



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**

**TLMA Director/Interim Planning Director**

**DATE: June 12, 2014**

**TO: Clerk of the Board of Supervisors**

**FROM: Planning Department - Desert Office**

**SUBJECT: CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4 (RECEIVE & FILE)**  
(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 type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise  |
| <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 checked="" type="checkbox"/> NO              |

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

Notice of Determination and Mit Neg Dec Forms  
California Department of Fish & Wildlife Receipt (CFG05898)

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

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

Desert Office • 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

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



**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.

Departmental Concurrence

Initials  
JCP:jo

(continued on next page)

  
Juan C. Perez, TLMA Director/  
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment:	N/A
				For Fiscal Year:	N/A

**C.E.O. RECOMMENDATION:**

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

- ☐ Positions Added
 ☐ Change Order

☐ A-30
 ☐ 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:

**ADOPTED** 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,

**APPROVED** **CONDITONAL 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.

**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: 3 of 3**

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



**Agenda Item No.: 3.1**  
**Area Plan: Western Coachella Valley**  
**Zoning District: Thousand Palms**  
**Supervisory District: Fourth**  
**Project Planner: Jay Olivas**  
**Planning Commission: February 26, 2014**  
**Continued from: December 4, 2013 and**  
**January 15, 2014**

**CONDITIONAL USE PERMIT NO. 3252,**  
**REVISED PERMIT NO. 4**  
**E.A. Number: 42522**  
**Applicant: SA Recycling, Inc.**  
**Representative: Teddy Graves**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**CONDITIONAL USE PERMIT NO. 3252, REVISED PERMIT NO. 4** proposes a phased expansion of an existing outdoor recycling facility from 25 acres to 43 gross acres with approximately 380,000 combined 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 a future 29,000 square foot employee parking area.

Based on the applicant's site plans, the phased expansion consists of Phase I: Site perimeter chain-link fencing, relocation of inerts processing, installation of storm water catch basins, and addition of composting operations estimated to begin within 12 months of approval; Phase 2: Expansion of metal recycling operations, installation of stormwater catch basins, installation of green waste scale, secondary driveway access, installation of street improvements estimated to begin within 24 months of approval; and, Phase 3 (Final Phase): Construct future warehouse late in the life of the use permit based on operational needs and market conditions.

The project site is located in the Community of Thousand Palms within the Western Coachella Valley Area Plan in Eastern Riverside County; more specifically, easterly of Rio Del Sol Road, westerly of Sierra Del Sol, and northerly of Watt Court at 29250 Rio Del Sol Road.

### **ISSUES OF POTENTIAL CONCERN:**

Issues of potential concern involve the addition of composting to the existing outdoor recycling facility along with recommended right-of way improvements, perimeter fencing, and new defined areas for green waste, metals, and inert materials processing (asphalt/concrete). These issues have been addressed with recommended conditions of approval including requirement for maintaining a Solid Waste Facility Permit (SWFP) from the State of California and circulation of the Initial Study with the State Clearinghouse.

**FURTHER PLANNING CONSIDERATIONS (FEBRUARY 26, 2014):**

The project was continued to the February 26, 2014 Planning Commission hearing to be held at the desert location in the City of La Quinta. Based on the additional Findings in the staff report, the Planning Director finds and recommends that "composting" be found conditionally permitted in the M-SC zone and remain part of the project. In addition, the project is specifically conditioned that no food waste, cooking oils, grease, animal fats or manures are allowed on-site or be added to the compost piles. Also, the project has limitations for pile heights of green waste and composting materials not to exceed 20 feet maximum, is set back approximately 750-feet from Rio Del Sol Road, is setback a minimum of 25 feet from the easterly lot line abutting vacant residential land, and is required to construct and maintain an 8-foot high perimeter chain-link fence to reduce visual impacts.

Additionally, staff has received comment letters regarding the proposal including one (1) letter from a member of the public with the CUP advertisement and four (4) letters from outside agencies in regards to the circulated Initial Study with the State Clearinghouse.

The public comment letter dated November 22, 2013 is from the immediate property owner to the south who expressed concerns about potential noise, odor, and visual impacts. However, these impacts are addressed with recommended Conditional Use Permit (CUP) conditions (COA's) including 65 dBA noise limits, odor minimization plan and an 8-foot high chain-link fence with plastic slats along the south property line to buffer the property owner's land which is currently vacant.

The outside agency letters received are from the South Coast Air Quality Management District (SCAQMD), the Coachella Valley Water District (CVWD), and the Agua Caliente Band of Cahuilla Indians.

The SCAQMD letter dated December 6, 2013 specifically references compliance with SCAQMD rules which has been incorporated into the recommended CUP conditions including COA 10.Planning.59 – AQMD Compliance.

The CVWD letter dated December 13, 2013 primarily discusses regional flood protection measures which have been incorporated into the recommended CUP conditions of approval.

The Agua Caliente Band of Cahuilla Indians letter dated November 22, 2013 discusses aesthetics and air quality concerns. These concerns have been addressed with the recommended CUP conditions including an 8-foot high chain link fence with landscaping along Rio Del Sol Road with required drainage measures to allow flow through as indicated by COA 20.Planning.3-Chain Link Fence.

The Riverside County Waste Management Department (RCWMD) has also completed a letter dated February 4, 2014 with recommendations for clean-up restoration Bonding and Best Management Practices (BMP's) as well as a recommended Maintenance, Restoration, and Remediation Agreement (see attached letter). Also see recommended conditions of approval 20.Planning.2 – Bond or Security, 10.Planning.61 - Best Management Practices, and 20.Planning.5 – Maintenance Agreement.

The RCWMD letter dated February 4, 2014 specifically recommends the permit holder maintain financial assurance to provide restoration, clean-up of environmental remediation to the compost site, or adjoining parcels, in the event composting activities, or other related recycling activities, cause environmental damage. The amount of the financial assurance is recommended to be in the amount of one-million U.S. Dollars (\$1,000,000 USD).

The RCWMD letter dated February 4, 2014 also recommends the permit holder incorporate Best Management Practices (BMP's) as stated in the attached Appendix A. BMP's include specific measures regarding the handling of feedstock, additives, amendments, feedstock preparation, active composting, and composting curing, as well as requirements for an Odor Impact Minimization Plan implementation and Facility Maintenance.

**BACKGROUND:**

The original outdoor recycling facility on six acres was approved under CUP 3252 in 1998. The facility was expanded from six acres to 25 acres under CUP 3252R1 in 2001. Due to appeal and litigation under CUP 3252R1, CUP 3252R2 was approved in 2003. The project currently operates under CUP 3252R2. There was an attempt in 2008 to expand operations under a new owner, but CUP 3252R3 was withdrawn. The current owner from late 2000s is seeking to expand operations under CUP 3252R4.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Light Industrial (.25 - .60 Floor Area Ratio)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Light Industrial (.25 - .60 Floor Area Ratio) to the north, south; Medium Density Residential (2-5 D.U./Ac.) to the east, Indian Lands to the west   |
| 3. Existing Zoning (Ex. #2):                   | Manufacturing-Service Commercial (M-SC)  |
| 4. Surrounding Zoning (Ex. #2):                | Manufacturing-Service Commercial (M-SC) to the north, south; Residential Agriculture (R-A) to the east; Controlled Development Areas (W-2) to the west   |
| 5. Existing Land Use (Ex. #1):                 | Outdoor recycling facility   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant land, utility corridor, industrial buildings and outdoor storage uses, residential uses with public park and elementary school  |
| 7. Project Data:                               | Total Acreage: 43 Gross Acres<br>Total Number of Existing Buildings: Two (2)<br>Total Existing Building Sq Ft.: 8,000 Sq. Ft.<br>Proposed Recycling Volume: Up to 380,000 combined annual tons |
| 8. Environmental Concerns:                     | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for and the **MITIGATION MEASURES** set forth in **ENVIRONMENTAL ASSESSMENT NO. 42522**, based on the findings incorporated in the initial study/environmental assessment and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL 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.



**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) (.25 - .60 Floor Area Ratio) on the Western Coachella Valley Area Plan with surrounding designations consisting of Light Industrial, Medium Density Residential, Indian Lands, and Rural Residential.
2. The zoning for the subject site is Manufacturing – Service Commercial (M-SC) with surrounding zones consisting of M-SC, R-A, W-2, and W-2-5.
3. The proposed phased expansion of an existing outdoor recycling facility is a permitted use subject to a revised conditional use permit.
4. The project site contains an existing outdoor recycling facility previously approved for expansion from 6 acres to 25 acres for green and wood waste materials, asphalt and concrete, metals and white goods with accessory office and shop buildings.
5. The project proposes phased expansion from 25 acres to 43 gross acres
6. Surrounding property contains vacant land, utility corridor, industrial buildings, outdoor storage uses, and residential uses with Public Park and elementary school.
7. Under a Solid Waste Facility Permit, the project would be permitted to process an incoming volume of 380,000 combined annual tons of solid waste including 166,720 tons/year of green and wood waste materials with a peak daily tonnage of 3,000 tons/day, 150,000 tons of inert (asphalt/concrete) materials with a peak daily tonnage 3,000 tons/day, composting with no more than 200,000 cubic yards at any one time, 60,000 tons of metals and white goods (appliances) with End of Life Vehicle processing.
8. The project's site plan includes 7.5 acres for green waste at the northeast property corner with maximum pile heights of 20 feet, a 7.2 acre area in the east central portion for composting with windrows at a maximum pile height of 20 feet, a five (5) acre area at southeast corner for inerts (asphalt/concrete) with maximum pile heights of 30 feet, along with expanded areas to the northwest for Ferrous and Non-Ferrous Metal Processing and Storage.
9. The project would conform to scenic corridor standards of the General Plan in that visual impacts would be reduced by perimeter treatment such as chain-link fencing, landscaping, and required road improvements along Rio Del Sol Road.
10. Visual impacts are also reduced by an approximate 750-foot setback from the westerly boundary along Rio Del Sol Road for the green waste, compost, and inert recycling piles, as well as a minimum 25-foot setback being maintained along the easterly lot line abutting the Residential Agricultural (R-A) zone with landscape buffer.
11. Access to the site is from Rio Del Sol Road (100' ROW). The project will provide appropriate street and off-site traffic mitigation such as right-of-way dedication, road improvements, and Transportation Uniform Mitigation (TUMF) fees, in compliance with the requirements of the circulation element of the General Plan.



12. The project is approximately one mile from a fire station. The project will provide appropriate fire protection measures in conformance with the fire services policies of the General Plan.
13. Domestic water and sanitation is currently provided by private on-site water tank and on-site sewage disposal system. Domestic water and sanitation shall be provided in conformance with the water and sewer land uses standards of the General Plan.
14. The project is within the Sphere of Influence of the City of Cathedral City. Notification of the proposed project was sent to Cathedral City dated July 24, 2012 and the City replied on July 31, 2012 indicating "no comments".
15. The project is located within the boundaries of the Thousand Palms Community Council and was presented to the July 2013 community council meeting.
16. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
17. Pursuant to Section 11.2.g. of Zoning Ordinance No. 348, the Planning Director finds that the proposed outdoor recycling facility for composting operations is substantially the same in character and intensity as other uses listed in the designated subsections of the Manufacturing - Service Commercial (M-SC) zone. Such a use is subject to the permit process which governs the category in which it falls.
18. The proposed use as an outdoor recycling facility for composting operations is similar in character and nature to other listed permitted uses in Section 11.2.c. of Ordinance No. 348, such as fertilizer production, organic or inorganic; disposal service operations, not including transfer stations; manufacture of organic and inorganic compounds, not including those of a hazardous nature; recycling processing facilities; and recycling of wood, metal, and construction wastes.
19. The proposed use as an outdoor recycling facility for composting operations is similar in intensity and nature to aforementioned listed industrial uses in that: the organic waste materials brought to the composting facility arrive by trucks and contractor vehicles in a similar manner as other waste materials that are brought to those other listed uses; the composting operations ultimately create organic products that can be used for fertilization of plant materials; and composting is a form of recycling and for this operation, composting is limited to lawn, tree clippings and prohibits any food waste, cooking oils, grease, animal fats and manures.
20. Also, the proposed use has similar operating hours to nearby land uses in the immediate area in the M-SC zone such as aggregate batch plants and contractor yards with similar daily hours of operation for the public such as 7:00 a.m. to 5:00 p.m., Monday through Saturday, and 8:00 a.m. to 4:00 p.m. on Sunday (not including permit holder's afterhours maintenance).
21. The following potentially significant impacts associated with the Project were identified in Environmental Assessment No. 42522:
  - a) Air Quality
  - b) Biological Resources
  - c) Mandatory Findings of Significance

These listed impacts will be avoided or substantially lessened to a level of less than significant by the identified existing regulations or mitigation measures specified in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (.25 - .60 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the Manufacturing - Service Commercial (M-SC) 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 compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

**INFORMATIONAL ITEMS:**

1. As of this writing (2/3/14), one (1) public letter, has been received. The issues raised in this public letter have been addressed in the staff report with recommended conditions of approval as discussed under Further Planning Considerations.
2. The project site is not located within:
  - a. An Historic Preservation District;
  - b. Agriculture Preserve;
  - c. A Redevelopment Area;
  - d. A High Fire area;
  - e. An Airport Influence Area;
  - f. A Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
3. The project site is located within:
  - a. Areas of Flooding Sensitivity;
  - b. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
  - c. An Area of Liquefaction Potential (Moderate);
  - d. A Low Paleontological Sensitivity Area;
  - e. The boundaries of the Palm Springs Unified School District;
  - f. The Coachella Valley Multiple Species Habitat Conservation Plan Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 648-150-029.



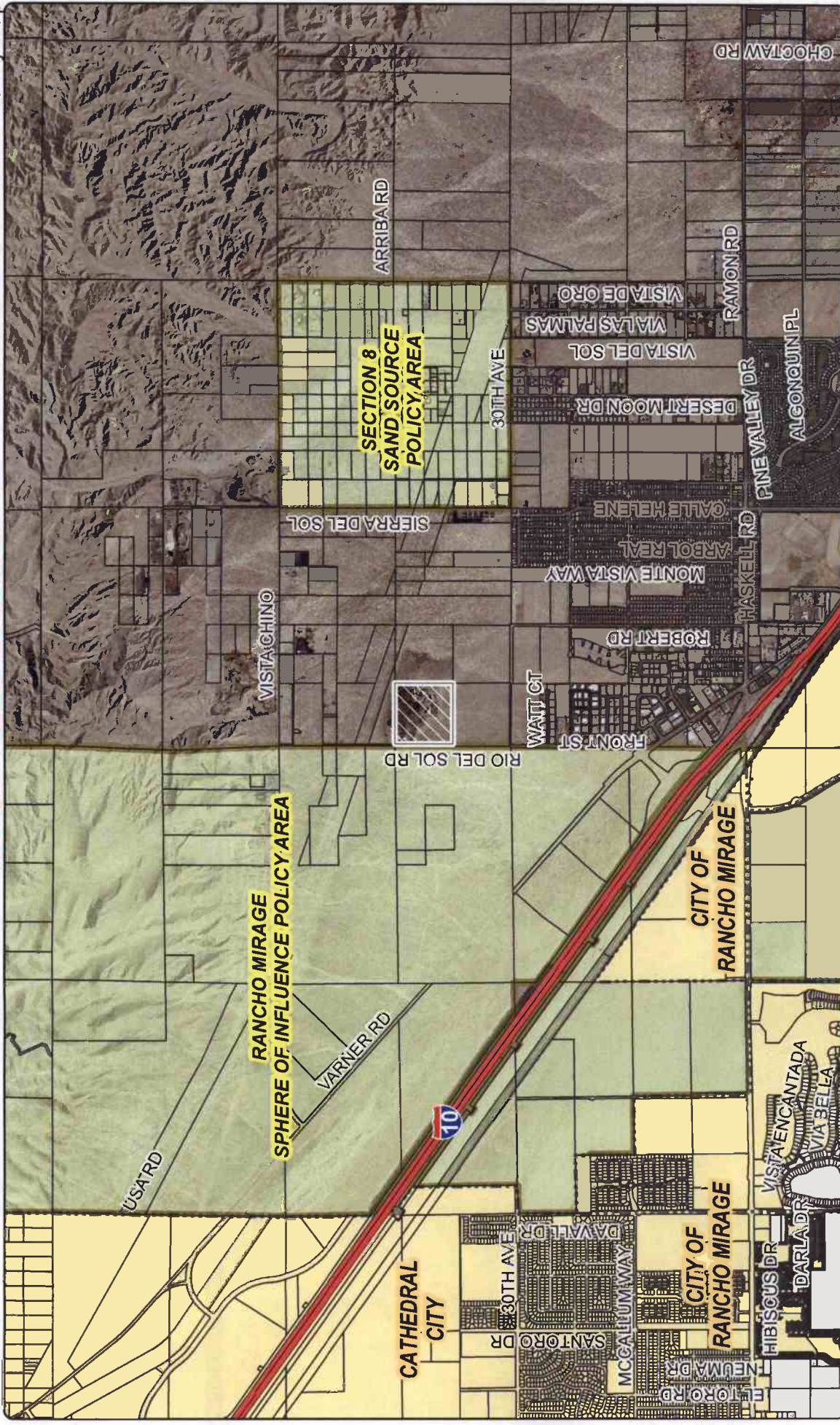
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03252R4

### VICINITY/POLICY AREAS

Supervisor Benoit  
District 4

Date Drawn: 7/03/13  
Vicinity Map



Assessors Bk. Pg. 648-15  
Thomas Bros. Pg. 758 C6  
Edition 2009

Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 7



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.ira.co.riverside.ca.us/index.html>



