project is the Perris Dam. Although the dam faces in the direction of the proposed project, the project is not located within a dam inundation area. Impacts are considered to be less than significant.
- d) The project is proposing no additional impervious surfaces, therefore the amount of storm water run-off will stay fairly consistent to existing levels. The development will not cause a significant increase in the amount of surface runoff. Therefore, any increases in any surface water body will be minimal.

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
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project

27. Land Use

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

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Perris webpage

Findings of Fact:

a) The project proposes an aggregate recycling facility consisting of broken concrete, asphalt and reinforced concrete, located on 10.8 gross acres of the overall 14.5 gross acre project site. The project is consistent with the Light Industrial (LI) General Plan land use designation and with all other policies of the County General Plan. The project land use designation is consistent with the surrounding area, with existing land use designations including LI and Business Park (BP). Rural Community: Very Low Density Residential land use designation exists west of Harvill Avenue, but it is buffered by the BP designation. The project is separated by the City of Perris by the I-215 Freeway. The project will not result in an alteration of the present or planned land use of this area. Therefore, the impacts are considered less than significant.

b) The project is located within the City of Perris Sphere of Influence boundary. According to the City of Perris online maps, the project site is designated Sphere of Influence. In addition, other parcels adjacent to the project located in the City of Perris are designated as Business Park and Multiple Business Use (MBU) as part of the Harvest Landing Specific Plan. The MBU designation allows for a mix of professional office, light industrial, research and development, business park, retail commercial and support services uses. These land use designations are similar and consistent with the project, and therefore, impacts are considered less than significant.

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
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<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
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database, City of Perris webpage

Findings of Fact:

- a) The proposed project is a listed permitted use as a recycling processing facility with a conditional use permit and is consistent with the development standards for the existing zoning of Manufacturing – Heavy (M-H) zone. A recycling processing facility is defined in Section 21.62e. of Ordinance 348 as “a facility which collects and processes acceptable recyclable materials by donation, redemption, or purchase. Processing means the preparation or transformation or recyclable materials for efficient shipment to an end user by, but not limited to, such means as baling, compacting, shredding, and sorting.” The impacts are considered less than significant. Therefore, impacts are considered less than significant.
- b) The site is surrounded by properties zoned Manufacturing – Heavy (M-H), Manufacturing – Service Commercial (M-SC), Industrial Park (I-P), and Limited Agricultural-1 acre minimum (A-1-1). The City of Perris exists to the east of the project on the opposite side of I-215 Freeway. According to the City of Perris online maps, these parcels are designated as Business Park and Multiple Business Use (MBU) as part of the Harvest Landing Specific Plan. The MBU designation allows for a mix of professional office, light industrial, research and development, business park, retail commercial and support services uses. Although there are some residential uses and zoning southwest of the project, these are mitigated by lower impact zones such as Industrial-Park (I-P) acting as a buffer to the residences, and that the residences are physically separated by Harvill Avenue. The project is compatible with the existing surrounding zoning, and therefore, impacts are considered less than significant.
- c) The proposed project is surrounded by existing land zoned for industrial type uses. There are a few single family residences to the southwest of the project on the west side of Harvill Avenue. The project is consistent with Ordinance No. 348 zoning map in the configuration of potential industrial uses east of Harvill Avenue as properties north and south of the project are designated for industrial type uses, and contain existing industrial type uses in the form of a milling factory and distribution warehouse center. Harvill Avenue acts as a natural buffer separating the existing residential uses with the proposed project. Therefore, the project is compatible with existing and planned surrounding land uses, and impacts are considered less than significant.
- d) The project proposes to operate an aggregate material recycling facility on 10.8 gross acres. The project is consistent with the Light Industrial (LI) land use designation, as reflected in the adopted County General Land Use Plan, and with all other policies of the General Plan. This project is consistent with all other policies of the General Plan and will not result in an alteration of the present or planned land use of this area. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project will not disrupt or divide the physical arrangement of an established community. Therefore, impacts are considered less than significant.

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
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not 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. Therefore, the impact is considered less than significant.

c) Surrounding the project site are industrial uses, vacant land and single family residences. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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NA A B C D

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

Findings of Fact:

a-b) The proposed project site is located within the March Air Reserve Base airport influence area, in particular, Area 2 compatibility zone. Area 2 compatibility zone indicates that industrial uses, like the proposed project, are acceptable in this area. The project proposes to have 4 employees working in the aggregate recycling facility. The project is also 2.5 miles south of March Air Reserve Base. The Airport Land Use Commission did not have any comments regarding the exposure of employees to noise. The Department of Environmental Health and Safety Industrial Hygiene also did not anticipate significant noise created by the airport to affect the project's employees. Therefore, the project will not significantly expose people residing on the project site to excessive noise levels related to air traffic, and therefore, impacts are considered less than significant.

