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

806B



FROM: TLMA - Planning Department

SUBMITTAL DATE: June 12, 2014

SUBJECT: CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 — Applicant: SA Recycling, Inc. — Fourth/Fourth Supervisorial District — Location: 29250 Rio Del Sol Road in Thousand Palms — REQUEST: Phased Expansion of an existing outdoor recycling facility from 25 to 43 acres with approximately 380,000 annual tons of incoming volume. The operations include a recycling facility for green and wood waste materials and a recycling facility for composting operations using a traditional turned windrow method with typical composting materials consisting of lawn, yard clippings, and tree trimmings. Limited composting will not contain food waste, cooking oils, grease, animal fats, or manures. The composting operations will also be operated, monitored, and be maintained within specific requirements and conditions set forth within a Solid Waste Facility Permit (SWFP). Additionally, operations include recycling facility for asphalt and concrete (inert materials) and a recycling facility for metals and white goods (appliances) including processing of End of Life Vehicles (EOL). The project site also contains existing accessory offices and shop buildings, and includes the addition of a 73,000 square foot equipment storage area and future metal processing area, a future 15,000 square foot warehouse, and future 29,000 square foot employee parking area.

Initials JCP:jo

Departmental Concurrence

(continued on next page)

Interim Planning Director

SOURCE OF FUNDS: N/A											Budget Adjustment: N/A For Fiscal Year: N/A		
NET COUNTY COST	\$		N/A	\$		N/A	\$		N/A	\$	N/A		
COST	\$		N/A	\$		N/A	\$		N/A	\$	N/A	Consent Policy	
FINANCIAL DATA	Gurr	ent Fiscai	rear.	Me	XI FISCAL TEAL.		100	ai COSt.		Ψ,	igoling obse	(per Exec. Office)	

C.E.O. RECOMMENDATION:

**APPROVE** 

**County Executive Office Signature** 

Tina Grande

### MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes:

Jeffries, Tavaglione, Stone, Benoit and Ashley

Nays: Absent: None None

Date:

July 1, 2014

XC:

Planning, Applicant

1-2

Kecia Harper-Ihem

Clerk of the Board

4/5 Vote

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

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

FORM 11: Conditional Use Permit No. 3252, Revised Permit No. 4

**DATE: June 12, 2014** 

**PAGE: 2 of 3** 

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on February 26, 2014.

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

<u>ADOPTED</u> a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42522, 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,

<u>APPROVED</u> CONDTIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND: The project was heard before the Planning Commission on February 26, 2014. Based on the applicant's testimony and discussion from the commissioners and testimony from the Riverside County Sheriff-Palm Desert Station, a condition was added to require compliance with state laws regarding scrap metals (Condition of Approval (COA) 10.Planning.62) to provide the County Of Riverside with an additional enforcement tool to discourage metal theft.

Additionally, based on discussion by the commissioners at the hearing, COA 20.Planning.6 was amended to include an 8 foot high decorative block wall segment of approximately 800 lineal feet along Rio Del Sol Road between existing access driveway and new primary access to be completed within one-year of approval of the Conditional Use Permit (CUP). COA 20.Planning.9 was also added to include an 8 foot high decorative block wall segment adjacent to the area labeled "Future Area" along Rio Del Sol Road should this area be developed in the future by separate permit. The "Future Area" along Rio Del Sol Road may contain an interim 8 foot high chain link fence as stated in COA 20.Planning.9. An additional condition (COA 20.Planning.10) was added by the commissioners to require additional landscaping for the future warehouse building and employee parking lot when these areas are constructed during the Final Phase.

As discussed in the attached staff report, the Planning Director incorporated additional findings to allow limited composting on a 7 acre portion of the 43 acre property within the Manufacturing – Service Commercial zone which composting area is depicted on the approved exhibits.

Additionally, the Riverside County Waste Management Department (RCWMD) transmittal of February 4, 2014 requires the permit holder to maintain financial assurance to provide for site restoration, clean-up and environmental remediation in the event composting causes environmental damage. The amount of the financial assurance is conditioned to be in the amount of one-million dollars (\$1,000,000 USD) to be provided by the permit holder in coordination with RCWMD within one-year of approval of the CUP. This is in addition to compliance with Best Management Practices (BMP's) and Maintenance, Restoration, and Remediation Agreement as indicated in the RCWMD transmittal letter and COA's of the CUP.

The CUP has also been conditioned by the Environmental Health Department, Local Enforcement Agency (LEA) and for a Solid Waste Facility Permit (SWFP). As part of the LEA requirements, an Odor Impact Minimization Plan (OIMP) has been reviewed to address odor impacts from the composting operations and will also be certified as part of the SWFP.

Staff received one (1) public comment letter dated November 22, 2013 regarding potential noise, odor, and visual impacts. Staff met with this person who is adjacent land owner to the south. This owner's concerns were addressed with recommended conditions of approval including chain-link fencing with plastic slats along south boundary as indicated by COA (20.Planning.6) and the other conditions of approval.

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Project issues have been resolved based on findings/conclusions in the staff report and recommended conditions of approval. No public testimony was received at the public hearing.