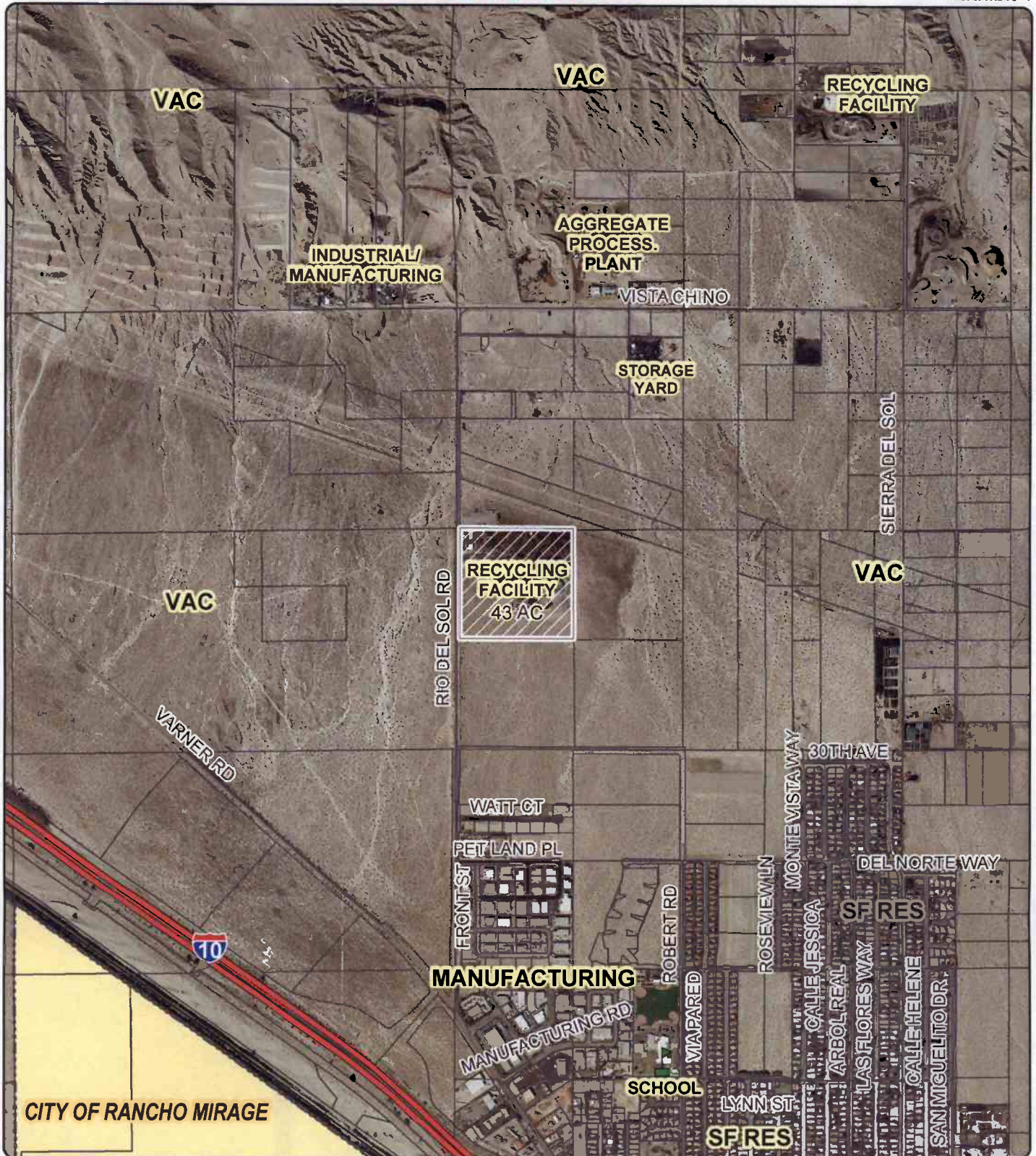
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03252R4

Supervisor Benoit  
District 4

Date Drawn: 7/03/13  
Exhibit 1

### LAND USE



Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 7

Assessors Bk. Pg. 648-15  
Thomas Bros. Pg. 758 C6  
Edition 2009



0 412.5 825 1,650 2,475 3,300  
Feet

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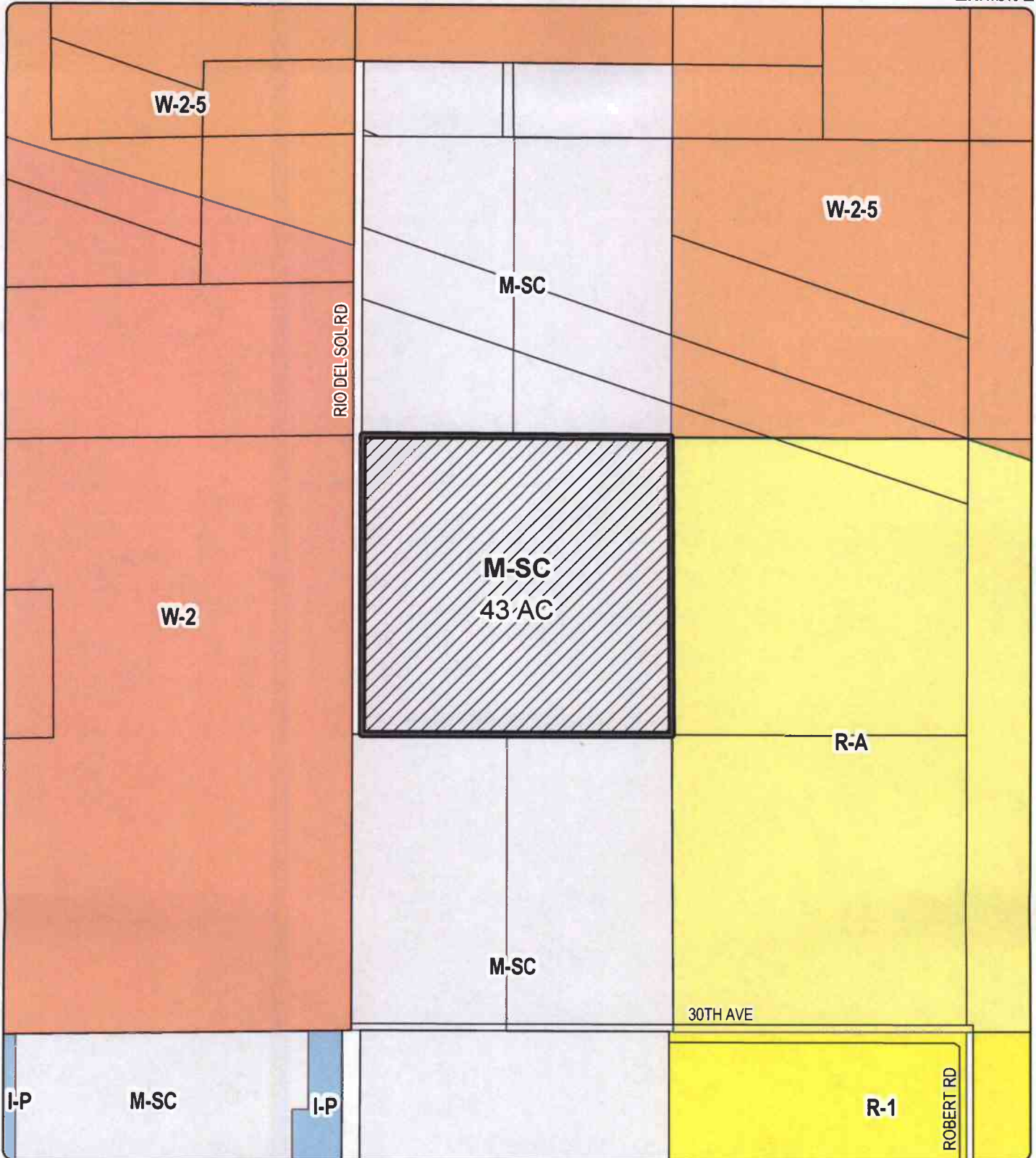
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03252R4

Supervisor Benoit  
District 4

Date Drawn: 7/03/13  
Exhibit 2

### EXISTING ZONING



Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 7

Assessors Bk. Pg. 648-15  
Thomas Bros. Pg. 758 C6  
Edition 2009

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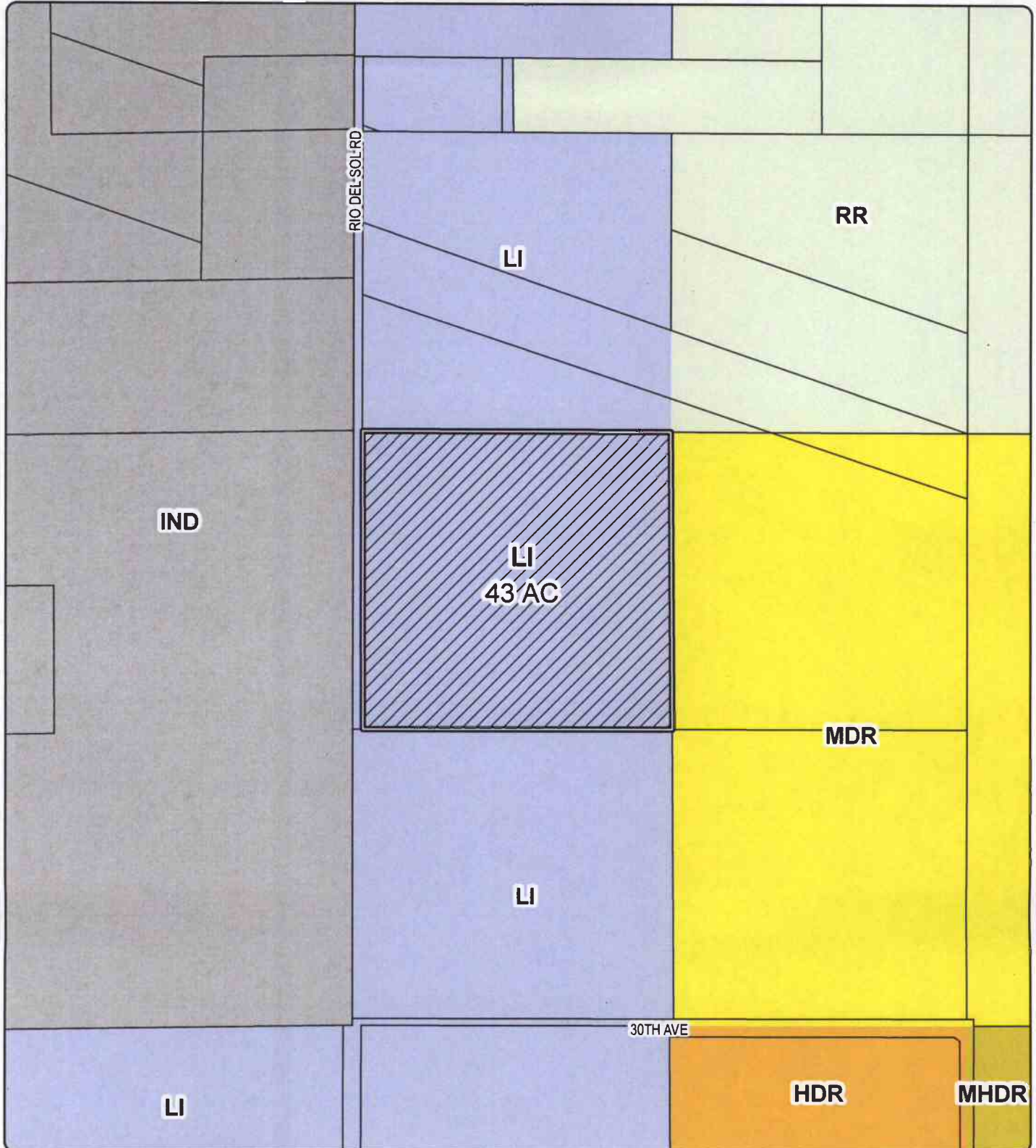
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03252R4

### EXISTING GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 7/03/13  
Exhibit 5

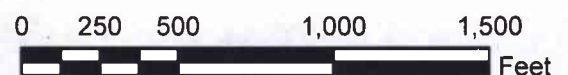


Zoning District: Thousand Palms  
Township/Range: T4SR6E  
Section: 7



Assessors Bk. Pg. 648-15  
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2

**PROJECT:**  
**APPLICANT:**  
**OWNER:**

**PROJECT DESCRIPTION:**

**LEGAL DESCRIPTION:**

**PROJECT PHASING:**

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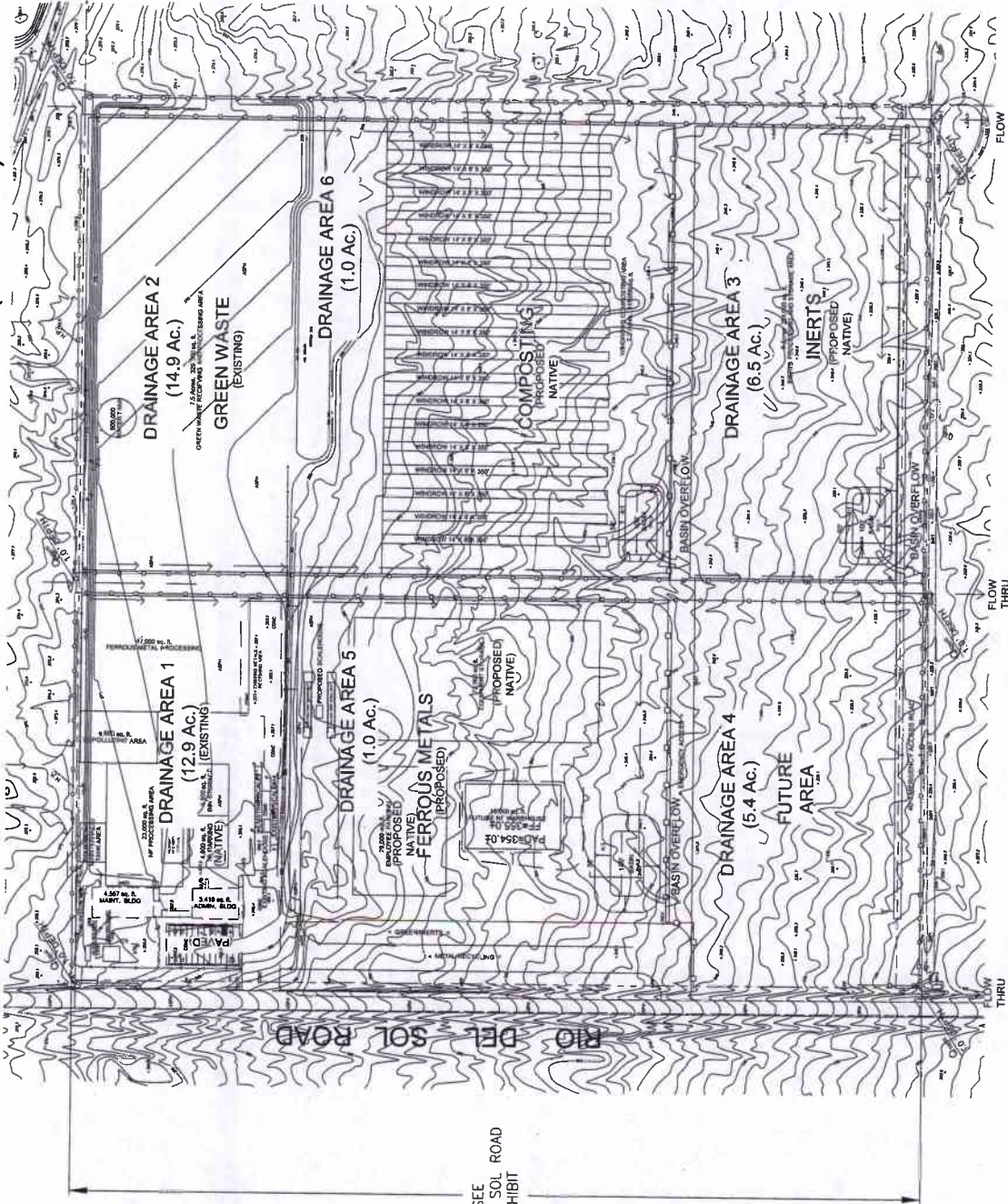
**PROJECT PHASING:**



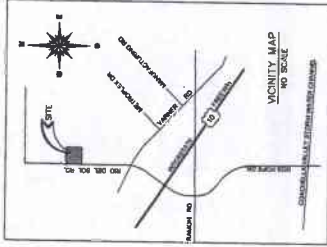




# SA RECYCLING LLC / DBA: THOUSAND PALMS (YARD 37)

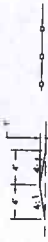
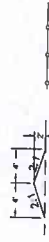


SEE  
RIO DEL SOL ROAD  
EXHIBIT



LEGEND

DETAILS



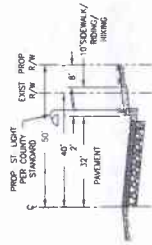
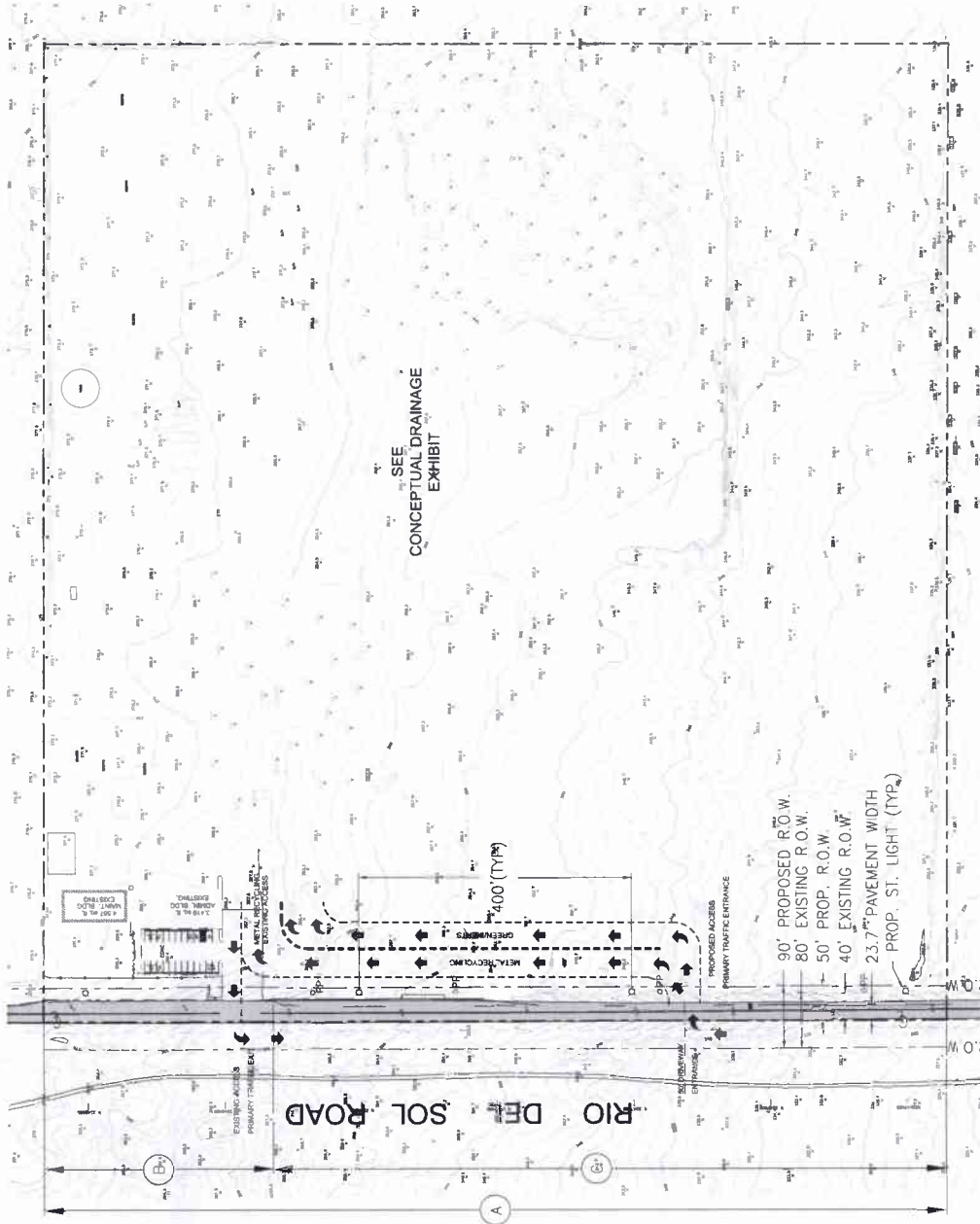
DATE NOVEMBER 2012	SHEET NO. 1
CONCEPTUAL DRAINAGE EXHIBIT THOUSAND PALMS CALIFORNIA CUP REV -1	
SCALE 1" = 80'	
PLOT 4 of 6	