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
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Riverside County Transportation Commission San Jacinto railroad line is located immediately adjacent, east of the project and parallel to the I-215 Freeway. Due to the low number of employees (4) and infrequent use of the processing component of the project, the impacts are considered minimal. In addition, the Department of Environmental Health and Safety Industrial Hygiene also did not anticipate significant noise created by the railroad to effect the project's employees. Therefore, the project will not significantly expose people residing on the project site to excessive noise levels related to railroad traffic, and therefore, impacts are considered less than significant.

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
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32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Interstate 215 Freeway is located immediately east of the project. Due to the low number of employees (4) and infrequent use of the processing component of the project, the impacts are considered minimal. In addition, the Department of Environmental Health and Safety Industrial Hygiene also did not anticipate significant noise created by the railroad to effect the project's employees. Therefore, the project will not significantly expose people residing on the project site to excessive noise levels related to highway traffic, and therefore, impacts are considered less than significant.

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
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Environmental Health Services Industrial Hygiene review

Findings of Fact:

a-d) Based on the review performed by the Environmental Health Services, Industrial Hygiene Department, a noise study was not required based on the submitted plans, surrounding zoning, and distance of sensitive receivers. The location of the aggregate stockpiles has been conditioned to remain the furthest away from any offsite sensitive receivers such as habitable dwellings, hospital, school, library, or nursing home (Conditions of Approval 10.EHEALTH.3), and facility-related noise will not exceed 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard). The project will not substantially increase permanent or temporary ambient noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels in the project vicinity or exposure of persons to noise levels and ground-borne vibration and noise in excess of standards. Therefore impacts are considered less than significant.

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
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POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) No buildings or existing housing will be displaced as part of this project. The project will not necessitate the construction or replacement of housing elsewhere. No impact would occur.
- b) This project will develop an industrial aggregate recycling facility on industrially designated properties and will have minimal impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, impacts are considered less than significant.
- c) The project will not displace a substantial number of people necessitating the construction or replacement of housing elsewhere. No housing exists on the project site, and therefore no persons will be displaced as part of the project. No impact would occur.
- d) The project is not located within or near a County Redevelopment Project Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is an industrial aggregate recycling facility and will not be contributing to the amount of residential homes to the area. No impact would occur.

f) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on inducing 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).

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
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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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 90.PLANNING.30). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

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. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially	Less than	Less	No
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	Impact
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37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 90.PLANNING.30). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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
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38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Val Verde Unified School District correspondence, GIS database

Findings of Fact:

The Val Verde Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.19). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with	Less Than Significant	No Impact
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Incorporated	Impact
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39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 90.PLANNING.30). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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
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40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

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
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RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Community Service Area (CSA) 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

Findings of Fact:

a-b) The proposed industrial aggregate recycling facility will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

c) The project is within Community Service Area (CSA) 152. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Impacts are determined to be less than significant.

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
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42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no County designated trails located near the project. The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

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
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Riverside County General Plan, Transportation Department review

Findings of Fact:

a) The proposed project will slightly increase vehicular traffic, adding an anticipated average of 30 vehicle trips per day to process a maximum 100,000 tons of aggregate materials a year; however, the Riverside County Transportation Department did not require a traffic study for the proposed project. The project will not cause a significant increase in traffic in relation to the existing traffic loads and capacity of the street system. Both project frontage roads of Harvill Avenue and Orange Street have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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been constructed and improved with curb and gutter. The impacts are considered less than significant.

b) See item a) above. The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. Therefore, impacts are considered less than significant.

c-d) The project site is located within the March Air Reserve Base airport influence area, in particular, Area 2 compatibility zone. Area 2 compatibility zone indicates that industrial uses, like the proposed project, are acceptable in this area. The proposed use is consistent with the Area 2 compatibility zone, and will not result in an inconsistency with an Airport Master Plan. 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, impacts are considered less than significant.