### **Impact on Citizens and Businesses**

An environmental assessment has been completed for this proposed project. The impacts of the project site have been slightly increased with the expansion from 25 to 43 gross acres, but are reduced below significance with conditions of approval such as, but not limited to, fencing, walls, landscaping, maximum pile heights, required bonding for site clean-up and restoration, Best Management Practices to minimize operation impacts, phased road improvements, and required implementation of an Odor Impact Minimization Plan. Recycling facilities provide an important and necessary service that reduces the waste streams going into our regional landfills, reuses resources, and reduces illegal dumping.

### SUPPLEMENTAL:

Additional Fiscal Information N/A

Contract History and Price Reasonableness N/A



## Juan C. Perez Interim Planning Director

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## RIVERSIDE COUNTY

# PLANNING DEPARTMENT

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

Initial Riverside County Planning Departmentate TO: Office of Planning and Research (OPR) FROM: P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, California 92211 County of Riverside County Clerk Riverside, CA 92502-1409 SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code. EA42522, CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 Jay Olivas, Project Planner 951-955-1195 County Contact Person Phone Number N/A State Clearinghouse Number (if submitted to the State Clearinghouse) SA Recycling, Inc. 2411 N. Glassell Street Orange, CA 92865 Project Applicant 29-250 Rio Del Sol Road Thousand Palms, CA Project Location Phased expansion of an existing outdoor recycling facility from 25 acres to 43 acres with approximately 380,000 tons of incoming volume including recycling facility for green and wood waste, composting, asphalt and concrete, white goods, end of life vehicle processing with future warehouse and employee parking. Project Description s to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on February 26, 2014, and has the following determinations regarding that project: The project WILL NOT have a significant effect on the environment. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency. Mitigation measures WERE made a condition of the approval of the project. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted. A statement of Overriding Considerations WAS NOT adopted for the project. Findings were made pursuant to the provisions of CEQA. 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. Date Received for Filing and Posting at OPR: DM/dm Revised 3/10/2014 Y:\Planning Master Forms\CEQA Forms\NOD Form.doc JUL 0 1 2014 Please charge deposit fee case#: ZEA42522 ZCFG05898 FOR COUNTY CLERK'S USE ONLY



# PLANNING DEPARTMENT

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment. PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval) COMPLETED/REVIEWED BY: By: Jay Olivas Title: Project Planner Date: October 25, 2013 Applicant/Project Sponsor: SA Recycling, Inc. Date Submitted: June 20, 2012 **ADOPTED BY: Planning Commission** Person Verifying Adoption: The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at: Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501 For additional information, please contact Jay Olivas, Project Planner at 951-955-1195. Revised: 10/16/07 Y:\Planning Case Files-Riverside office\cup03252r4\Mitigated Negative Declaration.docx JUL 0 1 2014 Please charge deposit fee case#: ZEA42522 ZCFG05898

FOR COUNTY CLERK'S USE ONLY

# COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

D\* REPRINTED \* R1307280

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

39493 Los Alamos Road

Suite A

Murrieta, CA 92563

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

(951) 694-5242

Received from: FARANO JEFF

paid by: CK 90170646

EA42522

paid towards: CFG05898

CALIF FISH & GAME: DOC FEE

at parcel: 29250 RIO DEL SOL THOU

appl type: CFG3

count Code 38353120100208100 Description CF&G TRUST

Amount \$54.75

\$54.75

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

# COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

\* REPRINTED \* R1208400

4080 Lemon Street Second Floor

Riverside, CA 92502 (951) 955-3200 39493 Los Alamos Road

Suite A Murrieta, CA 92563

(951) 600-6100

38686 El Cerrito Road Palm Desert, CA 92211

(760) 863-8277

\*

Received from: FARANO JEFF

paid by: CK 90144747

paid towards: CFG05898

CALIF FISH & GAME: DOC FEE

EA42522

at parcel #: 29250 RIO DEL SOL THOU

appl type: CFG3

Sep 19, 2012 10:08

MGARDNER posting date Sep 19, 2012

MGARDNER posting date Sep 19, 2012

count Code .58353120100208100

Description CF&G TRUST

Amount \$2,101.50

\$2,101.50

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

Additional info at www.rctlma.org

## COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

\* REPRINTED \* R1205295

4080 Lemon Street Second Floor Riverside, CA 92502

39493 Los Alamos Road

Suite A

Murrieta, CA 92563

38686 El Cerrito Road Palm Desert, CA 92211

(760) 863-8277

(951) 955-3200 (951) 600-6100 \*

\*

Received from: FARANO JEFF

paid by: CK 90133680

paid towards: CFG05898 CALIF FISH & GAME: DOC FEE

EA42522

at parcel #: 29250 RIO DEL SOL THOU

appl type: CFG3

Jun 20, 2012 12:04 posting date Jun 20, 2012 By

MGARDNER

\* \*

ccount Code 38353120100208100

Description

CF&G TRUST: RECORD FEES

Amount \$64.00

\$64.00

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

Additional info at www.rctlma.org

#### COUNTY OF RIVERSIDE A\* REPRINTED \* 11400626

# SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

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

\$25.00 Received from: FARANO JEFF

paid by: CASH

EA42522

paid towards: CFG05898 CALIF FISH & GAME: DOC FEE

at parcel: 29250 RIO DEL SOL THOU

appl type: CFG3

Mar 24, 2014 11:17

**JCMITCHE** posting date Mar 24, 2014

ccount Code 58353120100208100 Description CF&G TRUST

Amount \$25.00

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