PREPARED BY:  
**PSOMAS**  
2500 E. FRONTERA ST. ANAHEIM, CA 92806  
TEL: (951) 797-1471 FAX: (951) 882-3378

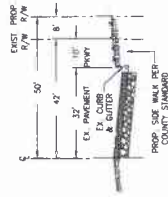


**SA** Recycling  
Anaheim California  
3200 E. FRONTERA ST ANAHEIM, CA 92806

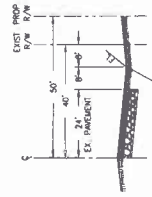
# SA RECYCLING LLC / DBA: THOUSAND PALMS (YARD 37)



PROPOSED RIO DEL SOL ROAD (A)



PARTIALLY IMPROVED RIO DEL SOL ROAD (B)



EXISTING RIO DEL SOL ROAD (C)

**LEGEND**  
 □ PROPOSED STREET LIGHT  
 ○PP EXISTING POWER POLE  
 ■ EXISTING PAVEMENT

**NOTE:**  
 PAVEMENT WIDENING TO MATCH EXISTING,  
 OR 0.15' A.C. CAP, IF NEEDED

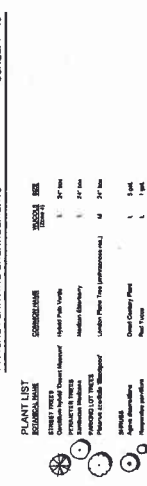
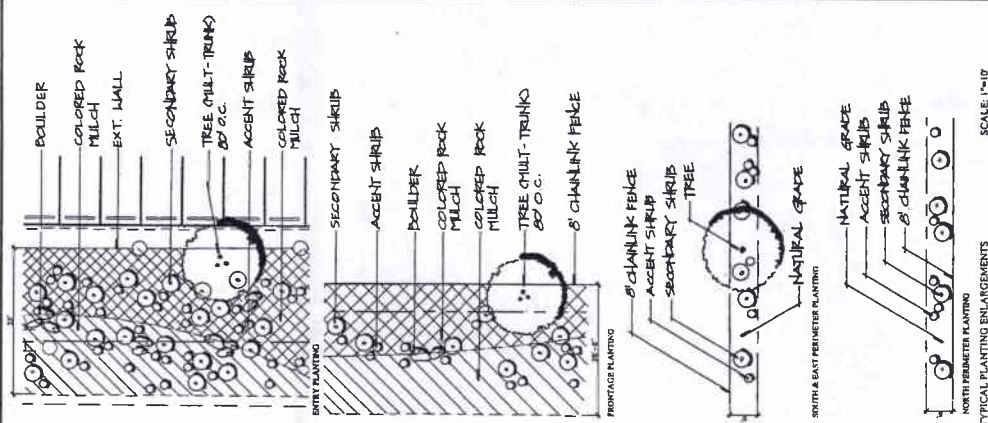
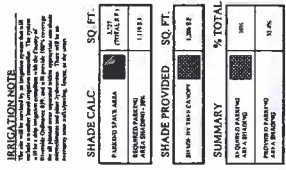


**SA** Recycling  
 Anaheim California  
 3200 E. PRONTERA ST ANAHEIM, CA 92806

PREPARED BY:  
**PSOMAS**  
 1000 N. MAIN ST. SUITE 100  
 ANAHEIM, CA 92806  
 TEL: (714) 774-0001 FAX: (714) 774-0002

DATE: NOVEMBER 2012  
 SHEET NO. 2  
 SCALE: 1" = 80'  
 2 OF 2 SHEETS  
 RIO DEL SOL ROAD EXHIBIT  
 THOUSAND PALMS CALIFORNIA  
 CUP REV -1  
 29260 RIO DEL SOL RD THOUSAND PALMS, CA 92778





# PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=60'

**SA Recycling LLC.**  
2300 E. Frontera St.  
Anaheim, California 92806  
(714) 632-2000

SA RECYCLING  
THOUSAND PALMS  
COUNTY OF RIVERSIDE, CALIFORNIA



**ITCAPE**  
Landscape Architecture & Planning  
2130-95 Airport Loop, Suite  
Candy House, TX 75049  
Richard Johnson, President  
(940) 346-2379 / Fax (940) 216-6649

PLOT 6 of 6



# SA RECYCLING LLC WAREHOUSE STANDARDS TYPICAL ELEVATION

**PROJECT MANAGER:**  
TERRY GAVES  
SA RECYCLING LLC  
2100 L. FRANTIERA ST.  
ANAHUEN, CA 92306  
TEL (760) 470-4411  
TEL (800) 264-8238

**APPLICANT:**  
HFF FARARO  
SA RECYCLING LLC  
2300 L. FRANTIERA ST.  
ANAHUEN, CA 92306  
TEL (760) 470-4411

**OWNER:**  
GEORGE ADAMS  
SA RECYCLING LLC  
2300 L. FRANTIERA ST.  
ANAHUEN, CA 92306  
TEL (760) 470-4411

## PROJECT LOCATION:

SA RECYCLING LLC  
29250 RIO DEL SOL RD  
THOUSAND PALMS, CA 92276

APR # 848-552-928

## WAREHOUSE STANDARDS TYPICAL:

11 WAREHOUSE STORAGE VOLUMES 12,000 - 15,000 cu ft.

15,000 cu ft. or more

WAREHOUSE IS DESIGNED AND ENGINEERED TO MEET APPLICABLE CALIFORNIA BUILDING CODE IN EXISTENCE AT TIME OF APPLICABLE PERMIT SUBMITTAL.

TYPICAL WAREHOUSE HEIGHT OF 24' - 26' FEET  
24' - 5" AS SHOWN

BUILDING ELECTRICAL SYSTEM IS ENGINEERED AND DESIGNED TO MEET APPLICABLE CALIFORNIA ELECTRICAL CODE IN EXISTENCE AT TIME OF ELECTRICAL PERMIT SUBMITTAL.

BUILDING VENTILATION SYSTEM IS ENGINEERED AND DESIGNED TO MEET APPLICABLE CALIFORNIA MECHANICAL CODE IN EXISTENCE AT TIME OF MECHANICAL PERMIT SUBMITTAL.

BUILDING PLUMBING SYSTEM IS ENGINEERED AND DESIGNED TO MEET APPLICABLE CALIFORNIA PLUMBING CODE IN EXISTENCE AT TIME OF PLUMBING PERMIT SUBMITTAL.

INTERIOR TYPICAL FLOOR PLANS DESIGNED FOR OPEN STORAGE, PLUS INTERIOR STRUCTURAL, INTERIOR STRUCTURE WARES DUE TO SPECIFIC SITE KEYS, BUT TYPICALLY CONSISTS OF GENERAL OFFICE SPACE, EMPLOYEE FACILITIES, AND CARRIER STATION.

WAREHOUSES ARE TYPICALLY STEEL BEAM CONSTRUCTED WITH METAL SIDING AND METAL ROOF.

## PROJECT MANAGEMENT DEPARTMENT DISCLAIMER NOTE:

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SA RECYCLING  
Corporate Office Orange California  
2411 N. GUSSEL, ORANGE, CALIFORNIA 92665



SA RECYCLING LLC, BRANCH NAME  
THOUSAND PALMS CALIFORNIA  
CUP 3252-2 REVISION 3 EXHIBIT "B"  
29250 Rio Del Sol Rd Thousand Palms, CA 92276

REVISIONS	DATE	BY	CHKD
1	May 9, 2012	JACK RODRIGUEZ	
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1 OF 1  
THOUSAND PALMS, CALIFORNIA

# SA RECYCLING LLC WAREHOUSE STANDARDS TYPICAL FLOOR PLAN

**PROJECT MANAGER:**  
TEDDY BARNES  
SA RECYCLING LLC  
2300 E. FRONTIER ST.  
ANAHEIM, CA 92806  
TEL (714) 470-4417  
TEL (909) 354-9556

**APPLICANT:**  
EFT FINANCIAL  
SA RECYCLING LLC  
2300 E. FRONTIER ST.  
ANAHEIM, CA 92806  
TEL (714) 470-4417

**OWNER:**  
GREGG BARNES  
SA RECYCLING LLC  
2300 E. FRONTIER ST.  
ANAHEIM, CA 92806  
TEL (714) 470-4417

**PROJECT LOCATION:**  
SA RECYCLING LLC  
29250 RIO DEL SOL RD  
THOUSAND PALMS, CA 92276

APR 06 045-155-423

## WAREHOUSE STANDARDS TYPICAL:

BY WAREHOUSE SQUARE FOOTAGE 12,000 - 15,000 SQ. FT.

WAREHOUSE IS DESIGNED AND ENGINEERED TO MEET APPLICABLE CALIFORNIA BUILDING CODE IN EXISTENCE AT TIME OF BUILDING PERMIT SUBMITTAL.

TYPICAL WAREHOUSE HEIGHT OF 24'-20 FEET  
24' - 5" AS SHOWN

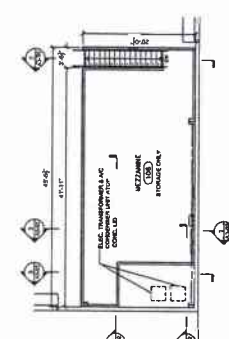
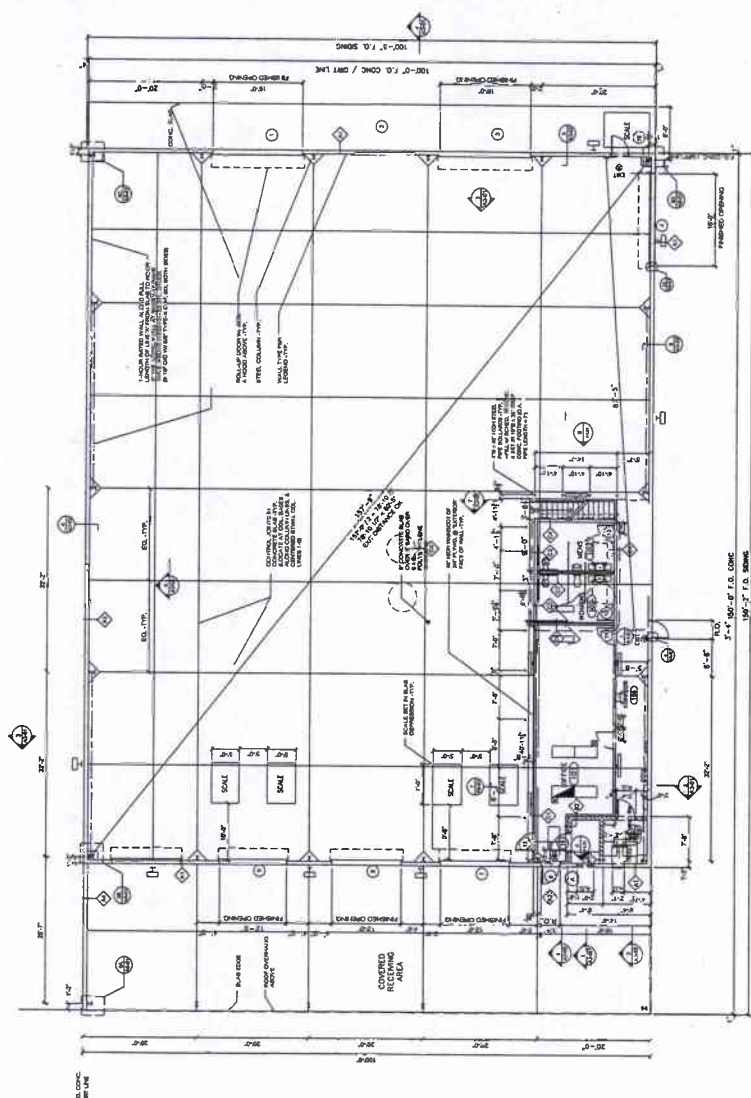
BUILDING ELECTRIC SYSTEM IS ENGINEERED AND DESIGNED TO MEET APPLICABLE CALIFORNIA ELECTRICAL CODE IN EXISTENCE AT TIME OF ELECTRICAL PERMIT SUBMITTAL.

BUILDING VENTILATION SYSTEM IS ENGINEERED AND DESIGNED TO MEET APPLICABLE CALIFORNIA MECHANICAL CODE IN EXISTENCE AT TIME OF MECHANICAL PERMIT SUBMITTAL.

BUILDING PLUMBING SYSTEM IS ENGINEERED AND DESIGNED TO MEET APPLICABLE CALIFORNIA PLUMBING CODE IN EXISTENCE AT TIME OF PLUMBING PERMIT SUBMITTAL.

EXTERNAL TYPICAL FLOOR PLAN, DESIGNED FOR OPEN STORAGE, PLUS INTERIOR STRUCTURE, EXTERIOR STRUCTURE, INTERIOR SPACE, SPACE, EMPLOYEE FACILITIES, AND CARGOING STATION.

WAREHOUSES ARE TYPICALLY STEEL BEAM CONSTRUCTED WITH METAL SIDING AND METAL ROOF.



WALL TYPE/LOADING	NOTES
CONCRETE WALLS	CONCRETE WALLS SHALL BE 12" THICK AND 8" HIGH. CONCRETE SHALL BE 3000 PSI. WALLS SHALL BE FINISHED WITH 1/2" GYP. BOARD. WALLS SHALL BE FINISHED WITH 1/2" GYP. BOARD. WALLS SHALL BE FINISHED WITH 1/2" GYP. BOARD.
CEILING	CEILING SHALL BE 12" THICK AND 8" HIGH. CEILING SHALL BE 3000 PSI. CEILING SHALL BE FINISHED WITH 1/2" GYP. BOARD. CEILING SHALL BE FINISHED WITH 1/2" GYP. BOARD. CEILING SHALL BE FINISHED WITH 1/2" GYP. BOARD.
FLOOR	FLOOR SHALL BE 12" THICK AND 8" HIGH. FLOOR SHALL BE 3000 PSI. FLOOR SHALL BE FINISHED WITH 1/2" GYP. BOARD. FLOOR SHALL BE FINISHED WITH 1/2" GYP. BOARD. FLOOR SHALL BE FINISHED WITH 1/2" GYP. BOARD.
DOORS	DOORS SHALL BE 12" THICK AND 8" HIGH. DOORS SHALL BE 3000 PSI. DOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD. DOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD. DOORS SHALL BE FINISHED WITH 1/2" GYP. BOARD.
STAIRS	STAIRS SHALL BE 12" THICK AND 8" HIGH. STAIRS SHALL BE 3000 PSI. STAIRS SHALL BE FINISHED WITH 1/2" GYP. BOARD. STAIRS SHALL BE FINISHED WITH 1/2" GYP. BOARD. STAIRS SHALL BE FINISHED WITH 1/2" GYP. BOARD.
RESTROOMS	RESTROOMS SHALL BE 12" THICK AND 8" HIGH. RESTROOMS SHALL BE 3000 PSI. RESTROOMS SHALL BE FINISHED WITH 1/2" GYP. BOARD. RESTROOMS SHALL BE FINISHED WITH 1/2" GYP. BOARD. RESTROOMS SHALL BE FINISHED WITH 1/2" GYP. BOARD.
OFFICE	OFFICE SHALL BE 12" THICK AND 8" HIGH. OFFICE SHALL BE 3000 PSI. OFFICE SHALL BE FINISHED WITH 1/2" GYP. BOARD. OFFICE SHALL BE FINISHED WITH 1/2" GYP. BOARD. OFFICE SHALL BE FINISHED WITH 1/2" GYP. BOARD.

PROJECT MANAGEMENT DEPARTMENT DISCLAIMER NOTE:  
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SA RECYCLING LLC PROJECT MANAGEMENT DEPT. SHALL BE NOTIFIED BEFORE ANY PLANS ARE TO BE SUBMITTED TO ANY CITY FOR PERMIT.  
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THIS DRAWING IS PROTECTED BY SA RECYCLING LLC PROJECT MANAGEMENT DEPARTMENT.

SA RECYCLING  
Corporate Office Orange California  
2411 N. GLASSER DRIVE, CALIFORNIA 92665

PRELIMINARY  
MAY 9, 2012

SA RECYCLING LLC,  
BRANCH NAME  
CUP 3252-2-REVISION 3 EXHIBIT "C"  
THOUSAND PALMS CALIFORNIA  
29250 Rio Del Sol Rd Thousand Palms, CA 92276

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/09/12

JOCK RODRIGUEZ  
MAY 9, 2012  
PROJECT NO. 112-2400  
SCALE: 1/8" = 1'-0"

1 of 1  
Thous\_Palm\_CUP\_Submitt

# **COUNTY OF RIVERSIDE**

## **ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42522

**Project Case Type(s) and Number(s):** Conditional Use Permit No. 3252, Revised Permit No. 4

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 82-675 Highway 111, Second Floor, Indio, CA 92201 and 4080 Lemon Street, 9<sup>th</sup> Floor, Riverside, CA 92501

**Contact Person:** Jay Olivas, Project Planner

**Telephone Number:** 951.955.2009

**Applicant's Name:** SA Recycling

**Applicant's Address:** 29-250 Rio Del Sol Road, Thousand Palms, CA, 92276

### **I. PROJECT INFORMATION**

#### **A. Project Description:**

##### **Project Location**

The proposed Project site (currently operated by SA Recycling, SA Site 37), is located at 29-250 Rio Del Sol Road, Thousand Palms, Riverside County, California, 92276 (APN: 648-150-029). See Exhibit 1, Regional Location Map; Exhibit 2, Local Aerial Map; and Exhibit 3, Local Topographic Map for the location of the Project site.