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). Both project frontage roads of Harvill Avenue and Orange Street have been constructed and improved with curb and gutter. Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, impacts are considered less than significant.

f) The proposed project will minimally create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements (Conditions of Approval 60.TRANS.2, 90.TRANS.1, 90.TRANS.7) that will help improve and maintain the roads condition in a safe and working manner. Therefore, impacts are considered less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has one driveway access on Orange Street which has been reviewed and approved by Riverside County Fire Department. The road leading into the project, Harvill Avenue, is already constructed with curb and gutter street improvements, providing a secure and safe paved route for emergency vehicles to access the site. Therefore impacts are considered less than significant.

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?

i) The proposed use, an industrial aggregate recycling facility does not warrant the need for alternative forms of transportation. The project will not be open to the public which would therefore reduce the need for alternative forms of transit. The vehicles accessing the site will be predominately trucks hauling aggregate materials to the site, and hauling the final product off the site. There are no County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designated bike trails along the project frontage. The number of anticipated vehicle trips created by the project is minimal, and therefore any impact on the lack of provision of alternative transit facilities is insignificant. Therefore, impacts are considered less than significant.

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
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44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project has not incorporated any trails into its design. The GIS database shows no bike trails along the project frontage. Therefore, impacts are considered to be less than significant.

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
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UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (Conditions of Approval 10.EHS.2), and is responsible to meet all their

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects, nor will it have an impact on the supply of water available to serve the project. Therefore, impacts are less than significant.

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
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46. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (Conditions of Approval 10.EHS.2), and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. This project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on available capacity to serve the project. Therefore, impacts are less than significant.

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
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47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate minimal amounts of municipal waste as the primary use of the site would be stockpiling and intermittent processing of concrete and asphalt materials for recycling, of which the final recyclable product will be hauled away offsite. The Riverside County Waste Management Department has determined that the facility will not need trash enclosures or waste recycling plans. As indicated in the project's business plan, the proposed project will divert approximately 100,000 tons of aggregate waste material from landfills. The development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

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

Source:

Findings of Fact:

a) The project will use a portable generator to operate the portable plant and will not need to connect to the existing electricity service provided by Southern California Edison. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The portable nature of the project will not require the use existing natural gas service provided by Southern California Gas Company. Therefore, impacts are considered less than significant.

c) The project will use existing communications services provided by AT&T. Since service already exists for the project site, extending communication service to the proposed project will be considered less than significant impact.

d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. Storm water drainage on-site will not require the expansion of existing Riverside County Flood Control facilities, nor require new facilities and potential impacts related to the construction of storm water facilities are considered less than significant.

e) The proposed project will require new street lighting along the project's frontage. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, street lighting construction for the project is considered less than a significant impact.

f) Based on data available at this time, no offsite utility improvements or the need for increased roads will be required to support this project. Therefore, impacts are considered to be less than significant.

g) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. Energy Conservation

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

Source:

Findings of Fact:

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

50. Other:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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53. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

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CONDITIONAL USE PERMIT Case #: CUP03674

Parcel: 305-090-048

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to operate an aggregate material recycling facility on 14.5 gross acres. The aggregate recycling facility, consisting of broken concrete, asphalt and reinforced concrete, is located on 10.8 gross acres of the project site. The remaining project area, which consists of two existing vacated industrial buildings, is not a part of this project. The aggregate recycling facility will process up to 100,000 tons of material annually. More specifically, the facility will receive 15 loads per day, on average, of broken asphalt and concrete until the stockpile reaches 50,000 tons of material. The stockpiling will take approximately 6-8 months to receive enough feedstock material before the crushing operation begins. The crushing operation includes heavy equipment, conveyors and crushing machines which will be operated by four employees (and one office employee), and will operate for approximately 30 days to crush all the material. The crushed aggregate is then stockpiled on site, sold and hauled away by unrelated hauling firms. The facility will be open Monday through Friday from 7:00 a.m. to 4:00 p.m., with emergency work hours operating Monday through Sunday from 3:30 p.m. to 7:00 a.m.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate

CONDITIONAL USE PERMIT Case #: CUP03674

Parcel: 305-090-048

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.)

RECOMMND

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

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3674 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3674, Exhibit A, Amended No. 2, dated 7/25/13.
Exhibit S, dated 9/17/13

(Modified by Staff at the Planning Commission 9/18/13)

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Conditional Use Permit No. 03674 proposes to stockpile concrete and asphalt for recycling purposes. A grading permit shall be obtained for the interceptor swale and WQMP basin.