##### **Project Description**

The Project site totals approximately 43 gross acres. Operations at the site currently occupy approximately 25 acres of the 43 acres. Current hours of operation at the site are from Monday through Saturday 7:00 a.m. to 5:00 p.m. and Sunday from 8:00 a.m. to 4:00 p.m. Project operations include an outdoor recycling facility that purchases and processes recyclable metals, white goods/appliances, and accepts California Redemption Value (CRV) containers. Project Operations also include processing green waste, wood waste, and inert materials.

Currently, inert materials, which include clean dirt and asphalt, are collected and stockpiled on-site and processed into recycled road base and other products. In addition, green waste and wood waste materials (which include brush, yard trimmings, and woody debris) are processed through a grinder and shipped off as a variety of products including mulch and biomass fuel. The Facility is proposing to add on-site capacity for windrow composting. Processed green waste material would be screened after grinding and a portion of the processed material would be sent to the composting area. The material would be placed into windrows (elongated piles) and processed into compost following the guidelines established by CalRecycle and the requirements of Title 14 CCR, Division 7, and Chapter 3.1. Windrows would be "turned" using front-end loaders or specialized compost turners as needed. The facility would be required to comply with newly promulgated South Coast Air Quality Management District Rule 1133.3. Finished compost would be screened and sent to off-site uses, predominantly agriculture.

Processing of recycled goods is designated under a Certified Appliance Recycler set forth by State of California Department of Toxic Substance Control (DTSC) and a State of California Certified Recycling Center. Green waste, wood waste, and inert materials are processed under the requirements/conditions as set forth in the existing Solid Waste Facility Permit (SWFP) from Riverside County Environmental Health (Acting as the Local Enforcement Agency (LEA) for the California Department of Resources, Recycling, and Recovery (CalRecycle). The Facility is identified by



CalRecycle as SWIS #33-AA-0297. SA Recycling Thousand Palms, SA Site 37 currently operates under Conditional Use Permit (CUP) No. 3252R2 (October 2003), issued by the County of Riverside.

The proposed Project under CUP No. 3252R4, includes an extension in life of the permit for a period of 20 years, and will require a revised SWFP. The proposed Project includes the following:

- Conditional Use Permit Revisions;
- Solid Waste Facility Permit Revision;
- Use expansion from 25 acres to 43 gross acres;
- Addition of composting operations to existing green waste and wood waste processing;
- Installation of additional street access to the property;
- Improved emergency access routes;
- Expansion of metal recycling operations;
- Re-define parcel internal boundaries/locations of inerts, green waste, and metal recycling activities;
- Property perimeter fencing (Chain link);
- Storm water improvements including control and or containment elements;
- Addition of parking spaces and parking areas for customers and employees;
- Increased Equipment storage; and
- Projected future warehouse.

Project operations would maintain the current practice of purchasing and processing of recyclable materials, which currently include scrap metal, appliances, green waste, wood waste, and inerts. Implementation of the Project would also expand the purchasing and processing of scrap metal to include end-of-life (EOL) vehicles as well as adding the potential for composting a portion of the received green waste. Facility is projected to process 380,000 total tons of material per year.

All of the proposed expansion activity described in the various Project documents will not affect the overall existing facility hours of operation or traffic limits. However, the Project would propose to modify the terms and conditions of existing CUP under CUP03252R4 and will be required to revise its existing Solid Waste Permit. Some aspects of these changes can be considered predominantly administrative. The existing Solid Waste Facility Permit includes the processing of scrap metal as a regulated activity. Scrap metal (processed scrap metal, unprocessed home scrap metal, and unprocessed prompt scrap metal) being recycled is excluded as Solid Waste 40 CFR 261.4(a) 13 and not subject to the requirements of Solid Waste Facility Permits. Also, the specific regulations governing the management of inerts materials, and to a lesser extent green waste and wood waste, which are subject to Solid Waste Facility Permits, have changed, requiring revision to the SWFP and submittal of new supporting documents. Several draft documents are included that describe the specifics of the inerts processing area (See Facility Operations Plan, Exhibit 4a through Exhibit 4c), and the proposed composting operation (See Report of Composting Site Information, Appendix C) for analysis purposes and to provide document support to this process. The final versions of these documents must be approved and maintained as required by the Department of Environmental Health. As a note, metal is not subject to the same County regulations as a solid waste. Therefore, the total volume limits analyzed within the Environmental Assessment will include solid waste total volume limits and total metal volume limits separately. Since recycled metal is excluded from regulation as a solid waste, the CUP application seeks to exclude volume or weight limits on metal.

The proposed Project would also re-define parcel internal boundaries/locations of inerts, green waste, and metal recycling activities and recycling volumes to account for existing and projected future business growth. The Project would also modify the layout of the site to increase operational efficiency and to include all the existing and proposed processes in an efficient manner including customer and employee circulation within the Project site and improved storm water management.



Additional modifications at the Project site would include the addition of emergency access routes, property perimeter fencing (Chain link), storm water improvements including control and or containment elements, addition of parking spaces and parking areas for customers and employees, equipment storage area and a projected future warehouse. See Exhibit 4a through Exhibit 4c, Proposed CUP Expansion, for additional information in this regard.

### **Equipment**

The following equipment is currently used on site and would continue to be used for proposed operations:

- (1) Material Handler - Caterpillar 350.
- (1) Forklift – Caterpillar 2PD5000 (Diesel).
- (1) Skid Steer – Bobcat S185.
- (3) Rubber Tired Wheel Loaders.
- (1) Excavator – Caterpillar 235.
- (1) Horizontal Grinder – Morbark Model 6600.
- (1) Tub Grinder – Morbark Model 1300B.
- (2) Trommel Screens – Wildcat 626.
- (3) Water Trucks

There will be no increase in use of the grinders.

### **Employees**

The existing operation currently requires 24 full time employees. This level of employment is not expected to change upon expansion of operations at the site.

### **Traffic**

The EA that was conducted for the current operation (EA 38947) analyzed the impacts of 717 vehicles per day at the site. Thus, the current permitted traffic volume is 717 vehicles per day. It is expected that this level of traffic is sufficient for projected future business growth. Therefore, no impacts to traffic conditions are anticipated and no request for an adjustment to traffic volume is needed. However, for CEQA purposes, it is assumed that there would be an increase in trips of approximately 96 trips per day compared with the existing baseline from the Project. This is pursuant to the following CEQA guideline:

*An EIR must include a description of the physical environmental conditions in the vicinity of the Project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant. (14 Cal. Code Regs., § 15125(a))”*

This guideline is further strengthened by the court case, *Communities for a Better Environment v. South Coast Air Quality Management District*, S 161190, March 15, 2010, in which the Court rejected permit limits as CEQA baseline.

### **Metals**

The existing solid waste facility permit (SWFP) allows 10,000 tons of metals per year and 40 tons of metals per day. In addition, the current CUP No. 3252 R2 allows 10,000 tons of metals per year (Equal In Equal Out) Storage Area of less than 200 square feet. Currently, no more than 800 cubic

yards of metals are allowed on site at one time and metals are to be processed and removed within 7 days (approximately 3 cubic yards per ton), with a 10 foot height restriction. Currently, no vehicles are allowed to be processed onsite.

Implementation of the Project would increase the total tonnage capabilities of metals per year to approximately, but not limited to, 60,000 tons as well as remove the current 40 tons of metals per day maximum. The Project would also expand the site area for metal recycling storage. As stated earlier, the Project is proposing to remove any discussion of metals recycling from the SWFP. The amount of material that can be processed increases with improved and more efficient technology and equipment. The Project proposes that the volume and tonnage limits be removed from the CUP and that the amount of recycled steel only be limited by height restrictions, equal annual in and out conditions and traffic conditions. Further, the Project would add end-of-life (EOL) vehicles to the metal recycling process.

There are primarily 3 types of EOL Vehicles: 1) vehicles that have been issued a Junk Slip by the Department of Motor Vehicles and are no longer allowed on the road, 2) vehicles with ownership title (Pink Slips) and that are allowed on the road but generally no longer running or valuable, and 3) vehicles without Pink Slips (abandoned vehicles). All EOL vehicles with junk slips are brought to the depollution where fluids, mercury switches, and lead acid batteries are removed and placed in approved secured containers. The gasoline or diesel is drained using a specially designed vacuum system that safely removes the fluid and pumps it into an appropriated storage vessel. The system seals to the tank with a rubber sleeve to prevent any leakage, then punctures the tank to remove the fluid. The fluids are then vacuumed out into a sealed storage tank. The fluids will be stored in a secured area designated as the hazardous material storage area. The fluid containers are maintained in a secured location pending transport to an approved permitted recycling facility or a certified waste facility. Core parts are also removed from the vehicles and shipped to a core part remanufacturing company, where parts are stripped down to their basic components and rebuilt. The remanufactured parts are then packaged and sold to auto part dealers.

Once the vehicle is depolluted it is placed in the logger and compacted. The vehicles are then placed in an end dump tractor-trailer for transportation. Compacting the car allows for more efficient transportation by allowing 18 vehicles to be placed in the trailer rather than 9 uncompacted vehicles. The vehicles are then transported to SA's shredder facility in the Port of Los Angeles or in Anaheim where it is shredded into small fist sized pieces. The shredded material is then processed to remove all recyclable ferrous and nonferrous materials. Approximately 76 percent of a vehicle can be recycled. The ferrous and non-ferrous metal is then sold to metal factories that domestically and foreign where the metal is melted down to be recast into new metal material such a rebar for building and sheet metal for new cars and appliances.

No cars would be dismantled for the purposes of selling used parts to the public. The recycling of vehicles to its core components is exempt from the definition of auto dismantling per California Vehicles Code section 221.

### **Green Waste**

The existing SWFP allows 1,000 tons per day and 166,720 tons per year of green waste and wood waste receiving and processing activities. In addition, CUP No. 3252R2 allows no more than 17,800 cubic yards of green waste on site at any given time, with processed material remaining on-site no longer than 7 days, with an approximately 20 foot height restriction. No composting is currently allowed onsite.

The proposed Project would allow up to 166,720 tons per year of green and wood waste to be processed and or composted. These materials are processed through a grinder and shipped off as a



variety of products including mulch and biomass fuel. The Facility is proposing to add on-site capacity for windrows composting. Exhibit 4, provides an illustration of where the proposed windrow composting facility is located. As shown on the Proposed Site Plan, the windrow composting area can accommodate approximately 175,000 cubic yards of in-process compost at any one time. Realistically, compost windrows will remain on-site for roughly 120 days; thus the site has an operating capacity of over 500,000 cubic yards. Incoming Waste Facility Permit will continue to limit the receipt and processing of green waste and wood waste material to 1,000 tons per day and 166,720 tons per year.

Processed green waste material would be screened after grinding and some fraction of the processed material would be sent to the composting area. The material would be placed into windrows (elongated piles) and processed into compost following the guidelines established by CalRecycle and the requirements of Title 14 CCR, Division 7, and Chapter 3.1. Windrows would be "turned" using front-end loaders or specialized compost turners as needed. The facility would be required to comply with newly promulgated South Coast Air Quality Management District Rule 1133.3. Finished compost would be screened and sent to off-site uses, predominantly for agricultural uses. As a requirement of the revised SWFP, the facility will be required "to prepare, implement, and maintain a site-specific odor impact minimization plan" (Title 14, §17863.4). A draft copy of the Odor Impact Minimization Plan is contained in Appendix E (Report of Composting Site Information) for analysis purposes.

### **Inerts**

Under the Current Conditional Use Permit, asphalt and concrete is collected and stockpiled on-site and are processed into recycled road base and other products. Currently, the existing facility is permitted to process 150,000 tons of inerts per year and 2,000 tons of inerts per day.

The only change to the inerts operation as part of the CUP Application would be to locate the stockpile to the south and east of its current location (See Exhibit 4, for location of inerts).

### **CRV**

The existing facility possesses a permit as California Certified Recycling Center and purchases California Redemption Value (CRV) materials consisting of aluminum, plastic, and glass beverage containers. CRV material is purchased and sorted by material and color and processed under the guidelines set forth by the CalRecycle.

### **Hazardous, Liquid, and Special Wastes**

Based on SA's published material acceptance policy SA would not accept hazardous, liquid, or other prohibited wastes, including paints, used oil, and other wastes except the fluids and non-recyclable material that is associated with appliances and EOL vehicles. Refrigerants removed from EOL vehicles would be extracted following United States Environmental Protection Agency requirements, including the certification of refrigeration recovery and recycling equipment (For additional information, in this regard, see [www.epa.gov/ozone/title6/608/608fact.html](http://www.epa.gov/ozone/title6/608/608fact.html)). A secured area (Haz Mat area) for storage of oils, gasoline, diesel, mercury switches, and capacitors that are removed from major appliances, white goods, and EOL vehicles has been identified on the Site Plan Map. Storage containers comply with state and local regulations for storage of hazardous materials. All hazardous materials would be manifested, handled, stored, and disposed of according to all local, state, and federal regulations.

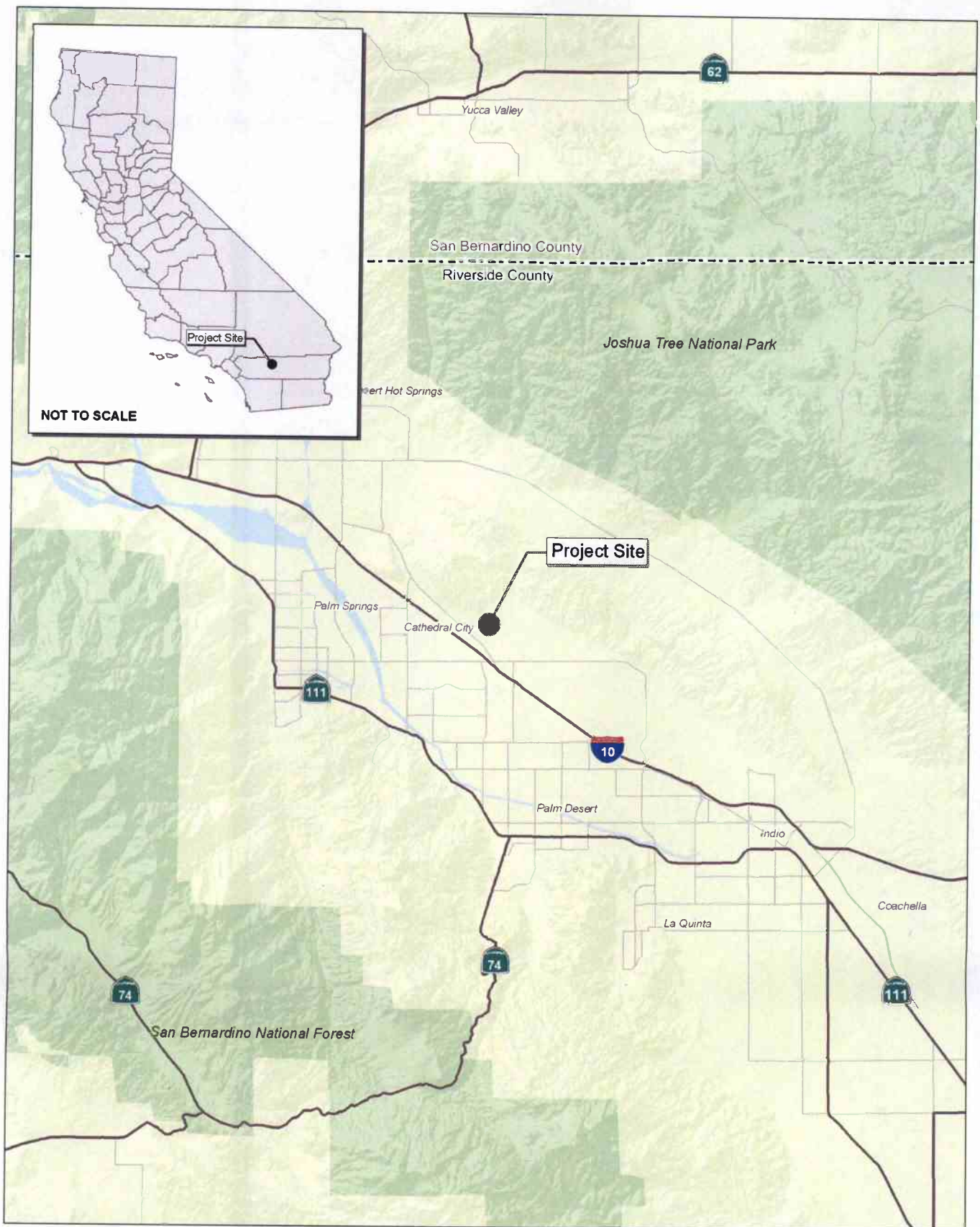
Incoming loads would be surveyed for the presence of hazardous or other prohibited items and wastes. If prohibited items or wastes are detected, SA personnel implement control measures to protect employees and public health and safety. These control measures are described in the written load-checking program for the facility and will be available for review at the facility office.

Site personnel receive training and conduct load-checking activities of incoming materials to detect hazardous and other prohibited items and wastes. Customer education efforts specify what certain waste are unacceptable. Materials deemed unacceptable will be rejected. Regulatory agencies will be notified regarding loads containing hazardous wastes.

All hazardous materials inadvertently or illegally deposited in loads arriving at the existing facility that were not identified are be stored in a secured and locked covered area and removed by licensed hazardous materials/waste haulers and deposited in permitted hazardous materials/waste facilities.

Onsite equipment would be washed or cleaned periodically or between uses to reduce transfer of any fluids from the metals processing to the green waste processing.





Source: Census 2000 Data, The CaSIL, MBA GIS 2012.



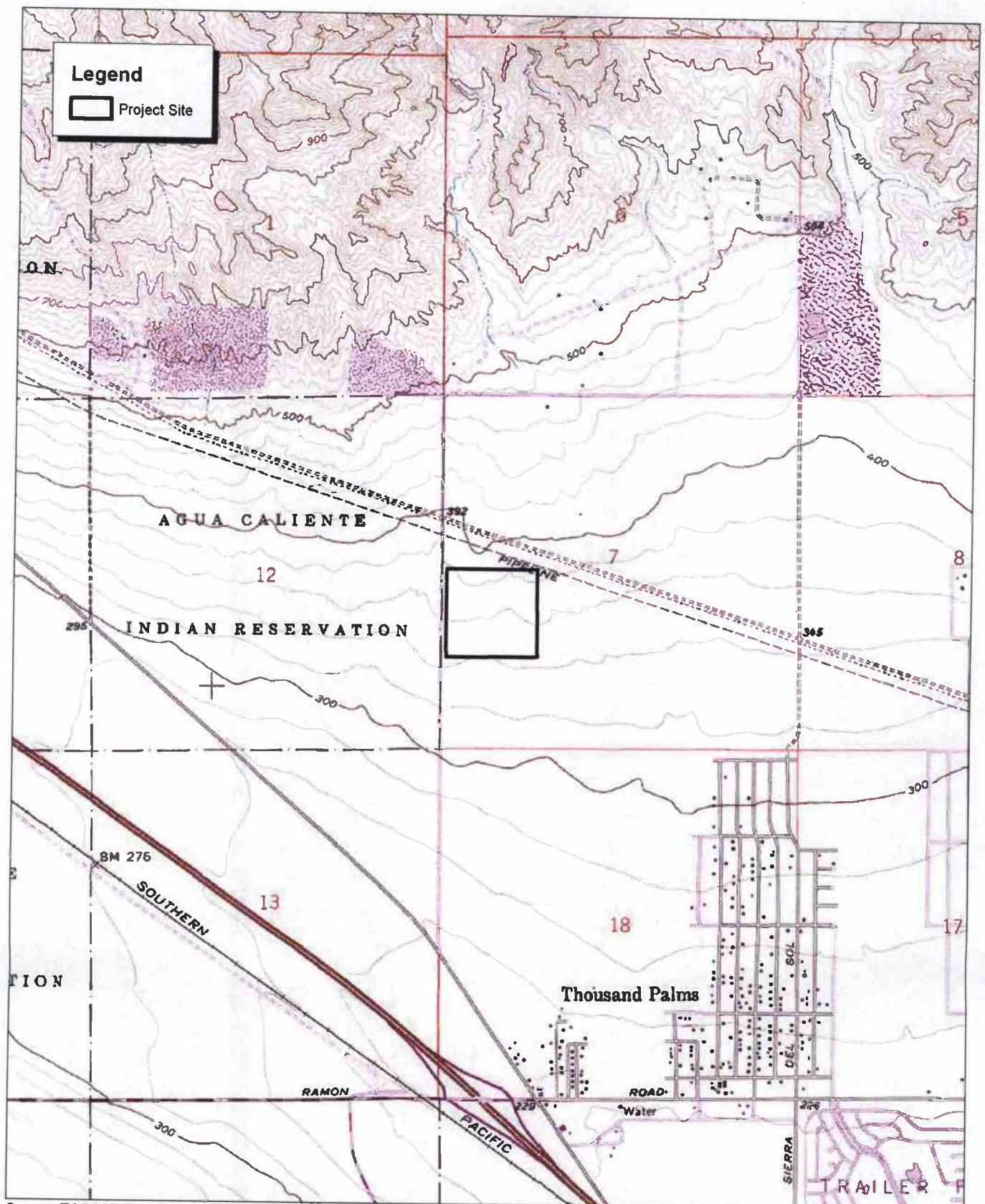
Michael Brandman Associates

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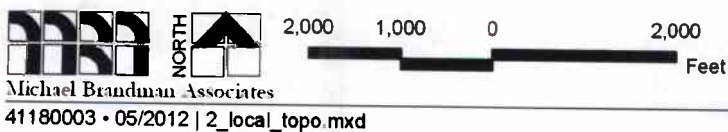


## Exhibit 1 Regional Location Map

SA RECYCLING, SA SITE 37  
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION



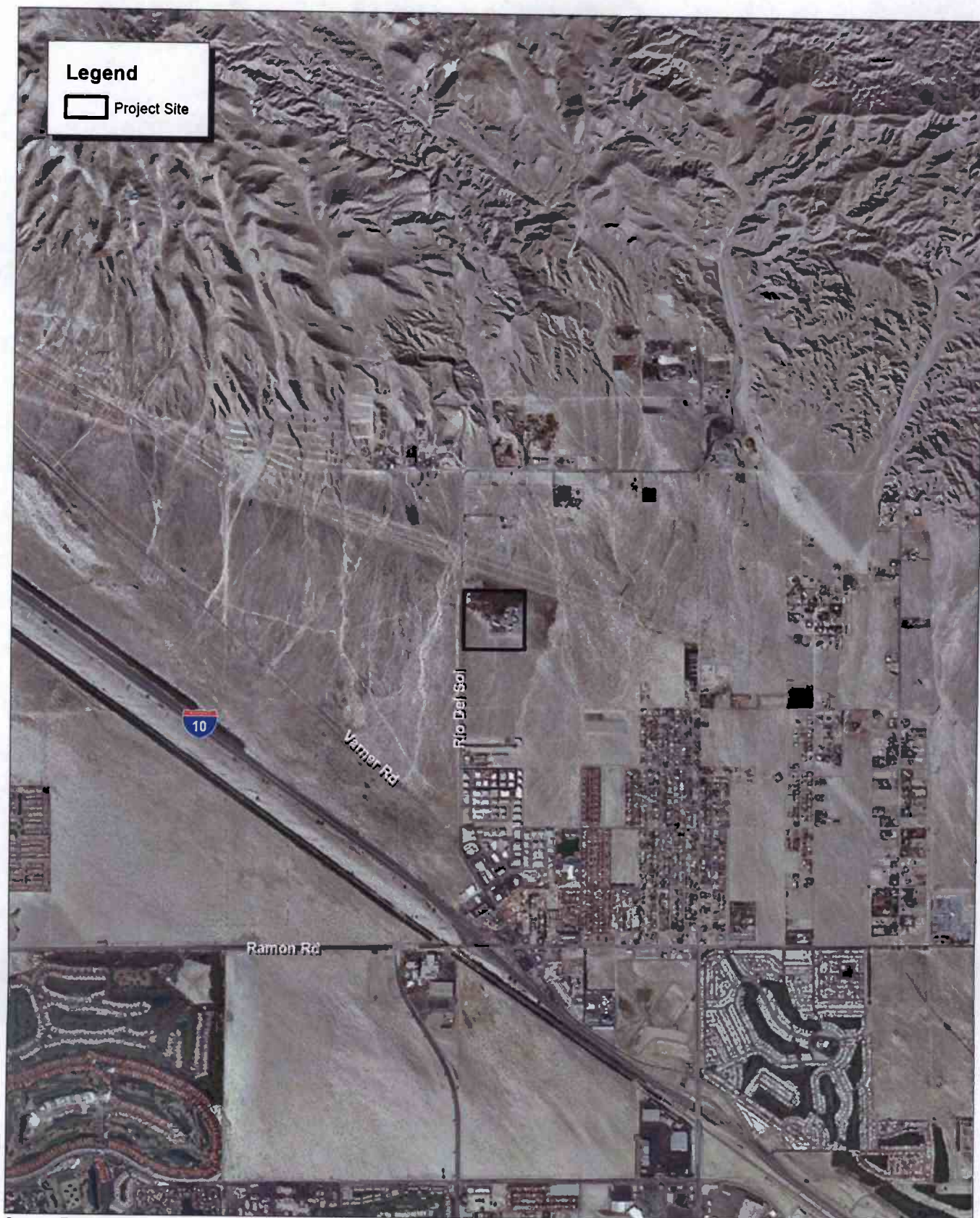
Source: TOPO! Topographic Maps, Cathedral City, CA (1978) 7.5' DRG.



## Exhibit 2 Local Vicinity Map Topographic Base

SA RECYCLING, SA SITE 37  
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION





Source: ESRI Aerial Imagery and MBA GIS Data, 2012.

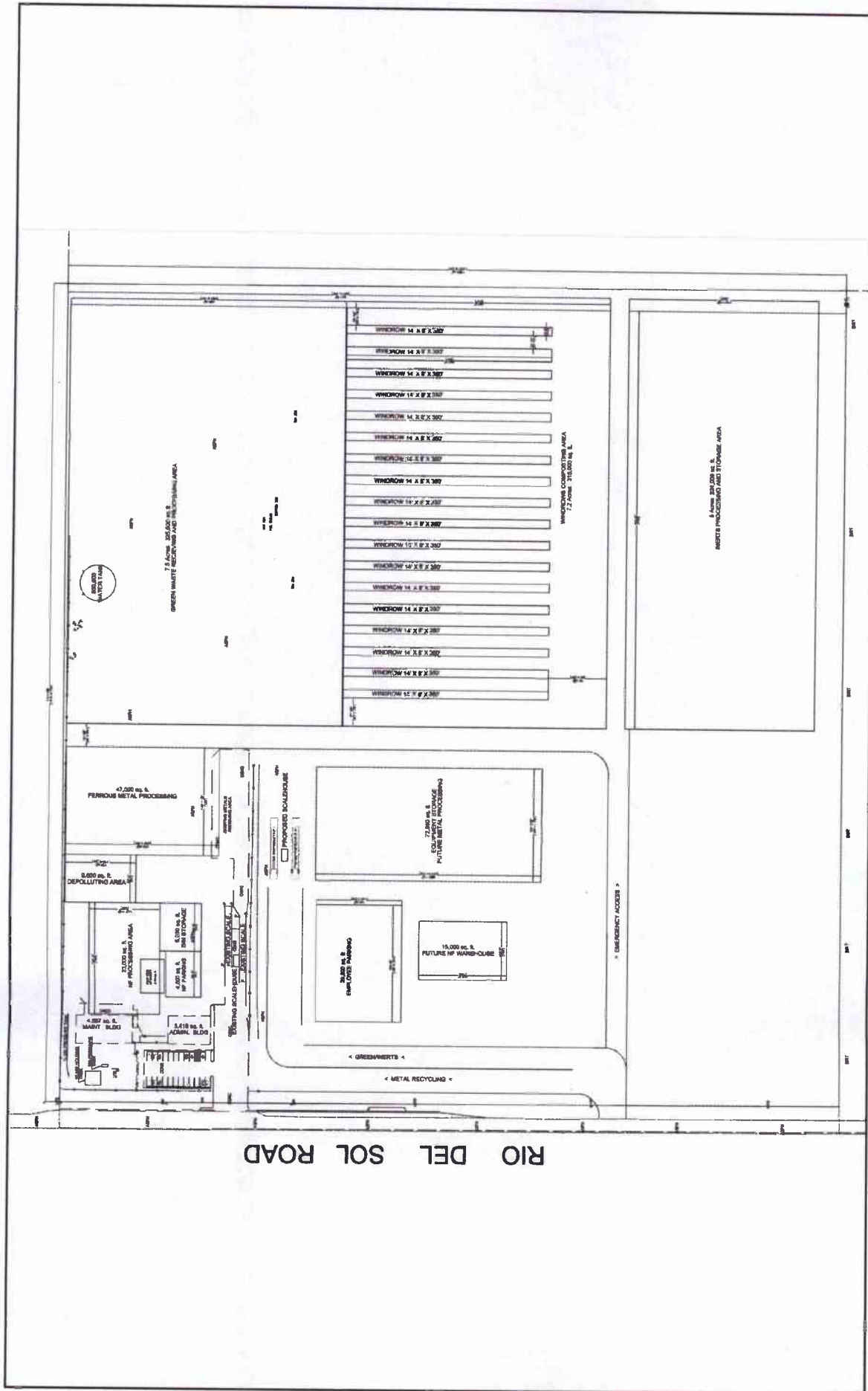


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### Exhibit 3 Local Vicinity Map Aerial Base

SA RECYCLING, SA SITE 37  
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION



Source: SA Recycling, 2012.



Michael Brandman Associates

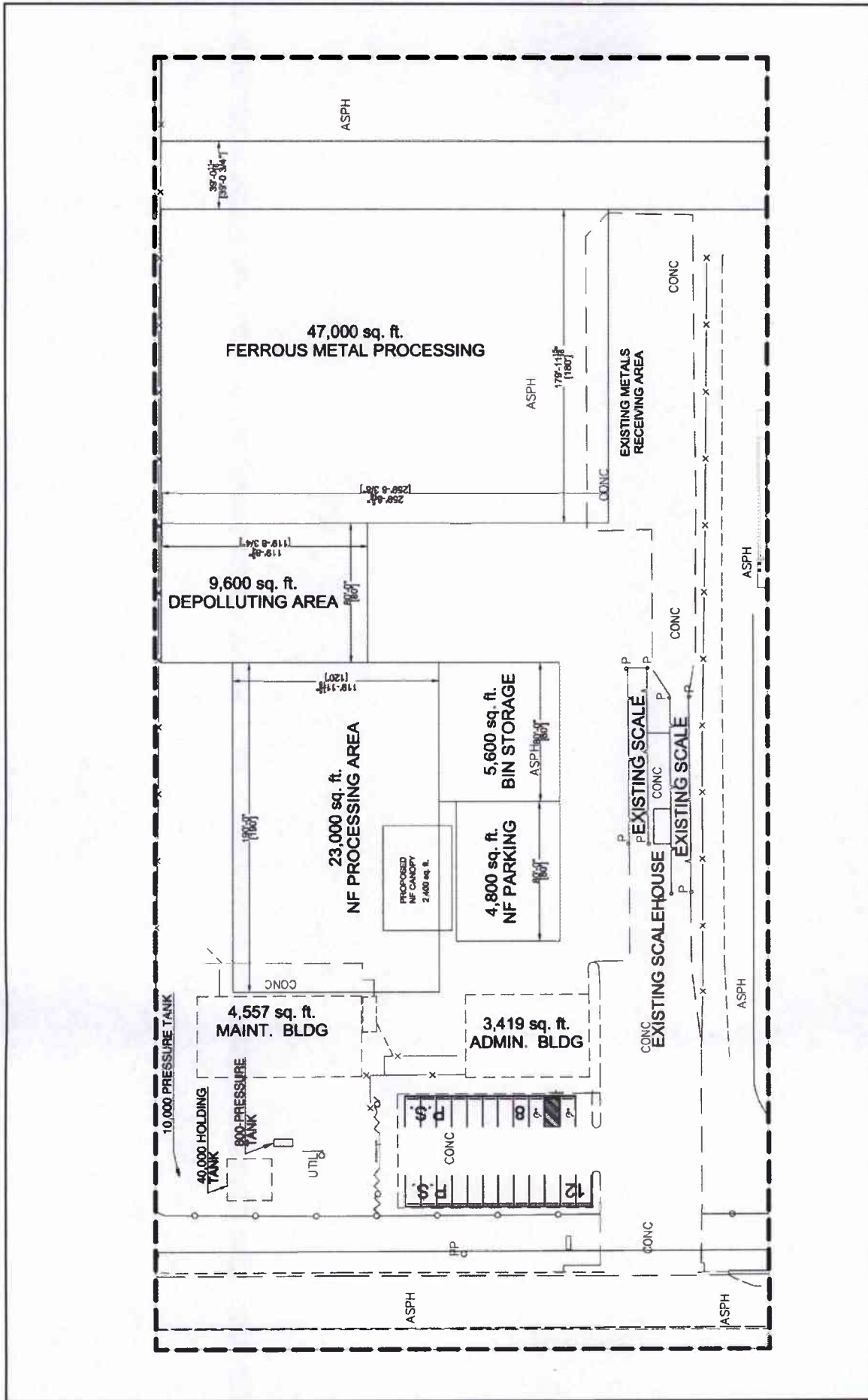
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## Exhibit 4a Site Plan

SA RECYCLING, SA SITE 37  
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION







Source: SA Recycling, 2012.



Michael Brandman Associates

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## Exhibit 4c Site Plan

SA RECYCLING, SA SITE 37  
INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION



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

**C. Total Project Area:** 43 gross acres.

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 43	Lots: 1	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 24
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

**D. Assessor's Parcel No.(s):** 648-150-029.

**E. Street References:** Approximately 0.40 miles northerly of the Watt Court - Varner Business Park, 0.50 miles southerly of Vista Chino Road, directly easterly of Rio Del Sol Road, and approximately 0.60 miles northwesterly of 30th Avenue.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 7, Township 4S, Range 6E, SBBM.

**G. Brief description of the existing environmental setting of the Project site and its surroundings:**

The Project site currently has two primary operations: a) Outdoor Recycling Facility that purchases and processes recyclable metals, white goods/appliances, and CRV. The facility site is a Certified Appliance Recycler under the requirements set forth by State of California DTSC and a State of California Certified Recycling Center, and b) Purchasing and processing green waste, wood waste, and inert materials. Green waste, wood waste, and inert materials are processed under the requirements/conditions as set forth in a Solid Waste Facility Permit (SWFP) from Riverside County LEA and CalRecycle.

The Project area is generally located in unincorporated Eastern Riverside County, within northwestern portion of the Community of Thousand Palms. Thousand Palms where the proposed Project would occur, is characterized by urban development, with outlying rural areas. Land uses in the Project area are commercial, residential, and open space. As of 2009, an estimated 2,215,440 people resided in Riverside County, with an estimated half-million residents (2006 estimate) living in the Project's general vicinity (U.S. Census Bureau 2011). Residential uses, including a public park and an elementary school, are located approximately one mile to the southeast of the Project site. An outdoor recycling facility is located approximately one mile to the northeast (CUP 3145R1) and a dumpsite for inert materials exists approximately one-half mile to the north (CUP 3319) of the Project site.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

- 1. Land Use:** The Riverside County General Plan Element contains a number of policies that address consistency and compatibility of adjacent uses, and identifies specific land uses for County lands within the community plan areas. The Project site is located within Light Industrial (LI) land use designation, zoned for Manufacturing-Service Commercial (M-SC), and applicable policies of the County General Plan and Western Coachella Valley Area Plan. The Project is not located within a General Plan Policy Area.

2. **Circulation:** The Project site is located north of Varner Road, south of Vista Chino Road (Avenue 28), and east of Rio Del Sol Road in the County of Riverside. Project access will be taken from a single access point along the Project's frontage at Rio Del Sol Road. The County has established, as a Countywide target, a Level of Service (LOS) "C" on all County maintained roads and conventional State Highways, except that a LOS "D" could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways, or conventional State Highways within one mile of a freeway interchange and at freeway ramp intersections. LOS "D" would only be allowed, subject to Board of Supervisors approval, in those instances where mitigation of LOS "C" is deemed to be impractical. Based on the proximity to the freeway system, LOS "D" is acceptable at some of the Project area intersections (Project area intersections include: Rio Del Sol Road at Project access road and Varner Road; I-10 eastbound and westbound ramps at Ramon Road; Varner Road at Ramon Road; and Monterey Avenue at Varner Road).
3. **Multipurpose Open Space:** The Project proponent will be required to pay development impact fees pursuant to Riverside County Ordinance No. 659, which includes a component for the development of Regional and Multipurpose Trails and Riverside County Ordinance No. 875, which include a component for the development within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
4. **Safety:** According to FEMA Flood Insurance Rate Map, the Project area is designated as Zone AO. The Project site is not located within an airport influence area zone, a high fire area, dam inundation area, etc. The proposed Project has allowed for sufficient provision of emergency response services to the future business activities of this Project. The Project will be built per building code regulations (Riverside County Ordinance No. 457) and will meet all other applicable Safety Element policies.
5. **Noise:** Projects within Riverside County are required to comply with County standards for roadway traffic noise analysis and mitigation. These standards are based upon the design capacity for a given type of roadway. The Riverside County General Plan Circulation Element<sup>1</sup> provides average daily traffic (ADT) roadway volumes at Levels of Service (LOS) C, D, and E for the various roadway types located within Riverside County; a copy of this document is provided in Appendix D. According to the County of Riverside's acoustical modeling parameters, the mandatory vehicular volume to be used is LOS C.
6. **Housing:** N/A.
7. **Air Quality:** The Project must comply with the rules and regulations established by the South Coast Air Quality Management District (SCAQMD), including but not limited to the following rules:
  - SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
  - SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best

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<sup>1</sup> Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways



Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

- SCAQMD Rule 403.1, Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources, is to reduce or prevent the amount of PM<sub>10</sub> entrained in the ambient air from man-made fugitive dust sources.
- SCAQMD Rule 1133.1 is to prevent inadvertent decomposition during chipping and grinding activities, including stockpile operations.
- SCAQMD Rule 1133.3 is to reduce fugitive emissions of VOC and ammonia occurring during green waste composting operations.
- SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.
- SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM<sub>10</sub> among other pollutants.
- SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

**B. General Plan Area Plan(s):** Western Coachella Valley Area Plan.

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

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

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

**F. Policy Area(s), if any:** N/A.

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Western Coachella Valley Area Plan.
2. **Foundation Component(s):** Open Space; Rural Community; Rural.
3. **Land Use Designation(s):** Light Industrial (LI).
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A.

**H. Adopted Specific Plan Information**

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

**I. Existing Zoning:** Manufacturing-Service Commercial (M-SC).

**J. Proposed Zoning, if any:** N/A.

**K. Adjacent and Surrounding Zoning:** The Project site is surrounded by vacant desert land, currently zoned M-SC along the north and south, R-A to the east, W-2 to the west, and W-2-5 to the northeast.

### **III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

#### 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.

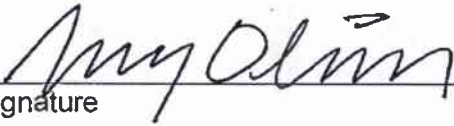
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. 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

October 25, 2013  
Date

Jay Olivas, Project Planner  
Printed Name

For Carolyn Syms Luna, Planning Director

## **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?

☐
☐
☒
☐

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?

☐
☐
☒
☐

#### Source:

Riverside County General Plan Circulation Element; Riverside County General Plan Figure C-9 "Scenic Highways."

#### Findings of Fact:

a) The County of Riverside General Plan and California Department of Transportation (Caltrans) do not identify a designated state scenic highway within the vicinity of the Project site. State Route (SR) 111 is identified as an "Eligible" State Scenic Highway and Interstate 10 (I-10) Freeway is designated as "County Eligible", although not officially designated. The nearest officially designated highway within the County is SR-74, located approximately five (5) miles south of the Project site. Due to SR-74's distance to the Project site, impacts to a scenic highway will be less than significant.

b) The County of Riverside General Plan Policy WCVAP 14.4 identifies specific scenic vistas as:

(4) HIGHWAY SCENIC CORRIDOR means those arterial roadways designated within this area plan that have prominent scenic vistas open to public view.

(5) FREEWAY SCENIC CORRIDOR means those divided arterial highways or highway sections, with full control of access and with grade separations at intersections, designated within this community plan which have prominent scenic vistas open to public view.

No Highway or Freeway Scenic Corridors are located within the Project area. In addition, no trees, rock outcroppings, and unique or landmark features are located within the Project site or local vicinity. Aside from Rio Del Sol Road, which fronts the recycling center property along the west, the Project site is surrounded by vacant desert land. Consequently, the Project 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; or result in the creation of an aesthetically offensive site open to public view.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The primary effect would be a visual increase in the outdoor storage and processing of green wastes, inert materials (concrete/asphalt), and scrap metal. However, the Project will be required to limit stockpile heights up to 10 feet maximum for metal goods, 20 feet maximum for green wastes, and up to 30 feet maximum for inert materials (Condition of Approval (COA) 10.PLANNING.20 - Max Pile Heights). The proposed Project perimeter chain link fencing and landscaping will help screen views into the site from distant residential areas, and improve the overall visual appearance of the Project.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

**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"/>
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Source:

Riverside County Ordinance No. 655.

Findings of Fact:

a) The Project site is located approximately 42 miles from the Mt. Palomar Observatory and may have potential light and glare impacts from this Project. However, all outdoor lighting shall be required to utilize low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaries as defined in Riverside County Ordinance No. 655 (COA 10.PLANNING.23 - Mt Palomar Lighting Area). The Project's consistency with Riverside County Ordinance No. 655 will reduce impacts in this regard to a level of less than significant. Also see Impact 3 a) for additional information regarding light and glare and Mitigation Measure AES-1.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
area?				
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:  
N/A.

Findings of Fact:

a) The Project will introduce new sources of nighttime light and glare into the area from the installation of new lighting features (e.g. parking area lamps) as well as outdoor lighting from operations at the recycling facility. However, implementation of Mitigation Measure AES-1, the spill of light onto surrounding properties, and "night glow" will be addressed by using hoods and other design features on light fixtures used within the Project. Moreover, the Project will be required to comply with the guidelines in the County lighting ordinance, which will further mitigate potential light impacts. Accordingly, impacts in this regard will be less than significant.

b) There are existing residential uses to the south and southeast of the Project site, which will be subject to nighttime light levels due to onsite lighting and other outdoor lighting in the Project site. However, the Project will reduce light spill to surrounding areas using hoods and other design features (COA 10.PLANNING.6 - Lighting Hooded/Directed). Inclusion of these design features in the Project will be required through implementation of standard County requirements and conditions of approval. Accordingly, development of the Project is not expected to produce significant lighting impacts that would adversely affect views.

Mitigation:

**MM AES-1:** All new lighting associated with the Project shall employ hooded energy efficient light fixtures to direct light downward and away from sensitive receptors and neighboring uses.

Monitoring:

Monitoring shall be provided by the Department of Building and Safety.

**AGRICULTURE & FOREST RESOURCES** Would the Project

**4. Agriculture**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>

Source:

RCIP Figure OS-2 "Agricultural Resources," California Department of Conservation (CDC) Farmland Mapping and Monitoring Program, 2004.

Findings of Fact:

a) The Project site does not contain any Prime, Unique, or Farmland of State or Local Importance according to the California Department of Conservation mapping system. Therefore, no impacts are associated with the loss of significant farmland.

b) The Project site does not contain any parcels, which are under a Williamson Act Contract; therefore, no impacts will occur to land under a Williamson Act Contract.

c) Construction of the Project will not establish residential land uses within 300 feet of agriculturally zoned property. The area surrounding the Project site consists of rural lands. Therefore, no impacts to agriculturally zoned property are expected.

d) The Project site and the surrounding areas do not contain agricultural uses. Therefore, the Project will not change the surrounding environment and will not lead to the conversion of any Farmland in the County to non-agricultural uses. Therefore, no impacts to agriculturally zoned property are expected.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in con-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

version of forest land to non-forest use?

Source:

Riverside County General Plan Multipurpose Open Space Element; Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas."

Findings of Fact:

a, b, c) The Project site is not located on lands designated as forest land or timberland or zoned for Timberland Production. Since no forest land occurs within the vicinity of the Project site no element of the proposed Project would result in the loss or conversion of forest land. Moreover, Project development would not involve other changes in the existing environment that could result in the conversion of forest land. Since no forest land occurs within the vicinity of the Project site, no element of the proposed Project would change the existing environment to the extent that such land use designations would be altered.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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

Air Quality and Greenhouse Gas Report prepared by Michael Brandman Associates (Appendix A) dated October 2012. For background information regarding the existing air

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality conditions, standards, and the assumptions used in the following analysis, please refer to the Report.

#### Findings of Fact:

a) Less than significant impact with mitigation.

According to the 1993 SCAQMD Handbook, there are two key indicators of consistency with the AQMP:

1. Indicator: Whether the Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. Project applicability: applicable and assessed below.
2. Indicator: A Project would conflict with the AQMP if it will exceed the assumptions in the AQMP in 2010 or increments based on the year of Project build-out and phase. The Handbook indicates that key assumptions to use in this analysis are population number and location and a regional housing needs assessment. The parcel-based land use and growth assumptions and inputs used in the Regional Transportation Model run by the Southern California Association of Governments that generated the mobile inventory used by the SCAQMD for AQMP are not available. Therefore, this indicator is not applicable. Project applicability: not applicable.

In addition to indicator 1 above, consistency with the AQMP will also be determined based on if the Project complies with applicable control measures, rules, and regulations, as discussed below.

#### **Project's Contribution to Air Quality Violations**

According to the SCAQMD, the Project is consistent with the AQMP if the Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. As shown in (b) below, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

If a Project's emissions exceed the SCAQMD regional thresholds for NO<sub>x</sub>, VOC, PM<sub>10</sub>, or PM<sub>2.5</sub>, it follows that the emissions could cumulatively contribute to an exceedance of a pollutant for which the basin is in nonattainment (ozone, nitrogen dioxide, PM<sub>10</sub>, PM<sub>2.5</sub>) at a monitoring station in the basin. An exceedance of a nonattainment pollutant at a monitoring station would not be consistent with the goals of the AQMP - to achieve attainment of pollutants.

As discussed in (c) below, the Project could exceed the regional significance threshold for NO<sub>x</sub> and PM<sub>10</sub>. This means that without mitigation, Project emissions of NO<sub>x</sub> could combine

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with other sources and create ozone. In addition, Project concentrations of PM<sub>10</sub> could cumulatively combine with other sources as well. This could result in an ozone exceedance at a nearby monitoring station. The air Basin in which the Project is located is in nonattainment for ozone; therefore, the Project would not be consistent with the AQMP. The Project does not meet this criterion.

### Control Measures

The second indicator of whether the Project could conflict with or obstruct implementation of the air quality plan is by assessing the Project's compliance with the control measures in the 2003 and the 2007 AQMPs. The Project complies with this criterion because the Project would comply with all applicable rules and regulations, including the following:

- SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.
- SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.
- SCAQMD Rule 403.1, Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources, is to reduce or prevent the amount of PM<sub>10</sub> entrained in the ambient air from man-made fugitive dust sources.
- SCAQMD Rule 1133.1 prevents inadvertent decomposition during chipping and grinding activities, including stockpile operations.
- SCAQMD Rule 1133.3 reduces fugitive emissions of VOC and ammonia occurring during green waste composting operations.
- SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.
- SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM<sub>10</sub> among other pollutants.
- SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units which emit toxic air contaminants.

b) Less than significant.

The SCAQMD Governing Board adopted a methodology for calculating localized air quality impacts through localized significance thresholds, which is consistent with SCAQMD's



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Environmental Justice Enhancement Initiative I-4. Localized significance thresholds represent the maximum emissions from a Project that would not cause or contribute to an exceedance of the most stringent applicable state or federal ambient air quality standard. Localized significance thresholds were developed in recognition of the fact that criteria pollutants such as CO, NO<sub>x</sub>, and PM<sub>10</sub> and PM<sub>2.5</sub> in particular, can have local impacts at nearby sensitive receptors as well as regional impacts. The localized significance thresholds are developed for each source receptor area and are applicable to NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>.

The dispersion modeling results for particulate matter from construction and operation (assuming both occur on the same day) are presented in table 1, below. As shown in table 1, the concentrations the concentrations do not exceed the thresholds. Therefore, the Project would not result in a violation of the PM<sub>10</sub> or PM<sub>2.5</sub> air quality standards.

**Table 1: Localized Significance Analysis (Particulate Matter)**

Type of Receptor	Distance from Project	Concentration (µg/m <sup>3</sup> )		
		24-hour PM <sub>10</sub>	24-hour PM <sub>2.5</sub>	Annual PM <sub>10</sub>
Future Residence	800 meters	0.5	0.5	<0.1
Localized significance threshold		2.5	2.5	1.0
Exceed localized significance threshold?		No	No	No
Notes: PM <sub>10</sub> and PM <sub>2.5</sub> = particulate matter, µg/m <sup>3</sup> = micrograms per cubic meter, <0.1 = less than 0.1 Source: Michael Brandman Associates (Appendix A).				

Localized analysis results for nitrogen dioxide and carbon monoxide emissions during construction and operation (assuming both occur on the same day) are shown in table 2, below. As shown in table 2, concentrations do not exceed the ambient air quality standards. Therefore, concentrations are less than significant and would not result in a violation of the standard at a nearby worker receptor.

**Table 2: Localized Significance Analysis (Nitrogen Dioxide, Carbon Monoxide)**

Pollutant	Averaging Time	Concentration (ppm)				Exceeds Standard?
		Back-ground	Project	Total	Standard	
Nitrogen dioxide	1-hour	0.048	0.028	0.076	0.100	No
	Annual	0.009	0.0003	0.0093	0.03	No
Carbon monoxide	1-hour	2.2	0.1	2.3	20	No
	8-hour	1.3	<0.1	1.3	9.0	No
Notes:						

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pollutant	Averaging Time	Concentration (ppm)				Exceeds Standard?
		Back-ground	Project	Total	Standard	
ppm = parts per million; <0.1 = less than 0.1 Source: Michael Brandman Associates (Appendix A)						

### Carbon Monoxide Hot Spot Analysis

Project increment trips would be minimal and would not result in an exceedance of CO at street intersections located near the Project. This impact is less than significant.

c) Less than significant with mitigation. As discussed in the Air Quality and Greenhouse Gas Report, the following three criteria are used to assess this potential impact.

### Criterion 1: Regional Analysis

If an area is in nonattainment for a criteria pollutant, then the background concentration of that pollutant has historically exceeded the ambient air quality standard. It follows that if a Project exceeds the regional threshold for that nonattainment pollutant, then it would result in a cumulatively considerable net increase of that pollutant and result in a significant cumulative impact.

The Salton Sea Air Basin is in nonattainment for PM<sub>10</sub>, PM<sub>2.5</sub>, and ozone. Therefore, if the Project exceeds the regional thresholds for PM<sub>10</sub>, or PM<sub>2.5</sub>, then it contributes to a cumulatively considerable impact for those pollutants. If the Project exceeds the regional threshold for NO<sub>x</sub> or VOC, then it follows that the Project would contribute to a cumulatively considerable impact for ozone.

Regional emissions include those generated from all onsite and offsite activities. Regional significance thresholds have been established by the SCAQMD because emissions from Projects in the Basin can potentially contribute to the existing emission burden and possibly affect the attainment and maintenance of ambient air quality standards. Projects within the region with regional emissions in excess of any of the thresholds presented in the following tables are considered to have a significant regional air quality impact.

**Construction Regional Emissions.** Table 3, below summarizes construction-related emissions. For the assumptions used in generating the emissions, please refer to Section 4.2 in the Air Quality and Greenhouse Gas Report (Appendix A). The information shown in Table 3 indicates that the SCAQMD regional emission thresholds would not be exceeded. It is assumed for purposes of this analysis that the two construction phases would not overlap. However, if they did, the emissions would still be under the significance thresholds.

**Table 3: Construction Air Pollutant Emissions**

Source	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Phase 1: Grading and paving	6.6	40.5	24.9	<0.1	4.0	3.4
Phase 2: Building construction	2.7	16.2	10.5	<0.1	1.2	1.0
<b>Maximum Daily Emissions</b>	<b>6.6</b>	<b>40.5</b>	<b>24.9</b>	<b>&lt;0.1</b>	<b>4.0</b>	<b>3.4</b>
Significance Threshold	75	100	550	150	150	55
Significant Impact?	No	No	No	No	No	No
Notes: The maximum daily emissions refer to the maximum emissions that would occur in one day. VOC = volatile organic compounds NO <sub>x</sub> = nitrogen oxides CO = carbon monoxide SO <sub>x</sub> = sulfur oxides PM <sub>10</sub> and PM <sub>2.5</sub> = particulate matter Source: Michael Brandman Associates (Appendix A)						

**Operational Regional Emissions.** Operational emissions from emission sources generated both onsite and offsite are shown in Table 4, below for the summer season. For assumptions used in estimating the emissions, refer to Section 4.3 in the Air Quality and Greenhouse Gas Report (Appendix A).

As shown in the Table 4, the Project's emissions would exceed the SCAQMD's regional threshold for PM<sub>10</sub> and are considered potentially significant. PM<sub>10</sub> emissions during the winter season would also exceed the thresholds.

**Table 4: Operational Emissions**

Source	Unmitigated Summer Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Onsite equipment exhaust	5.7	44.7	20.2	0.1	2.5	2.5
Local offsite trips: Composting and metals	3.9	28.2	20.6	0.1	3.9	0.5
Metals to shredder delivery trips	1.3	18.0	6.0	<0.1	1.7	0.8
Dust from truck travel on onsite unpaved roads	—	—	—	—	142.1	14.2
Dust from truck loading	—	—	—	—	0.2	<0.1
Dust from windrow turning	—	—	—	—	8.0	0.9
VOCs from fuel evaporation	8.6	—	—	—	—	—
VOCs from composting	436.9	—	—	—	—	—



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source	Unmitigated Summer Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
VOC offset from composting – reduction of natural decomposition emissions	-1,820.2	—	—	—	—	—
<b>Total</b>	<b>-1,363.8</b>	<b>90.9</b>	<b>46.8</b>	<b>0.2</b>	<b>158.4</b>	<b>18.9</b>
Significance Threshold	75*	100*	550	150	150	55
Significant Impact?	No	No	No	No	Yes	No
Notes: VOC = volatile organic compounds    NO <sub>x</sub> = nitrogen oxides    CO = carbon monoxide SO <sub>x</sub> = sulfur oxides    PM <sub>10</sub> and PM <sub>2.5</sub> = particulate matter * Note that the Coachella Valley uses the same threshold for construction and operation Source: Michael Brandman Associates (Appendix A)						

Composting of green waste (grass clippings, woodchips, and pruning's) results in an approximate 60 to 92 percent reduction in VOCs compared with natural decay. For purposes of this analysis, it is assumed that composting would reduce 60 percent of baseline VOCs as compared with natural decomposition. SCAQMD Rule 1133.3 uses an emission factor of 4.25 pounds VOC per ton of throughput. Emissions from natural decomposition would therefore be 10.63 pounds VOC per ton, as a 60 percent reduction yields 4.25 pounds VOC per ton.

The Project would allow the site to compost up to 166,720 tons per year of green and wood waste. This analysis assumes that 62,500 tons would be composted per year at the site, as it is unlikely that the site would compost the entire quantity of green and wood waste it processes. If that amount were decomposed naturally, it would result in 664,375 tons of VOC emitted per year, or 1,820.2 pounds VOC per day. Composting results in a 60 percent reduction; therefore, if the material were composted (through the Project), the emissions would be 728.1 pounds VOC per day. However, compliance with SCAQMD Rule 1133.3 results in a 40 percent reduction. Therefore, Project emissions in compliance with Rule 1133.3, results in 436.9 pounds VOC per day. This approach is valid because VOC is a regional pollutant. VOC is of concern because its presence contributes to the formation of ozone in the presence of sunlight and NO<sub>x</sub>. Therefore, reducing VOC in the basin would reduce ozone precursors in the basin and would reduce ozone.

**Overlap of Construction and Operational Emissions.** If construction occurred on the same day as operation, there could be significant impacts for NO<sub>x</sub> and PM<sub>10</sub>, as shown in Table 5, below. Therefore, mitigation is required.

**Table 5: Combination of Construction and Operational Emissions**

Source	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction Emissions	6.6	40.5	24.9	<0.1	4.0	3.4

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source	Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Operational Emissions	-1,363.8	90.9	46.8	0.2	158.4	18.9
<b>Total</b>	<b>-1,357.2</b>	<b>131.4</b>	<b>71.7</b>	<b>0.2</b>	<b>162.4</b>	<b>22.3</b>
Significance Threshold	75	100	550	150	150	55
Significant Impact?	No	Yes	No	No	Yes	No
Notes: VOC = volatile organic compounds    NO <sub>x</sub> = nitrogen oxides    CO = carbon monoxide SO <sub>x</sub> = sulfur oxides    PM <sub>10</sub> and PM <sub>2.5</sub> = particulate matter Source: Michael Brandman Associates (Appendix A)						

In summary, without mitigation, the Project contributes to a cumulatively significant regional impact to the budget of NO<sub>x</sub> and PM<sub>10</sub>.

### Criterion 2: Plan Approach

The geographic scope for cumulative criteria pollution from air quality impacts is the South Coast Air Basin, because that is the area in which the air pollutants generated by the sources within the basin circulate and are often trapped. The SCAQMD is required to prepare and maintain an AQMP and a State Implementation Plan to document the strategies and measures to be undertaken to reach attainment of ambient air quality standards. While the SCAQMD does not have direct authority over land use decisions, it is recognized that changes in land use and circulation planning are necessary to maintain clean air. The SCAQMD evaluated the entire Basin when it developed the AQMP. According to the analysis contained in (a) above, the Project is not consistent with the most recent AQMP and State Implementation Plan without mitigation. Therefore, the Project presents a significant impact according to this criterion.

### Criterion 3: Cumulative Health Impacts

The Basin is in nonattainment for ozone, nitrogen dioxide, PM<sub>10</sub>, and PM<sub>2.5</sub>, which means that the background levels of those pollutants are at times higher than the ambient air quality standards. The air quality standards were set to protect public health, including the health of sensitive individuals (such as the elderly, children, and the sick). Therefore, when the concentration of those pollutants exceeds the standard, it is likely that some sensitive individuals in the population would experience health effects that were described in the Air Quality and Greenhouse Gas Report (Appendix A). However, the health effects are a factor of the dose-response curve. Concentration of the pollutant in the air (dose), the length of time exposed, and the response of the individual are factors involved in the severity and nature of health impacts. If a significant health impact results from Project emissions, it does not mean that 100 percent of the population would experience health effects.

The regional analysis of emissions indicates that without mitigation, the Project would exceed the SCAQMD regional significance thresholds for NO<sub>x</sub> (ozone precursor). Because ozone is a secondary pollutant (it is not emitted directly but formed by chemical reactions in the air), it

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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can be formed miles downwind of the Project site. Project emissions of NOx may contribute to the background concentration of ozone and cumulatively cause health effects. Health impacts may or may not include the following:

- Pulmonary function decrements and localized lung edema in humans and animals
- Risk to public health implied by alterations in pulmonary morphology and host defense in animals
- Increased mortality risk
- Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans

Short-term exposure can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Children who live in high ozone communities and who participate in multiple sports have been observed to have a higher asthma risk. This is a significant cumulative health impact associated with ground-level ozone concentrations.

Additionally, the Project could result in a significance cumulative contribution to PM<sub>10</sub>. Sensitive individuals may experience health impacts when concentrations of those pollutants exceed the ambient air quality standards. Health impacts from particulate matter may include the following: (a) exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease; (b) declines in pulmonary function growth in children; (c) and/or increased risk of premature death from heart or lung diseases in the elderly.

#### **After Implementation of Mitigation**

Mitigation measure AQ-1 would reduce emissions as equipment is updated or replaced. Mitigation measure AQ-2 would require that the Project comply with California Air Resources Board regulation, which would likely result in the Project requiring to replace a part of its current equipment fleet. Although it is uncertain at this time what equipment would be replaced, a 10 percent reduction is taken for this measure.

Reductions from mitigation measure AQ-3: from the offroad equipment are from the reduction strategies as shown in a document published by the EPA (refer to the Air Quality and Greenhouse Gas Analysis for references). For example, proper maintenance of the vehicles reduces emissions; improperly inflated tires can adversely affect fuel efficiency by 3 to 4 percent. Driver training, such as knowing how to shift levers and reducing the angle at which an offroad truck is parked next to a loading excavator, could save between 3 and 8 percent of fuel. Reducing unnecessary idling can reduce emissions by 10 percent or more. An 8 percent reduction in offroad equipment is taken for these measures; actual reductions may be more.

Mitigation measure AQ-4 prohibits construction from occurring on the same day as the onsite operational equipment or reduces construction emissions to the extent that NOx emissions



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not exceed the threshold. The unmitigated grading/paving phase is estimated to use 2,688 horsepower hours per day for equipment. In order to reduce the emissions to lower than 17 pounds per day of NO<sub>x</sub>, a 58 percent reduction in horsepower hours is required. Therefore, construction emissions and the horsepower hours per day are reduced by 58 percent.

Mitigation measure AQ-5 reduces the unpaved areas, reducing the dust from truck travel on onsite unpaved roads.

Mitigation measure AQ-6 and AQ-7 would reduce onsite idling from delivery trips. The benefits of this measure can vary from day to day; the reduction taken for this measure is 1 percent from local offsite trips, since the majority of emissions would be offsite.

The mitigated operational emissions are shown in Table 6, below. As shown in Table 6, emissions are less than significant with mitigation.

**Table 6: Operational Emissions (Mitigated)**

Source	Unmitigated Summer Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Onsite equipment exhaust	4.7	36.7	16.6	0.1	2.1	2.1
Local offsite trips: Composting and metals	3.9	27.9	20.4	0.1	3.9	0.5
Metals to shredder delivery trips	1.3	18.0	6.0	<0.1	1.7	0.8
Dust from truck travel on onsite unpaved roads	—	—	—	—	14.2	1.4
Dust from truck loading	—	—	—	—	0.2	<0.1
Dust from windrow turning	—	—	—	—	8.0	0.9
VOCs from fuel evaporation	8.6	—	—	—	—	—
VOCs from composting	436.9	—	—	—	—	—
VOC offset from composting – reduction of natural decomposition emissions	-1,820.2	—	—	—	—	—
<b>Subtotal operation</b>	<b>-1,364.8</b>	<b>82.6</b>	<b>43.0</b>	<b>0.2</b>	<b>30.1</b>	<b>5.7</b>
Subtotal construction (Phase 1)	2.8	17.0	10.5	<0.1	1.7	1.4
<b>Total construction + operation</b>	<b>-1,362.0</b>	<b>99.6</b>	<b>53.5</b>	<b>0.2</b>	<b>31.8</b>	<b>7.1</b>
Significance Threshold	75*	100*	550	150	150	55

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source	Unmitigated Summer Emissions (pounds per day)					
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Significant Impact?	No	No	No	No	No	No
Notes: VOC = volatile organic compounds    NO <sub>x</sub> = nitrogen oxides    CO = carbon monoxide SO <sub>x</sub> = sulfur oxides    PM <sub>10</sub> and PM <sub>2.5</sub> = particulate matter * Note that the Coachella Valley uses the same threshold for construction and operation Source: Michael Brandman Associates (Appendix A)						

d, e) Less than significant.

### Sensitive Receptors

Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (South Coast Air Quality Management District 2008). Commercial and industrial facilities are not included in the definition because employees do not typically remain onsite for 24 hours. However, when assessing the impact of pollutants with 1-hour or 8-hour standards (such as nitrogen dioxide and carbon monoxide), commercial and/or industrial facilities would be considered sensitive receptors for those purposes. The closest existing sensitive receptor is approximately 2,945 feet southeast of the Project site. There are homes being constructed approximately 2,837 feet south of the Project site.

### Localized Significance Threshold Analysis

The localized construction analysis uses thresholds that represent the maximum emissions for a Project that would not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. As identified in (b) above, the localized significance analysis demonstrated that the Project would not exceed the localized thresholds for CO, nitrogen dioxide, PM<sub>10</sub>, or PM<sub>2.5</sub>. Therefore, during construction, the Project would not expose sensitive receptors to substantial pollutant concentrations of those pollutants.

### Pathogenic Organisms/Bioaerosols

The following assessment is from the Report of Composting Site Information (Appendix A). *Aspergillus Fumigatus* is the most common bioaerosol associated with composting operations, though it is commonly found in many situations. Existing research indicates that it is a fungus to which people are exposed on a regular basis without causing illness or disease. Healthy individuals are at minimal risk for infection, regardless of exposures and individuals with lung damage are susceptible to infection from the fungus regardless of the source. Considering the fact that the nearest sensitive receptors are located more than ½ mile from the Project site, this impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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### Diesel Particulate Matter - Construction

The construction equipment would emit diesel particulate matter, which is a carcinogen. However, the diesel particulate matter emissions from construction are short-term in nature. Determination of risk from diesel particulate matter is considered over a 70-year exposure time. Guidance published by the California Air Pollution Control Officers Association (2009), Health Risk Assessments for Proposed Land Use Projects, does not include guidance for health risks from construction Projects addressed in CEQA; risks near construction Projects are expected to be included later when the toxic emissions from construction activities are better understood. Therefore, considering the dispersion of the emissions and the short time frame, exposure to diesel particulate matter is anticipated to be less than significant.

### Health Risk Assessment Results from Diesel Particulate Matter during Operation

There would be an increase in diesel particulate matter emissions from the Project increment from increase diesel trips to the Project and increased use of offroad equipment. A health risk assessment was performed to assess the impacts from diesel particulate matter. The results are presented in Table 7, below at the nearest sensitive receptor located approximately 800 meters south of the Project site. As shown in Table 7, the cancer risk is less than the significance threshold of 10 in one million; therefore, cancer risk from diesel particulate matter is less than significant.

**Table 7: Health Risk Assessment Results**

Pollutant	Cancer Risk (in one million)		Significant?
	Maximum Cancer Risk	Significance Threshold	
Diesel particulate matter	3.7	10	No
Source: Michael Brandman Associates (Appendix A)			

### Toxic Air Pollutants Migrating from Metal Processing and Inert Storage to Composting Facility

The finished compost from the composting facility could be used for agricultural purposes.

Therefore, it is important that the finished compost does not contain toxic components. The site will not accept hazardous, liquid, or other prohibited wastes, including paints, used oil, and other wastes except the fluids and non-recyclable material that is associated with appliances and end of life vehicles. A secured area (Haz Mat area) for storage of oils, gasoline, diesel, mercury switches and capacitors that are removed from major appliances, white goods, and end of life vehicles has been identified on the site plan. Storage containers comply with state and local regulations for storage of hazardous materials. All hazardous materials will be manifested, handled, stored and disposed of according to all local, state and federal regulations. Pursuant to the Project description, equipment would be washed between uses, which would prevent the transfer of potential contaminants between uses. Furthermore, it is required as a condition of approval that inert debris stored for more than 6 months that has not been processed or sorted for resale or reuse shall be deemed to be unlawfully disposed and subject to enforcement action. Additionally, inert debris that has been processed and sorted



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for resale or reuse, but remains stored on site for more than 18 months, shall be deemed to have been unlawfully disposed and subject to enforcement action. Therefore, this impact is less than significant.

f) Less than significant.

### **Odors**

Diesel exhaust would be emitted during construction and operation of the Project, which is objectionable to some; however, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors.

California Health & Safety Code 41705 (a)(2) provides clear authority for odor complaints arising from composting facilities to the LEAs. The LEA for this Project is the Riverside County Environmental Health Department, who will be on-site once per month to inspect the facility and verify compliance with Title 14, which requires a compost facility to operate in compliance with a written Odor Impact Minimization Plan. A draft Odor Impact Minimization Plan for the proposed compost facility is contained in Appendix E (Report of Composting Site Information). Should the SCAQMD receive an odor complaint, per Section 41705, they are to refer that complaint to the LEA.

Composting emits odorous compounds such as VOCs and ammonia. The facility has developed and maintains a site-specific Odor Impact Minimization Plan (Appendix E). The plan contains site-specific management practices and standard operating procedures for minimizing off-site odors from the compost facility. The Project would also comply with SCAQMD Rule 1133.3, which requires the use of the "compost cap" which though required for VOC control will also reduce odor generation. The nearest residences are located more than 2837 feet or a half of a mile from the Project site. Considering the distance and the measures the Project will implement pursuant to Rule 1133.3 and the items in the Odor Impact Minimization Plan, this potential impact is less than significant.

### **Mitigation:**

**MM AQ-1** As offroad equipment (i.e., forklifts, loaders, etc.) is replaced or acquired, the equipment shall have the highest engine tier available for purchase in North America. Alternatively, the equipment shall be powered by electricity, propane, natural gas, or 90 percent or greater biodiesel.

**MM AQ-2** The owner/operator shall comply with the California Air Resources Board regulation for In-Use Off-Road Diesel Vehicles (for more information, see [www.arb.ca.gov/msprog/ordiesel/ordiesel.htm](http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm)), even if the California Air Resources Board is not enforcing the regulation. The owner/operator shall report to the California Air Resources Board annually pursuant to instructions in the regulation and shall send a copy of the report to the County of Riverside.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MM AQ-3** Equipment and vehicles shall be properly maintained. Maintenance shall include proper tuning and timing of engines. Tires on offroad equipment shall be properly inflated and the wheels shall be properly aligned at all times. Onsite equipment shall not idle for more than five minutes in any one hour. Onsite equipment operators shall have proper and adequate training in methods to increase fuel efficiency. Equipment maintenance records and data sheets of equipment design specifications shall be kept onsite and subject to inspection by Riverside County and the South Coast Air Quality Management District.

**MM AQ-4** Construction equipment used for paving or grading and offroad onsite diesel powered equipment used for operational purposes shall not be used on the same day. Alternatively, if operation and construction is to occur on the same day, construction offroad equipment shall be limited to 1,129 horsepower hours per day (calculated by multiplying the number of hours in the on position times the horsepower of the equipment).

*Note: Refer to spreadsheet in Appendix A for a sample method to record compliance with mitigation measure AQ-4.*

**MM AQ-5** To reduce fugitive dust emissions, the Project shall comply with the following measures, in addition to South Coast Air Quality Management District Rule 403:

- All Project owned haul vehicles shall be covered or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of the California Vehicle Code Section 23114 to reduce spilling of material on area roads.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the site onto paved roads.
- Ceasing grinding operations when wind speeds exceed 20 miles per hour.
- All delivery queuing areas and end of life vehicle acceptance areas shall be paved with concrete.
- To reduce fugitive dust transferred from the Project to adjacent paved roads, a South Coast Air Quality Management District compliant street sweeper shall clean Rio Del Sol Road, from the Project south to Interstate 10 a minimum of once a month.
- Compliance with PM10 Mitigation Plan for any new grading and/or construction (COA 60.PLANNING.3 - PM10 Mitigation Plan).

**MM AQ-6** All queuing and drop off areas shall be posted with signs informing drivers of the California Air Resources Board anti-idling regulations include the following:

- Engines shall be turned off when not in use.
- All delivery trucks and vehicles that access the Project site shall not idle for more than five minutes per trip per day.
- Telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

**MM AQ-7** Training logs shall be maintained on an ongoing basis and shall be available for inspection on site at the operations office, which documents training for managers and employees methods to eliminate unnecessary queuing and idling within the facility.

	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?

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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)?

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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?

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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?

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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?

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g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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### Source:

Appendix F, Biological Habitat Assessment Letter Report. Michael Brandman Associates, October, 16 2012.

### Findings of Fact:

a) The Project site lies within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP); however, according to Figure 4-1, Conservation Areas, of the CVMSHCP, the Project site is not located within a conservation area. In addition, the Project is not located within a criteria cell or boundaries of an area that have been designated for conservation by the CVMSHCP. Further, a Habitat Evaluation and Acquisition Negotiation Strategy (HANS) is



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not required since the Project site is not located within a Criteria Cell. The Project is not expected to conflict with the conservation goals for the CVMSHCP and therefore associated impacts are considered less than significant. In addition, as part of the CVMSHCP, all participating Cities and the County of Riverside are required to implement a Local Development Mitigation Fee (LDMF) on new development within the plan area. The Project will pay all applicable CVMSHCP fees and impacts in this regard will be less than significant.

b, c) The Project site does not contain suitable habitat for endangered, threatened or sensitive wildlife species. However, there are potential opportunities for burrowing owl (BUOW) and bird nesting on site, particularly in the trees and shrubs on the northeastern portion. In addition to payment of habitat mitigation fees according to the CVMSHCP permit, a nesting bird survey is recommended if construction occurs during the nesting season (February through August). A professional biologist should perform the survey no more than seven days prior to the commencement of vegetation removal or earth moving activities. This would mitigate the possibility of disturbing sensitive avian species. In addition, mitigation measures BIO-1a and BIO-1b will further reduce impacts in this regard to a level of less than significant.

d, e) The Project does not contain flowing water or standing pools that may attract animals, nor does the site support any vegetation or resources that serve as a habitat for migratory fish. The site does not lie within any known wildlife corridors. In addition, the site does not contain any nursery areas or resources. Therefore, impacts would be less than significant.

f) The Project site does not contain any federal or state jurisdictional waters. In addition, implementation of the Project will not adversely impact any off-site federal or state jurisdictional waters. Therefore, impacts would be less than significant.

g) Species covered by the CVMSHCP have very low potential to occur on the Project site. Additionally, the Project site is not located within one of the identified Conservation Areas of the CVMSHCP and therefore has no conservation requirements.

The CVMSHCP establishes conservation areas reserved for sensitive species, and those areas will be purchased, assembled and sustained by the CVMSHCP program fees. The Project site is not located in any of these conservation areas.

The CVAG administers the CVMSHCP, and provides consistency with the current requirements of the CDFG and the USFWS. The plan was finalized and adopted in October 2008. As part of the plan, a onetime per acre fee is collected by the County, and transferred to the CVAG for implementation of conservation measures.

The Project will be consistent with the onetime per acre fee, which constitutes compliance with the MSHCP. Consequently, the Project is not anticipated to conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or State HCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:**

**MM BIO-1a** A protocol focus survey for BUOW shall be conducted pursuant to CDFG protocols and prior to grading activities to determine presence or absence. If owls are found, passive relocation (i.e., use of one-way doors to ensure owls have been evacuated and then collapse of burrows) shall be used to ensure that no owls are directly injured or killed during construction. Active relocation shall not be employed unless approved by the CDFG prior to grading, and if passive relocation has been determined not to be practical. Active relocation would entail capture of the owls, relocation off-site, construction of an artificial burrow, and fencing and feeding to habituate the owls to the new burrow.

**Nesting Birds**

**MM BIO-1b** Vegetation removal shall occur outside of the nesting bird season vegetation or any other potential nesting bird habitat disturbances be conducted outside of the avian nesting season (February through August). If construction must occur during the avian nesting season, a pre-construction nesting bird survey shall be conducted within 7 days prior to any ground disturbing activities. If at any time birds are found to be nesting inside or within 250 feet (500 feet for raptors) of the impact area, construction activities within 250 feet of the nest must cease until it is determined by a qualified biologist that the nest is no longer active.

**Monitoring:**

Prior to the commencement of either grading/construction activities or tree trimming activities, a biologist holding an MOU with Riverside County shall conduct a BUOW and Nesting Bird Survey (COA 60.EPD.1 - MBTA and 60.EPD.2 - 30 Day Burrowing Owl Survey) , submitting the report for County approval upon completion. Should BUOW or nesting birds or active nests are encountered during the survey, the County shall consult with CDFG and/or USFWS to determine appropriate procedures and further mitigation. No construction or tree trimming activities in areas with active nesting shall commence before CDFG and/or USFWS approval. Once construction or maintenance activities are allowed to proceed, the County shall monitor activities until completion, consulting with the CDFG and/or USFWS on a scheduled, routine basis. Progress reports shall accompany all monitoring activities.

**CULTURAL RESOURCES** Would the Project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Archaeological Report (PDA) No. 4799 by Michael Brandman Associates dated May 2013; Historical/Archaeological Resources Survey Report (September 28, 2001).

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

a, b) There is low potential for a substantial adverse change in the significance of a historic resource during construction of this Project. Research shows that no known historical buildings are on-site. Given this, the chance that historic resources could be encountered during grading is extremely low. Therefore, a mitigation-monitoring plan to mitigate for potential impacts to historic-era resources during construction is not recommended. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

County Archaeological Report (PDA) No. 4799 by Michael Brandman Associates dated May 2013; Historical/Archaeological Resources Survey Report (September 28, 2001).

Findings of Fact:

a, b) An archaeological survey of the property was conducted which concluded that no cultural resources were present on the Project site. Therefore, impacts in this regard are less than significant.

c, d) There is little chance that human remains will be encountered during construction-related grading. Records indicate that no human remains have ever been found on or near the Project site, and that the chance that human remains could be encountered during grading is extremely low due to heavy disturbance. Therefore, a plan to mitigate for potential impacts to human remains during construction is not required. In the event of an accidental discovery or recognition of any human remains, California State Health and Safety Code § 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to CEQA regulations and Public



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resources Code (PRC) § 5097.98 (COA 10.PLANNING.30 - If Human Remains Found). Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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

Riverside County General Plan.

Findings of Fact:

a) The site exhibits topography that has a low probability of containing non-renewable paleontological resources and the nature of the proposed grading will not likely encounter buried Paleontological resources (COA 10.PLANNING.1 – Low Paleo). No unique geological feature exists within the Project boundaries. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

**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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"; County Geological Report No. 2314 by Norcal Engineering dated October 2012

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

a, b) As delineated on the current Alquist-Priolo Earthquake Fault Zoning Map, no portions of the site, lay within an earthquake fault zone. The nearest fault is located approximately five miles east of the Project site. Realizing the distance of the fault from the Project site, rupture of an earthquake fault is not expected to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Additionally, the Project is outside of an Alquist-Priolo earthquake fault zone or County fault hazard zone. Therefore, risk of rupture from earthquake faults is considered less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

**12. Liquefaction Potential Zone**

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

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Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-3 "Generalized Liquefaction"; County Geological Report No. 2314 by Norcal Engineering dated October 2012

Findings of Fact:

a) According to the County of Riverside General Plan, the Project area contains moderate susceptibility to liquefaction. County Geological Report No. 2314 with analysis of this specific site concluded that potential for liquefaction is very low (COA 10.PLANNING.26 – GEO02314). Since no residential dwellings would be constructed as part of the proposed Project, the risk of exposing people or structures to adverse affects related to liquefaction would be remote. Therefore, impacts in this regard would be less than significnat.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

	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?

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Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map"; County Geological Report No. 2314 by Norcal Engineering dated October 2012

Findings of Fact:

The Project site is within a zone of very low general ground shaking risk, as shown in the Riverside County General Plan Figure S-4, Earthquake-Induced Slope Instability Map. Therefore, ground shaking events are expected to cause less than significant impacts to the Project.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

**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?

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Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope."

Findings of Fact:

a) According to the County of Riverside General Plan, the Project area is not located in an area susceptible to seismically induced landslide, lateral spreading, collapse, or rockfall. Therefore, impacts in this regard will be less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.



	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?

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Source:

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map."

Findings of Fact:

a) The County of Riverside General Plan has determined that portions of the Project area contain moderate susceptibility to impacts related to unstable soils. Since no residential or habitable dwellings would be constructed as part of the proposed Project, the risk of exposing people or structures to adverse affects related to ground subsidence would be remote. In addition, to reduce impacts associated with unstable soils, the Project would comply with current State and local building regulations, including the most recent version of the California Building Code (2010) and County of Riverside design standards. Accordingly, mandatory compliance with building regulations would ensure that proposed Project would not expose people or structures to potential adverse affects involving unstable soils. Therefore, impacts in this regard are less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

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Source:

N/A.

Findings of Fact:

a) There are no volcanoes in the Project site vicinity. The topography of the site does not include steep slopes, which could generate a mudflow. Additionally, the United States Geologic Survey (USGS) topographic map does not depict large bodies of water in proximity to the site that could produce earthquake-induced seiche, which would impact the Project site. Therefore, impacts associated with seiche, mudflow, or volcano are expected are less than significant.

Mitigation:

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

Monitoring:

N/A.

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

Riverside County General Plan Safety Element; Riverside County General Plan Figure S-5 "Regions Underlain By Steep Slopes"; Onsite Visual Survey.

Findings of Fact:

a, b, c) Most of the proposed development would occur on relatively consistent topography at or around grade. Construction would not substantially grade, excavate, or cut and fill natural slopes within the Project site. Any significant grading, excavation, or cut and fill would have occurred as a result of these previous Projects and not part of the proposed Project. Therefore, impacts in this regard will be less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Water Quality Management Plan by PSOMAS dated May 2012 (Appendix B); and Riverside County General Plan Safety Element.

Findings of Fact:

a) Short-term construction activities could potentially result in soil erosion or loss of topsoil. These activities, including clearing and grading could instigate or accelerate soil erosion or the loss of topsoil. During the construction phase, high winds, rainfall, or other storm events could contribute to erosion impacts. Like similar Projects, the proposed Project would be constructed in accordance with a National Pollutant Discharge Elimination Systems (NPDES) Permit. Compliance with the NPDES Permit would include a Water Quality Management Plans (WQMPs), Stormwater Pollution Prevention Plans (SWPPP) and implementation of best management practices (BMPs) aimed at reducing onsite soil erosion and the loss of onsite topsoil.

Much like during the construction phase, long-term operation activities could potentially result in substantial soil erosion or the loss of topsoil. During the operation phase of the proposed Project, both paved and soft surfaces should be less susceptible to the effects of soil erosion than during construction. Consequently, surface erosion may occur where a slope exists and where unpaved portions of the Project site ascend/descend. However, a Water Quality Management Plan was prepared for the Project to require installation of either structural (i.e., basin) or non-structural BMPs to control and prevent soil erosion impacts offsite. Additionally, routine maintenance is proposed within the WQMP to prevent substantial soil erosion on and around the Project site, especially following significant storm events. Therefore, potential long-term impacts would be less than significant.

b) Although the County of Riverside does not clearly define particular locations of expansive soil, the General Plan does conclude that expansive soils are widely distributed throughout the County. However, according to U.S.D.A. Soil Conservation Service Soil Surveys, the soil type on the Project site consists of MaB and CkB. Soil erosion for these types of soils is considered slight and runoff is slow. These types of soils exhibited low plasticity; therefore, expansive soils is not an issue at the Project site. However, the soil blowing hazard associated with these soils is considered high and will have the potential to result in a significant loss of topsoil on site, and increase the potential for soil erosion during on site grading activities. However, the Project will be required to obtain a National Pollutant Discharge Elimination System (NPDES) General permit for storm water discharges associated with construction activity (General Permit) from the State Water Resources Control Board (SWRCB). The NPDES General permit will require standard measures such as soil stabilizers, silt fencing, and limited grading during windy days to prevent significant soil erosion during construction. Operation of the Project will not result in significant amounts of soil erosion. The Water Quality Management Plan (WQMP) will also require installation of either structural (i.e., basin) or non-structural BMPs to control and prevent soil erosion impacts offsite (See Appendix B). Therefore, the Project's soil erosion potential is expected to be less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) A pre-existing septic tank currently exists at the Project site; however, the Project does not propose to install an additional septic tank. Therefore, no impacts are anticipated in this regard.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

**19. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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

Water Quality Management Plan by PSOMAS dated May 2012.

Findings of Fact:

a, b) Short-term construction activities could potentially result in erosion. These activities, including clearing, grading, trenching, and excavation could instigate or accelerate soil erosion or the loss of topsoil. During the construction phase, high winds, rainfall, or other storm events could contribute to erosion impacts. Like similar Projects, the proposed Project would be constructed in accordance with a National Pollutant Discharge Elimination Systems (NPDES) Permit. Compliance with the NPDES Permit would include a Water Quality Management Plans (WQMPs), Stormwater Pollution Prevention Plans (SWPPP) and implementation of best management practices (BMPs) aimed at reducing onsite soil erosion and the loss of onsite topsoil.

Much like during the construction phase, long-term operation activities could potentially result in substantial soil erosion or the loss of topsoil. During the operation phase of the proposed Project, both paved and soft surfaces should be less susceptible to the effects of soil erosion than during construction. Consequently, surface erosion may occur where a slope exists and where unpaved portions of the Project site ascend/descend. However, a Water Quality Management Plan was prepared for the Project to require installation of either structural (i.e., basin) or non-structural BMPs to control and prevent soil erosion impacts offsite. Additionally, routine maintenance is proposed to prevent substantial soil erosion on and around the Project site, especially following significant storm events. Therefore, potential long-term impacts would be less than significant.

Mitigation:

No mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring:

N/A.

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

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

Source:

Riverside County Land Information System (April 24, 2012).

Findings of Fact:

a) According to the Riverside County Land Information System (April 24, 2012), the Project is not within a fluvial sand transport special provision area. The Project would be influenced by wind erosion and blowsand issues during Project grading and operation. Blowsand is a maintenance concern as it creates drifting sand dunes and also acts as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. However, no structures are proposed as part of this Project. In addition, the developer would be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board (RWQCB). To address construction-related discharges, the developer would be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), including a Best Management Practices (BMP), which would include measures that would control erosion and sediment. Erosion control BMPs will be implemented to ensure that sediment is confined to the construction area and not transported offsite.

In addition, the proposed Project would be subject to the requirements of Rule 403 Fugitive Dust Emissions Control issued by the South Coast Air Quality Management District. The Fugitive Dust Emissions Control Plan would include BMPs that would make the Project site less susceptible to soil erosion, including regular watering of the topsoil during grading activities. A SWPPP would also be required to reduce potential impacts stemming from soil erosion or loss of topsoil. Therefore, potential short-term impacts associated with wind erosion and blowsand from either on or off site would be less than significant.

Mitigation:

No mitigation measures are necessary.

Monitoring:

N/A.

	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:

Air Quality and Greenhouse Gas Report (Appendix A).

#### Findings of Fact:

a) Less than significant.

The Riverside County Planning Department has prepared draft guidance on how to evaluate applications for discretionary Projects to determine what level of analysis is appropriate regarding a Project's potential impact on climate change in accordance with CEQA. The suggestions for this analysis are as follows:

- Greenhouse gas quantification for emissions during construction, including but not limited to equipment and machinery usage, vehicle miles traveled by construction employees, architectural coatings, paving or road construction activities, and other reasonably foreseeable emissions.
- Greenhouse gas quantification for operation, including but not limited to use of electricity, natural gas, energy from water demand, vehicular emissions, and other reasonably foreseeable emissions.
- Discuss the relative potential of each gas to affect climate change (the global warming potential) and include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulfur hexafluoride, and nitrogen trifluoride.
- Describe and analyze feasible mitigation measures for any potentially significant emissions.
- Reduce greenhouse gas emissions by 30 percent or more below business as usual (emissions that would occur in 2020 if the average baseline emissions during the 2002-2004 period were grown to 2020 levels without control).

### **Construction**

The Project would emit greenhouse gases from upstream emission sources and direct sources (combustion of fuels from worker vehicles and construction equipment). For assumptions used in estimating these emissions, please refer to Section 4.2 of the Air Quality and Greenhouse Gas Report (Appendix A). Greenhouse gas emissions from Project construction equipment and worker vehicles are shown in Table 8, below.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 8: Construction Greenhouse Gas Emissions**

Phase	Emissions (pounds CO <sub>2</sub> e per day)			Days	Total MTCO <sub>2</sub> e
	Onsite	Offsite	Subtotal		
Grading	496	0	496	1	0.2
Paving	2,929	84	3,013	7	10.5
Warehouse construction	1,596	227	1,823	30	27.3
<b>Total</b>	—	—	—	<b>38</b>	<b>38.0</b>
<b>Averaged over 30 years</b>	—	—	—	—	<b>1.3</b>

Notes:  
MTCO<sub>2</sub>e = metric tons of carbon dioxide equivalents = pounds per day x days x 0.0005.  
Source: Michael Brandman Associates (Appendix A).

### Operation

Operational or long-term emissions occur over the life of the Project. For assumptions and descriptions for the greenhouse gas emission sources, please refer to Section 4.3 in the Air Quality and Greenhouse Gas Report (Appendix A). The vehicle and truck trips do not take into account reductions from the Low Carbon Fuel Standard or Pavley regulations. As shown in Table 9, below, the Project would reduce greenhouse gas emissions by 330 percent, substantially more than the threshold of 30 percent. This is primarily because composting reduces greenhouse gas emissions compared with not composting. Therefore, the Project's greenhouse gas emissions are less than significant.

**Table 9: Project Operational Greenhouse Gases**

Source	Emissions (MTCO <sub>2</sub> e per year)	
	Business as Usual	With Reductions
Onsite equipment exhaust	814	814
Green waste delivery trips and metals to Project	930	930
Metals to shredder delivery trips	419	419
Refrigerants	520	225
Reductions from composting	0	- 8,576
Subtotal – Operation	2,683	-6,188
Subtotal – Construction (averaged over 30 years)	1	1
<b>Total</b>	<b>2,684</b>	<b>-6,187</b>
<b>Threshold</b>	<b>Reduce emissions by at least 30%</b>	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source	Emissions (MTCO <sub>2</sub> e per year)	
	Business as Usual	With Reductions
Project reduction		330%
Do Project emissions result in a significant impact?		No
Notes: MTCO <sub>2</sub> e = metric tons of carbon dioxide equivalents (contains carbon dioxide, methane, nitrous oxides, and hydrofluorocarbons [refrigerants]) Business as usual emissions are those that would occur in 2020 if the average baseline emissions during the 2002-2004 period grew to 2020 levels without control. Source: Michael Brandman Associates (Appendix A)		

Refrigerants would be extracted from end of life vehicles prior to crushing. Any leakage of these potent gases results in greenhouse gas emissions. The Project would use special equipment to extract the refrigerants from the end of life vehicles. However, for worst-case purpose, it is assumed that there would be some leakage, estimated to be two percent of the remaining capacity. The global warming potential of the refrigerants is anticipated to decrease over time, which would decrease leakage emissions over time. In addition, the United States Environmental Protection Agency (EPA) has various refrigerant recycling requirements. The Project's recycling facility is capturing gases that would otherwise leak over time because people did not have a convenient location to turn in end of life vehicles.

b) Less than significant.

There is no greenhouse gas reduction plan applicable to the Project. The Project would comply with all applicable greenhouse gas regulations.

The California State Legislature adopted AB 32 in 2006. AB 32 focuses on reducing greenhouse gases (carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, the ARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain that goal.

The Scoping Plan contains a variety of strategies to reduce the State's emissions. The only scoping plan measure that could be applicable to the Project is Measure 15, Recycling and Waste, which is to reduce methane emissions at landfills, increase waste diversion, composting, and commercial recycling, and move toward zero-waste. The Project would be diverting waste from landfills thereby reducing greenhouse gas emissions from landfills. The Project would be increasing composting and recycling. The Project complies with this measure. As shown in the Air Quality and Greenhouse Gas Report, the remainder of the measures are not applicable to the Project.

#### Mitigation:

No mitigation measures are necessary.

#### Monitoring:

N/A.

#### 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:

Report of Composting Information (Appendix C); and FEMA Flood Zone Map Services Center.

#### Findings of Fact:

a, b) Generally, the construction activities associated with the Project would use hazardous and flammable substances such as diesel fuel and motor oil in the operation of heavy equipment for site grading. Construction vehicles onsite may require maintenance that could result in minor releases of oil, diesel fuel, transmission fluid, or other materials. The California Code of Regulations (CCR), Title 22, contains detailed compliance requirements for hazardous waste generators, transporters, and treatment, storage, and disposal facilities. Hazardous material storage, use, disposal and transport for the specific uses at the Project site will be reviewed and evaluated by the building and safety department prior to approval of the CUP and will be required to comply with applicable standard County and State requirements. In addition, the California Health and Safety Code (CHSC) contain requirements for the handling and transportation of hazardous wastes. The proposed uses at the Project site would be required to comply with these regulations and, therefore, the Project